

Township of Bonnechere Valley Comprehensive Zoning By-law #2022-042



Prepared by the County of Renfrew

Passed by the Council of the Corporation
of the Township of Bonnechere Valley, and in effect
June 21, 2022

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SECTION 1 – APPLICATION, INTERPRETATION AND ENFORCEMENT

1.1 Title of By-law

This By-law may be cited as “the Zoning By-law of the Township of Bonnechere Valley” or short title as the “Township of Bonnechere Valley By-law”.

1.2 Scope of By-law

1.2.1 Lands Subject to By-law

The provisions of this By-law shall apply to all lands lying within the corporate limits of the Township of Bonnechere Valley.

1.2.2 Conformity with By-law

No lands shall hereafter be used and no building or structure shall be erected, altered, or used within the Corporation except in conformity with the provisions of this By-law and except as permitted by this By-law.

1.2.3 Existing Uses Continued

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

1.3 Plans Approved Prior to the Passing of this By-law

Nothing in this By-law shall prevent the erection or use of any building or structure for a purpose prohibited by the provisions of this By-law, if the plans for such building or structure were approved by the Corporation and a building permit was issued on or before the date of passing of this By-law, provided that: (a) when such building or structure is erected, it shall be used and shall continue to be used only for the same purpose for which the said building or structure was intended when such building permit was issued and shall not be altered in any way except in conformity with the provisions of this By-law; and (b) the erection of such building occurs pursuant to the building permit and said permit is not revoked or expired prior to construction.

1.4 Compliance with Other Restrictions

This By-law shall not be construed so as to reduce or mitigate any restrictions or regulations in any By-law, permit, or license lawfully imposed or issued by the Corporation or by any governmental authority having jurisdiction to make such restrictions or regulations. Nothing in this By-law shall prevent the erection, alteration, or use of a building or structure, nor the use or alteration of a lot for which a minor variance has been granted by the Committee of Adjustment.

1.5 Enforcement

Any person or directors or officers of any corporation convicted of a violation of this By-law is liable to penalties in accordance with the provisions of Sections 67 and 67.1 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

1.6 Inspection

(a) Subject to Subsection 1.6 b) of this Section, and any other applicable provisions of the Planning Act any officer or employee of the Corporation appointed by Council to administer or enforce the provisions of this By-law, or any person acting under his or her instructions, is hereby authorized, upon producing proper identification, to enter at all reasonable times, upon any property or premises to conduct an inspection of which he or she believes on reasonable grounds may be non-compliant with this By-Law;

(b) Notwithstanding anything to the contrary in Subsection 1.6 (a) of this Section, no officer or employee of the Corporation shall enter any room or place actually being used as a dwelling unit or part thereof without the consent of the occupier, except under the authority of a search warrant issued under Section 49.1 of the 'Planning Act', or any successors thereto. The occupant shall be informed that the right of entry may be refused and entry made only under the authority of a search warrant.

1.7 Requests for Amendments

Every request for an amendment to this By-law shall be accompanied by a completed copy of the appropriate application form provided by the Corporation, the required supporting material and any associated fees.

1.8 Risk, Expense, and Compliance

The facilities, yards, or other matters required by this By-law shall be provided and maintained at the sole risk and expense of the owner of the lands in respect of such matters as are hereby required and the said owner shall at all times bear full responsibility for ensuring compliance in all respects with this By-law.

1.9 Interpretation of By-law

1.9.1 Definitions

In this By-law, unless the context requires otherwise, the definitions and interpretations set out in Part 2 hereof shall apply. Words not defined shall have the customary meaning or as defined in a standard dictionary.

1.9.2 "Shall" is Mandatory

In this By-law, the word "shall" is mandatory.

1.9.3 "Use" and "Occupy"

In this By-law, unless the context requires otherwise:

- (a) The verb "use" shall include "design to be used", "arrange to be used", "intend to be used", and "permit to be used"; and
- (b) The verb "occupy" shall include "design to be occupied", "arrange to be occupied", "intend to be occupied", and "permit to be occupied".

1.9.4 Schedules to By-law Part of By-law

Schedules which are attached hereto are hereby made a part of this By-law as fully and to all intents and purposes as though recited in full herein.

1.9.5 Interpretation of Zoning Boundaries

Zone boundaries, where possible, are construed to be lot lines, street lines, centrelines of streets or railway rights-of-way. In the case where uncertainty exists as to the boundary of any Zone, then the location of such boundary shall be determined by using the measurement tool on “County Maps GIS WEBSITE OR TOWNSHIP MAPPING”.

1.9.6 Multiple Uses

Unless otherwise prohibited by this By-law and provided all the applicable requirements of this By-law are satisfied, a lot, structure, or building may contain more than one use permitted in the designated Zone. Where any land or building is used for more than one purpose, use, or Zone, all provisions of this By-law relating to each use shall be complied with except as otherwise provided for in this By-law. Where there is conflict between the requirements of such uses (e.g. lot size, lot frontage, or yards), the more restrictive requirements shall prevail.

1.9.7 Typographical Corrections

Provided that the purpose, effect, intent, meaning and substance of this By-law are in no way affected, the following technical revisions to this By-law are permitted without a zoning by-law amendment:

- a) Changes to the numbering, cross-referencing, format and arrangement of the text, tables, schedules and maps;
- b) Additions to and revisions of technical information on maps and schedules including, but not limited to: infrastructure and topographic information, notes, legends, shading and title blocks;
- c) Alterations of punctuation or language; and,
- d) Correction of grammatical, dimensional, boundary, mathematical or typographic errors.

1.9.8 Severability of Provisions

The provisions, sections or subsections of this By-law are hereby declared to be separate from each other and the invalidity of any provision, Section or Subsection does not affect the validity of any other provision, Section or Subsection.

1.9.9 References to Other Legislation and Agencies

Where this By-law makes reference to legislation of the Government of Ontario or the Government of Canada, such reference shall be deemed to include any and all amendments or successors or changes in the titles, numbering, or regulations thereunder. Where this By-law makes reference to the jurisdiction or policy of a public agency and where the name or responsibilities of said public agency are changed, the said reference shall be deemed to include any and all successors to such public agency, legislation or policy.

1.9.10 Compliance with Zoning Requirements

The extent and boundaries of all Zones are shown on the Schedule attached hereto. For all such Zones, both the general provisions and specific Zone provisions shall be met. The provisions of this By-law shall be held to be the minimum (or maximum, where applicable) requirements adopted by the Municipality. Nothing shall prevent any person from erecting a building or structure or from undertaking any development which is below the maximum (or above the minimum where applicable) requirements of this By-law. Except as otherwise provided in this By-law, no person shall hereafter use any land, buildings or structure unless the use is permitted in the Zone in which it is situated.

1.9.11 Zone Symbols

The short form symbols used on the Schedule attached hereto refer to individual Zones used in the By-law and may be used when describing or making reference to any Zone herein.

1.9.12 Lots in More than One Zone

Where a lot is divided into more than one Zone, each such portion of the lot shall be used in accordance with the provisions of this By-law for the Zone where such portion of the lot is located. Each such portion of the lot shall be considered as a separate lot for the purpose of measuring setbacks, yards, and lot coverage. Notwithstanding the foregoing, where each such Zone contains duplicated principal permitted uses, only one such principal use shall be permitted on the lot. A permitted accessory use may be located in a separate Zone contained within the lot.

1.9.13 Calculation of Numerical Requirements

Where the application of this By-law results in less than a whole number, the more restrictive requirement shall apply.

1.9.14 Measurement Units

This By-law uses the metric system to establish measurements when such measurements form part of a regulation or a requirement.

1.9.15 Lots Affected by Government Action

Where a lot is reduced in area or frontage by a Government action, such as road widening, property acquisition, or expropriation and the lot is below the minimum lot frontage or area for the Zone as a result of such action, or is already undersized and is made smaller as result of such action, the lot shall be deemed to be in conformity with the requirements, provided all other applicable requirements of the Zone and this By-law are satisfied.

1.9.16 Prohibited Uses

With respect to any lands to which this By-law applies, all uses are prohibited unless specifically permitted in this By-law.

1.9.17 Explanatory Note

All Notes included in this By-law are intended for reference purposes only.

1.10 Penalties

Every person who violates any of the provisions of this By-law is guilty of an offense and upon conviction is liable to a fine prescribed under the Planning Act or other applicable statute. Where a conviction is entered under the Act. In addition to any other remedy or any penalty provided by By-law, the applicable court may make an order prohibiting the continuation or repetition of the offence by the person convicted. Penalties imposed by conviction under this Section shall be recoverable under the Provincial Offences Act.

1.11 Remedies

Where any building or structure is erected, altered, reconstructed, extended, or enlarged, or any building or structure or part thereof is used, or any lot is used, in contravention of any requirements or other provisions of this By-law, such contravention may be removed or altered at the insistence of the Township pursuant to the provisions of the Planning Act, or the Municipal Act. The contravention of any requirement of this By-law may be restrained by action of any ratepayer of the Township pursuant to the provisions of the Municipal Act.

1.12 Repeal of Former By-laws

By-law #2006-28 and all amendments thereto passed under Section 34 of the Planning Act, or its predecessor, are hereby repealed and such repeal shall come into effect upon the date that this By-law comes in to force, notwithstanding minor variance decisions approved under By-law #2006-28 after January 1, 2022 where the appropriate building permit is obtained by December 31, 2022.

Adoption of this By-law shall not prevent any pending or future prosecution of, or action to abate any existing violation of the said By-laws if the violation is also a violation of any of the provisions of this By-law.

1.13 Effective Date

This By-law shall take effect from the date of its passage by Council, subject to the provisions of the Planning Act.

SECTION 2 – DEFINITIONS

ABANDONED means the failure, in the opinion of the Zoning Administrator, to proceed expeditiously with construction work during any continuous 12-month period.

ABATTOIR means a building, structure or lot or part thereof used for the slaughter of livestock or other animals for the purpose of processing or rendering.

ACCESSORY when used to describe a use, building or structure, means a use, or a detached building or structure that is customarily incidental, subordinate and exclusively devoted to supporting the principal use, building or structure and located on the same lot therewith. This does not include an accessory residence unless otherwise specified.

ACCESSORY REPAIR GARAGE means a repair garage where major repairs of vehicles may be performed, and is accessory to a licensed aggregate operation.

ADULT ENTERTAINMENT PARLOUR shall mean any premise or part thereof in which, in pursuance of a business, trade, calling, or occupation, services appealing to or designed to appeal to erotic or sexual appetites or inclinations are provided. This definition does not include the exhibition, rental or sale of film or videos approved for distribution pursuant to the Theatres Act, or the sale of magazines or other printed material provided such sale does not contravene any law.

Services appealing to or designed to appeal to erotic or sexual appetites or inclinations shall mean a performance, exhibition or activity of which a principal feature or characteristic is the nudity or partial nudity of any person.

AGGREGATE means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite and rock other than metallic ores.

AGRICULTURAL COMMERCIAL ESTABLISHMENT means the use of land, buildings or structures for the wholesale or retail sales of goods that are necessary to support agricultural uses and for the processing and sale of products derived from farm uses. Without limiting the generality of the foregoing, these include such goods as farm machinery and equipment, products used for the housing and husbandry of livestock, poultry and fur bearing animals, and materials and equipment for sub-surface drainage and such services as the selling, processing, storage and transportation of seed, feed, crops, milk and eggs and livestock, and the selling of fertilizer and chemical products.

AIR FILTRATION SYSTEMS means a system designed, approved and implemented in accordance with a license issued by Health Canada as part of its requirements under the Cannabis Act, for the purposes of controlling emissions, including odour, for a licensed cannabis cultivation and production facility.

AIRFIELD, PRIVATE means land used for the purpose of the landing, storing, taxiing or taking-off of private aircraft and uses, buildings and structures accessory thereto, but not an airport under the regulation of Transport Canada.

AIRPORT means the use of land licensed by Transport Canada for the landing and take-off of commercial and/or private aircraft and shall include any buildings or structures accessory thereto.

ALTER means any alteration in a bearing wall or partition or column, beam, girder or other supporting member of a building or structure or any increase in area or volume of a building or structure. When used in reference to a lot, the word alter means to decrease the width, depth or area of any required yard, setback, landscaped open space or parking area, or to change the location of any boundary of such lot with respect to a street or lane. The words "altered" and "alteration" shall have a corresponding meaning.

AMUSEMENT ARCADE means any premises or part thereof containing four or more electronic, mechanical pinball or amusement machines operated for gain and made available for the entertainment or amusement of the general public. This definition shall not include establishments which sell such devices, provided that such devices are not made available on the premises for use on a commercial basis by the public.

ANIMAL HOSPITAL means a building or structure where domestic animals, birds or other livestock are treated and where domestic animals or birds are kept for treatment only and shall include the clinic of a registered veterinarian.

ANSI (AREA OF NATURAL AND SCIENTIFIC INTEREST) means an area of land or water containing natural heritage landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

ANTIQUE FURNITURE RESTORATION WORKSHOP, CABINET-MAKING SHOP AND SHOWROOM means an establishment engaged in the refinishing and restoration of antique furniture and includes a cabinet-making shop, and a showroom for the storage, and display of the finished product.

ARENA means a building, or part of a building, in which facilities are provided for such purposes as ice skating, roller skating or curling but does not include any other establishment otherwise defined or classified in this By-law.

ARTISAN SHOP OR STUDIO means a building or structure or portion thereof, where an artist or skilled craftsperson creates unique articles and/or offers instruction in an art or skilled craft and where such unique articles may be offered for sale. This may include but is not limited to, a painter, a sculptor, a photographer, a gunsmith, a cabinetmaker, a wood carver, a potter, an ornamental welder or any similar artist or craftsperson whose workplace is not otherwise defined.

ASPHALT MANUFACTURING PLANT means an industrial facility used for the production of asphalt for immediate use in the paving of roads and driveways and the damp-proofing of buildings or structures.

ASPHALT PLANT, PORTABLE means a facility operated by, or on behalf of, a public road authority for a particular construction project, with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material and includes the stockpiling and storage of bulk materials used in the process. Such a facility is not of permanent construction, but is designed to be dismantled and moved to another location as required.

ASSEMBLY HALL means a building or part of a building in which facilities are provided for such purposes as meetings of civic, education, political, religious or social purposes, and shall include a banquet hall.

ATTACHED means a building otherwise complete in itself, which depends for structural support, or complete enclosure, upon a division wall or walls shared in common with an adjacent building or buildings.

AUTOMOTIVE-BODY SHOP means a building or structure used for the painting or repairing of vehicle bodies or fenders, but shall not include a salvage yard.

AUTOMOTIVE-CAR WASH shall mean a building or structure containing facilities for washing vehicles, either by production line methods and mechanical services or by a self-service operation.

AUTOMOTIVE-COMMERCIAL GARAGE means a building where all functions of an automotive service station may be carried out and where major repairs of vehicles may be performed, including body work and welding but shall not include dismantling of motor vehicles for scrap or the storage of motor vehicles awaiting scrapping.

AUTOMOTIVE-GASOLINE BAR means one or more pump islands, each consisting of one or more gasoline or diesel pumps, and shelter having a floor area of not more than 10 square metres, excluding washrooms, which shall not be used for the sale of any product other than liquids and small accessories required for the operation of motor vehicles and shall not be used for repairs, oil changes or greasing.

AUTOMOTIVE-SERVICE STATION means a building or place where gasoline, propane, natural gas, diesel, grease, anti-freeze, tires, tubes, tire accessories, electric light bulbs, spark plugs and batteries for motor vehicles are stored or kept for sale, or where motor vehicles may be oiled, greased or washed, or have their ignition adjusted, tires inflated or batteries changed, or where only minor or running repairs essential to the actual operation of motor vehicles are executed or performed.

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 maintenance repair operations on motor vehicles.

AUTOMOTIVE-VEHICLE SALES OR RENTAL ESTABLISHMENT means an establishment having as its main use the storage of vehicles for sale or the storage of vehicles for rent or lease. Accessory uses may include facilities for the repair or maintenance of such vehicles.

BACKYARED HEN OR DUCK COOP shall mean an accessory residential structure consisting of a coop and run intended to house chickens and or ducks.

BANK means an institution where money is deposited, kept, lent or exchanged.

BASEMENT means that portion of a building between two floor levels which is partly underground.

BED AND BREAKFAST ESTABLISHMENT means an owner-occupied single-detached dwelling in which there are up to four rooms for rent as short-term accommodation for tourists or vacationers, and may include the provision of meals. The Bed and Breakfast use shall remain subordinate to the primary use of the building as a single-detached dwelling. This definition does not include any other establishment defined in this By-law.

BERM means a landscaped mound of earth.

BOARDING, LODGING or ROOMING HOUSE means a dwelling in which in which lodging is provided for more than four persons in return for remuneration or for the provision of services or for both, and in which the lodging rooms do not have both bathrooms and kitchen facilities for the exclusive use of individual occupants.

BOAT DOCKING OR LAUNCHING FACILITY means a structure for the mooring or launching of boats or watercraft, attached to or forming part of the mainland or used in conjunction with a use on the mainland.

BOAT HOUSE means a detached one-storey, accessory building or structure which is designed or used for the sheltering of a boat or other form of water transportation and the storage of household equipment incidental to the residential use of the property and shall not be used for human habitation nor contain food preparation or sanitary facilities.

BUFFER STRIP means an area to be used only for the purpose of screening land, buildings or other structures by the planting and maintenance of trees or shrubs or the construction and maintenance of a berm or fencing.

BUNKIE – See CABIN, SLEEP

BUILDING means any structure used or designed to be used for shelter, accommodation or enclosure of persons, animals or chattels.

BUILDING ENVELOPE means the buildable area on a lot, defined by the minimum front yard depth, rear yard depth and side yard width requirements and maximum height requirements, within which a building can be erected.

BUILDING, MAIN means a *building* in which is carried on the principal purpose for which the *lot* is used.

BUILDING SUPPLY STORE means an establishment engaged in the selling of building supplies including lumber, mill work, siding, roofing, electrical, heating, air conditioning, and similar items.

BUSINESS OFFICE means an establishment used by an agency, business or organization for the transaction of administrative, clerical or management business, the practice of a profession and/or the provision of government or social services and other similar services, but which does not include a *medical office*.

CABIN, SLEEP means a building containing not more than two sleeping rooms, which building shall not include cooking facilities, sanitary facilities, and is not connected to any plumbing facilities.

CAMPING ESTABLISHMENT means a tourist establishment consisting of at least five camping lots and comprising land used or maintained as grounds for the camping or parking of recreational vehicles and tents.

CANNABIS – LICENSED CULTIVATION AND PRODUCTION FACILITY means any building or structure, licensed and/or authorized to grow, possess, sell, provide, ship, deliver, transport, destroy, test, produce export and/or import cannabis for medical or non-medical purposes, including related research as defined in applicable Federal Regulations as amended from time to time. For the purpose of describing a licensed cannabis cultivation and production facility, cultivation refers to the growing of cannabis, whereas production refers to the processing and producing of cannabis and cannabis related products.

CARPORT see GARAGE, PRIVATE OR CARPORT.

CEMETERY means a cemetery, columbarium or mausoleum within the meaning of the Cemetery Act of Ontario.

CHURCH means a building commonly used by any religious organization, as defined in the Religious Organizations' Lands Act, for public worship, and may include a rectory or manse, church hall, auditorium, day nursery or religious school associated with or accessory thereto.

CLINIC means a building or part thereof, used exclusively by physicians, dentists, their staff, and their patients for the purpose of consultation, diagnosis and office

treatment. Without limiting the generality of the foregoing, a clinic may include administrative offices, waiting rooms, treatment rooms, laboratories, pharmacies and dispensaries directly associated with the clinic, but shall not include accommodation for in-patient care or operating rooms.

COACH HOUSE means a secondary dwelling unit that is in a standalone structure, separated from the primary dwelling unit.

COMMUNITY CENTRE means any tract of land or buildings or any part of any buildings used for community activities whether used for commercial purposes or not, and the control of which is vested in the municipality, a local board or agent thereof.

COMMUNICATION TOWER means an installation which transmits and/or relays communications such as a microwave relay tower, significant antenna, cellular telephone or wireless internet tower, radio or television broadcast tower or similar facility. These towers are subject to Industry Canada approvals and are not subject to the requirements of this by-law.

COLD STORAGE LOCKER means a building or part of building used for cold storage.

CONCRETE MANUFACTURING PLANT means an industrial facility used for the production of concrete for immediate use in the construction of buildings, structures, roads or driveways. This definition also means the manufacturing of finished concrete products and may include the retail sale of such products.

CONSTRUCT means to do anything in the erection, installation, extension or material alteration or repair of a building and includes the installation of a building unit fabricated or moved from elsewhere and "construction" has a corresponding meaning.

CONTRACTOR'S YARD OR SHOP means an area of land of a contractor of any building or construction trade where equipment and materials are stored, or where a contractor performs shop or assembly work but does not include any other yard or establishment otherwise defined or classified herein.

CONVENIENCE STORE means a retail commercial establishment supplying groceries, sundries and other daily household necessities to the immediate surrounding area.

CORPORATION means the Corporation of the Township of Bonnechere Valley.

COTTAGE means a building to accommodate one or more guests for temporary occupancy,
(a) that contains at least two rooms;
(b) that is at least partially furnished; and
(c) in which the guest may be permitted to prepare and cook food.

COTTAGE ESTABLISHMENT means a tourist establishment comprised of two or more cottages owned or leased by the same person. Cabin establishment shall have a corresponding meaning.

CRAFT SHOP means a building of part thereof in which a handicraft is conducted for gain of profit and may include sales of such handicraft.

CUSTOM WORK SHOP means a building or structure or part thereof where the manufacturing of small quantities or articles is performed by the tradesman requiring manual or mechanical skills, but does not include machining, stamping or forging of materials.

DAIRY means a building or part of building used for a dairy.

DAY CARE (Private Dwelling) means care provided to five children or fewer under 10 years of age, in a private residence other than the home of the parent/guardian of the child.

DAY NURSERY means a building or part thereof duly licensed by the Province of Ontario for use as a facility for the day-time care of children.

DECK means a structure which has no roof or walls (except for visual partitions and railings) and which is constructed on piers or a foundation above grade, with direct access to the ground.

DECK – SUN means a structure which has walls and a roof, and is enclosed with screens and/or windows but does not contain insulation, heating, or plumbing and which is constructed on piers or a foundation above grade, with direct access to the ground

DRIVE-THROUGH 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 facilities.

DRIVEWAY means a vehicle access provided between a street or lane and a parking area or a loading space, or between two parking areas, but does not include a parking aisle.

DWELLING means a building or part of a building containing one or more dwelling units.

DWELLING, APARTMENT means the whole of a building not otherwise defined herein, which contains more than four (4) dwelling units served by a common entrance or by an independent entrance directly from the outside in which the occupants have the right to use in common any corridors, stairs or elevators contained therein, and the yards appurtenant thereto.

DWELLING, COACH HOUSE means a secondary dwelling unit that is a separate dwelling unit detached from a primary dwelling unit and is located in its own building and on the same lot as the primary dwelling unit.

DWELLING, DUPLEX means a building that is divided horizontally into two separate dwelling units each of which has an independent entrance either directly from outside or through a common vestibule.

DWELLING, GARDEN SUITE means a one-unit, detached, residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable.

DWELLING, SECONDARY UNIT means a second self-contained residential dwelling unit ancillary and subordinate to a primary dwelling unit, in which food preparation, eating, living, sleeping and sanitary facilities are provided for the exclusive use of the occupants thereof, and which may also be located within structures accessory to a dwelling such as a garage or other detached structure and includes a coach house as defined in this By-law but does not include a garden suite or an accessory dwelling unit as defined in the By-law.

DWELLING, SINGLE DETACHED means a single dwelling unit which is freestanding, separate and detached from other main buildings or main structures and includes a prefabricated single dwelling unit but does not include a mobile home.

DWELLING, SEMI-DETACHED means a building that is divided vertically into two separate dwelling units each of which has an independent entrance either directly from the outside or from a common vestibule.

DWELLING, PRIMARY UNIT means a single detached dwelling, a townhouse dwelling unit, or a semi-detached dwelling unit but does not include, a garden suite, a boarding house, a converted dwelling, a coach house, a seasonal dwelling, an accessory dwelling unit or any other dwelling unit type as defined in this By-law.

DWELLING, TRIPLEX means a building that is divided horizontally into three separate dwelling units each of which has an independent entrance either directly from outside or through a common vestibule.

DWELLING, TWO UNIT (THREE UNIT, FOUR UNIT) means a building containing two dwelling units (or three dwelling units or four dwelling units respectively).

DWELLING, MULTIPLE ATTACHED means a building that is divided vertically into more than three (3) dwelling units, each of which has a separate and independent entrance at finished grade and separated from the adjoining unit or units by a common unpierced wall with no interior access between each dwelling unit. Townhouse shall have a corresponding meaning.

DWELLING, LIMITED SERVICE means a single detached dwelling that:

- (a) has no frontage on a municipally maintained street, and
- (b) the owner is responsible for services, such as snow clearing and road maintenance, and for ensuring that the road condition is adequate for access by emergency vehicles including fire, ambulance and police;
- (c) has a means of access to the lot that is not part of the municipal street network.

DWELLING, MODULAR means a prefabricated single detached dwelling designed to be transported once only to a final location and constructed so as the shortest side of such dwelling is not less than six metres in width.

DWELLING UNIT means a suite of habitable rooms which:

- a) is located in a building;
- b) is used or intended to be used in common by one or more persons as a single, independent and separate housekeeping establishment;
- c) contains one food preparation area;
- d) sanitary facilities provided for the exclusive common use of the occupants thereof; and
- e) has a private entrance directly from outside the building or from a common hallway or stairway inside the building.

DWELLING UNIT, ACCESSORY means a dwelling unit accessory to a permitted non-residential use.

DWELLING UNIT AREA means the aggregate of the floor area of all habitable rooms, hallways and lobbies within a dwelling unit, excluding the thickness of any exterior walls.

EATING ESTABLISHMENT means a building or part of a building where food is offered for sale or sold to the public for consumption either on or off the premises and includes a restaurant, café, cafeteria, ice cream parlour, tea or lunch room, dairy bar, coffee shop, snack bar, but does not include a boarding house.

EATING ESTABLISHMENT, TAKE-OUT means a building or structure used for the sale of food to the general public and from which food is made available to the customer from within the building. This includes a mobile food vehicle. No provision is made for consumption of food on the site except for a mobile food vehicle.

ERECT means build, construct, reconstruct, alter, enlarge or relocate and without limiting the generality of the foregoing, shall include any preliminary physical operations such as grading, excavating, berming, piling, cribbing, filling or drainage, or any altering of any existing building by an addition, deletion, enlargement, extension or other structural change.

ESTABLISHED BUILDING LINE means the average distance from the street line to existing buildings on the same side of a street within 150 metres of a lot, where a minimum of 3 dwellings have been built within this area prior to the date of

passing of this By-law. Where the established building line is being calculated for water setback, the average distance is to be measured in accordance with the foregoing, except that it will be calculated using the distances between the high water mark and existing buildings.

EXISTING means existing as of the date of final passing of this By-law.

EXTRACTIVE INDUSTRIAL FACILITY means a building, structure or facility used for processing aggregate and includes the screening, sorting, washing, crushing, storing and other similar operations related to an extractive industrial operation.

FACTORY OUTLET means a building accessory to a permitted industrial use where the products manufactured by that industry are kept and offered for wholesale or retail sale.

FARM means land used for the tillage of soil; the growing and harvesting of field crops, vegetables, fruits, horticultural crops and trees; the grazing, breeding, raising, boarding or training of livestock and horses; dairying; beekeeping, fish farming; any other operation that is normal farming practice; and includes one farm dwelling as well as barns, sheds and other accessory structures. A farm use includes a hobby farm.

FARM BUSINESS means any gainful occupation, trade or service that is carried on within an operating farm as a means of diversification but which is small in scale and clearly secondary to the main farm use. A farm business may include the storage of vehicles, equipment or commodities within a building or fully enclosed structure, a welding shop, a custom workshop, a general service shop, a blacksmith, a farm produce sales outlet, the processing of farm produce, an artisan shop or studio, a kennel, a riding stable, the repair of vehicles or farm equipment, a bed and breakfast establishment, or other use of similar character to the foregoing.

FARM – ON-FARM DIVERSIFIED USE means a use that is secondary to the principal agricultural use of the property. On-farm diversified uses include, but are not limited to home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products. On-farm diversified uses must be located on a farm property that is actively in agricultural use. For example, the on-farm diversified uses do not apply to small residential lots.

FARM – AGRICULTURE RELATED USE means a farm-related commercial or farm-related industrial use that is directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

Examples of a farm-related commercial use include: retailing of agriculture products (e.g. farm supply co-ops, farmers' market, retailers of value-added products like wine or cider made from produce grown in the area), livestock assembly yards, and farm equipment repair shops.

Examples of a farm-related industrial uses may include such industrial operations that process farm commodities from the area such as: abattoirs, feed mills, grain dryers, cold/dry storage facilities, fertilizer storage/distribution facility, food and beverage processors (e.g. wineries and cheese factories) and agricultural biomass pelletizers.

Residential, recreational and institutional uses are not considered an agriculture-related use.

FARM LIMITED means land used for growing and harvesting field, bush, vine, forest or tree crops or grazing and does not include a farm dwelling and accessory buildings and uses.

FARM PRODUCE SALES OUTLET means a stand set up as an accessory use on a farm, used for the sale or produce from that same agricultural use.

FINANCIAL INSTITUTION means the premises of a bank, trust company, finance company, mortgage company or investment company.

FLOOD means a temporary rise in the water level resulting in the inundation of areas that are adjacent to a water course and not ordinarily covered by water.

FLOOD FRINGE means the outer portion of the flood plain between the floodway and the upper elevation of the flood plain limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the floodway.

FLOOD PLAIN means the area of land within a watershed which is subject to inundation during a flooding event. This area shall be calculated as being the area that would be flooded with an expected average frequency of once in a hundred years. Lands subject to flooding shall have a corresponding meaning.

FLOODPROOFED means the installation of power service metering equipment, major electrical appliances, etc., such that they are not located below the flood plain design elevation but this does not prohibit the installation of electrical wall outlets equipped with ground fault plugs; the design and installation of heating, air conditioning, ventilation, plumbing, sewer and water systems which consider flood susceptibility; sanitary sewer and storm drainage systems having openings below the flood plain elevation which are provided with automatic back flow preventers; water supply systems which are designed to prevent contamination by flood waters; fuel-fired furnaces which are provided with float operated automatic control valves which shut off the fuel supply in the event of flooding; septic systems which are designed to operate during flood conditions and which prevent sewer discharges which could result in a health hazard; and no building openings below the regulatory flood elevation.

FLOODWAY means the channel of a watercourse and the inner portion of the flood plain adjacent to the watercourse where flood depths and velocities are more

severe than in the flood fringe. These flood depths and velocities are considered to have the potential to threaten lives and/or damage property.

FLOOR AREA GROSS means, for a dwelling, the total area of the storeys exclusive of basements, attic, garages, sunrooms, unenclosed verandas or porches; and for a building other than a dwelling, the total area of all the floors contained within the outside walls of the building. Only that floor area having a clear height to the ceiling of at least two and one-quarter metres (2.25 metres) may be used to calculate floor area.

FLOOR AREA, GROSS LEASABLE means the total floor area of a building including basements, mezzanines and upper floors, minus common areas including public walkways, malls, public toilets, truck and service facilities, joint service facilities, elevator shafts and lobbies, boiler rooms, maintenance rooms, mechanical or electrical or utility rooms and any parking for autos within the building.

FLOOR AREA, NET means only the habitable or useable floor space in a building exclusive of any foyer, hallways, stairwell, closet, washroom or toilet room and shall be measured from the inside walls.

FOOD CATERING ESTABLISHMENT means any premises where food is prepared for banquets, weddings, etcetera and where such food is prepared for consumption off the premises.

FRONTAGE see LOT FRONTAGE.

FORESTRY means the management, development and cultivation of timber resources to ensure the continuous production of wood or wood products, provision of proper environmental conditions for wildlife, protection against floods and erosion, protection and production of water supplies, and preservation of the recreation resources.

FUEL DEPOT means the use of land, structures or buildings for the purpose of distributing fuels from a fuel storage tank on the premises.

FUEL STORAGE TANK means a tank for the bulk storage of petroleum gasoline, fuel oil, gas or inflammable liquid or fluid but does not include a container for inflammable liquid or fluid legally and properly kept in a retail store or a tank for storage merely incidental to some other use of the premises where such tank is located.

FURNITURE OR WOOD PRODUCTS SHOP means an establishment where items are constructed primarily from wood, including such products as cabinets, furniture, caskets, trim, or sash and door works.

FUNERAL HOME means any premises where preparation of a human body for internment or cremation is undertaken.

GARAGE, PRIVATE OR CARPORT means an enclosed or partially enclosed structure in which no business, occupation or service is conducted for profit, and which structure is used primarily for the storage of one or more vehicles and storage of household equipment incidental to the residential occupancy. Carport shall have a corresponding meaning.

GARAGE, PUBLIC means a municipal or provincial facility used for the storage and servicing of road construction and maintenance equipment and materials.

GARDEN CENTRE means an establishment primarily used for the retail sale of gardening equipment, products and planting materials, including greenhouses for the cultivation of such materials.

GOLF COURSE means a public or private area operated for the purpose of playing golf including an accessory club house, driving range, miniature course or combination thereof.

GRAVEL PIT means any open excavation made for the removal of any unconsolidated aggregate including earth, clay, sand, and gravel in order to supply material for construction, industrial or manufacturing purposes, but shall not include an excavation incidental to the erection of a building or structure for which a building permit has been granted by the Corporation or an excavation incidental to the construction of any public works.

GROUP HOME means a single housekeeping unit in a residential dwelling in which up to nine unrelated residents, excluding staff or the receiving family, temporarily or permanently reside under responsible supervision consistent with the requirements of its residents.

HAULED SEWAGE means untreated sanitary waste from a septic tank, privy or holding tank.

HAULED SEWAGE/SEPTAGE DISPOSAL AREA means an area where hauled sewage or septage shall be permitted to be spread and where the disposal site has been approved by the Ministry of the Environment.

HEIGHT means, when used with reference to a building, the vertical distance between the average elevation of the finished surface of the ground at the front of the building and,

- (a) in the case of a flat roof, the highest point of the roof surface or the parapet, whichever is the greater;
- (b) in the case of a mansard roof, the deck roof line;
- (c) in the case of a gable, hip or gambrel roof, the mean height between the eaves and the ridge; and
- (d) in the case of any other type of roof, the highest point of the roof surface.

HOME DISPLAY AND SALES OUTLET means an establishment or premises where prefabricated dwellings including cottages and mobile homes are erected or

located for display purposes only and from which orders can be placed for the purchase and delivery of such dwellings or parts and accessories associated therewith.

HOME FOR THE AGED means a "home for the aged" as defined under the Homes for the Aged and Rest Homes Act, as amended from time to time.

HOME INDUSTRY means a gainful occupation including a day nursery, carpentry, electrical shop, woodworking, window framing, welding, plumbing, machine or auto repair shop, riding stables and a kennel with a maximum of four outdoor runs; a service shop; blacksmithing; or a storage building for school buses, boats or snowmobiles and may be conducted in whole or in part in a dwelling unit or an accessory building to a single detached dwelling or to a permitted farm use.

HOME OCCUPATION means any occupation for gain or support which is carried on as an accessory use either within a dwelling or dwelling unit and operated by persons residing in a dwelling or dwelling unit. Such home occupation uses may include a service or repair shop; a personal service shop; the office or consulting room of a doctor, day care (private dwelling), dentist, chiropractor, drug-less practitioner, lawyer, real estate agent, insurance agent, planner, architect, photographer, teacher, music or dance instructor or engineer, but does not include a clinic, a hospital, a nursing home, a tea room, kennel, a taxi stand or a small internal combustion engine repair shop.

HOSPITAL means a hospital as defined in the Private Hospitals Act, a sanitarium as defined by the Private Sanitarium Act or a hospital as defined by the Public Hospital Act.

HOTEL means a tourist establishment that consists of the following: 1) one or more than one building containing four or more accommodation units grouped under one roof and accessible from the interior or partially from the exterior, and 2) may or may not have facilities for serving meals.

HUNTING & FISHING CAMP means a building or structure intended to provide basic shelter and accommodation on an occasional basis for a person or group of persons engaged in hunting, fishing or other outdoor recreational activities. Such structure may be described as being of light frame construction without any interior finish on its walls and ceiling.

INSTITUTIONAL USE means the use of buildings or structures for a public or non-profit purpose and without limiting the generality of the foregoing, may include such uses as schools, places of worship, indoor recreation facilities, community centre, hospitals and government buildings.

KENNEL means an establishment in which dogs or other domesticated animals are housed, groomed, boarded, bred or trained for gain or profit.

LANDSCAPED OPEN SPACE means open space comprised of lawn and/or ornamental shrubs, flowers and trees and may include space occupied by paths, walks, courts and patios, but shall not include parking areas, traffic aisles, driveways, ramps or storage of equipment, vehicles or other materials.

LANE means a public thoroughfare which affords only a secondary means of access to abutting lots and which is not intended for general traffic circulation.

LAUNDROMAT means a building or structure where coin-operated laundry machines, using only water, detergents and additives are made available to the public for the purpose of laundry cleaning.

LIVESTOCK means chickens, turkeys, cattle, hogs, mink, rabbits, sheep, horses, goats or any domestic animal used or raised for consumption or for commercial purposes.

LIVESTOCK FACILITY means barns, buildings or structures where livestock are housed and shall also include beef feedlots and the associated manure storage facilities.

LODGE HOUSE means a building in which bedrooms, common areas, dining areas, games areas and meals are available for the guests of an establishment.

LOGGING HAULER means an area of land and/or building of a logging hauler where equipment and materials belonging to the logging hauler are stored and may include repairs to logging equipment belonging to the logging hauler. This definition does not include other logging activities such as a sawmill or the storage of logs on the ground or in storage buildings.

LOT means a parcel or tract of land:

- (a) which is a whole lot as shown on a Registered Plan of Subdivision, but a Registered Plan of Subdivision for the purposes of this paragraph does not include a Registered Plan of Subdivision which has been deemed not to be a Registered Plan of Subdivision under a By-law passed pursuant to Section 50 of The Planning Act.
- (b) which is a separate parcel of land the owner of which does not retain the fee or equity of redemption in, or a power or right to grant, assign, or exercise a power of appointment with respect to any abutting land, or
- (c) the description of which is the same as in a deed which has been given consent pursuant to the Planning Act.

LOT AREA means the total horizontal area within the lot lines of a lot. In the case of a corner lot having street lines rounding at the corner with a radius of six (6) metres, or less, the lot area of such land shall be calculated as if the lot lines were produced to their point of intersection.

LOT, CORNER means a lot having street frontage adjoining the point of intersection of two or more streets.

LOT COVERAGE means the percentage of the lot area covered by buildings, including accessory buildings.

LOT FRONTAGE means the horizontal distance between the side lot lines measured along the front lot line. Where the front lot line is not a straight line, or where the side lot lines are not parallel, the lot frontage shall be measured along a line seven and one-half (7.5) metres back from and parallel to the street line.

LOT, INTERIOR means a lot situated between adjacent lots and having access to one street.

LOT LINE means any boundary of a lot or a vertical projection thereof.

LOT LINE, EXTERIOR means a lot line abutting a street or street allowance or private road that is not a front lot line.

LOT LINE, FRONT means the lot line that divides the lot from the street or street allowance or private road with the following clarifications:

- (a) in the case of a corner lot, the shorter lot line that abuts the street shall be deemed the front lot line and the longer lot line that abuts the street shall be deemed the exterior side lot line;
- (b) in the case of a corner lot with two street lines of equal lengths, the lot line that abuts the wider street or abuts a Provincial Highway or abuts a County Road shall be deemed to be the front lot line, and in the case of both streets being under the same jurisdiction, or of the same width, the lot line where the principal access to the lot is approved shall be deemed to be the front lot line;
- (c) in the case of a corner lot abutting a 0.3 metre reserve the lot line so abutting the 0.3 metre reserve shall be deemed an exterior side lot line and the other line abutting the street shall be deemed the front lot line;
- (d) in the case of a through lot, the longer boundary dividing the lot from the street shall be deemed to be the front line and the opposite shorter boundary shall be deemed to be the rear lot line. In case each of such lot lines should be of equal length the lot line where the principal access to the lot is approved shall be deemed to be the front lot line; and
- (e) in all other cases, the lot line where the principal access to the lot is approved shall be deemed to be the front lot line.

LOT LINE, REAR means, in the case of a lot having four or more lot lines, the lot line furthest from and opposite to the front lot line. In the case of a lot with less than four lot lines, there shall be deemed to be no rear lot lines.

LOT LINE, SIDE means a lot line other than a front or rear lot line.

LOT, THROUGH means a lot bounded on two opposite sides by a street or road allowance. If any lot qualifies as being both a "Lot, Corner" and a "Lot, Through"

as hereinbefore defined, such lot shall be deemed a "Lot, Corner" for the purpose of this By-law.

MAIN BUILDING means a building in which the principal use is conducted on the lot on which the building is located. In the residential zone the dwelling is the main building.

MANUFACTURING PLANT means a building or structure in which a product is fabricated or materials are processed or assembled and from which such product is shipped to a wholesale or retail outlet.

MANUFACTURING PLANT, LIGHT means a building or structure in which materials or component parts are manufactured, assembled or processed to produce finished products suitable for the retail trade but does not include any industry involving stamping presses, furnaces or other machinery that emits dirt, dust or noxious fumes into the air or that results in noise or vibration beyond the property in excess of Ministry of the Environment guidelines.

MARINA means a building, structure or place, containing docking facilities and located on a waterbody, where boats and boat accessories are berthed, stored, serviced, repaired or kept for sale or rent, where boat trips may be offered, and where facilities for the sale of marine fuels and lubricants may be provided.

MEAT PRODUCTS PLANT means a canned meat factory, sausage factory, meat processing plant and any other factory where meat or poultry are cooked, cured, smoked or otherwise processed or packed but does not include a stock-yard, abattoir, tannery or hide processing plant, a poultry-killing establishment, an animal food factory or an animal by-products plant.

MINI STORAGE ESTABLISHMENT means one or more than one building containing separate spaces of varying sizes that are offered by lease or rent to persons for the storage of chattels. Self-service storage building shall have a corresponding meaning.

MOBILE HOME means any dwelling that is designed to be made mobile and constructed or manufactured to be used in like manner as a single detached dwelling for the permanent accommodation of one or more persons, notwithstanding that the running gear is or may be removed, or that such dwelling is or may be fixed on a finished and permanent foundation or has become in any other manner so adapted and affixed to the land upon which it is situated that it is, or has become, an immobile and permanent structure, and includes any mobile home as defined in Section 46(1) of the Planning Act amended from time to time, or any successors thereto.

MOBILE HOME PARK means a lot containing two or more mobile home sites and which is under single management and ownership, used for the siting of mobile homes together with commercial-recreational and service uses for Mobile Home Park

residents, including any building, structure or enclosure forming a part of such a mobile home park.

MOBILE HOME SITE means an area of land which shall be considered a lot within a mobile home park occupied by or intended for occupancy by one mobile home together with all yards and open space required by this By-law.

MOTEL means a tourist establishment that consists of the following:

- (a) one or more than one building containing four or more attached accommodation units accessible from the exterior only, and
- (b) may or may not have facilities for serving meals.

MUTUAL DRIVEWAY means an ingress or egress that is common to two or more owners of abutting lands as a right-of-way registered against the title of the lands.

NAVIGABLE WATERWAY means a navigable body of water or stream as deemed under the Navigable Waters Protection Act.

NON-CONFORMING means that which does not conform, comply or agree with the regulations of this Bylaw as of the date of final passing thereof.

NURSERY See GARDEN CENTRE.

NURSING HOME means a nursing home as defined under the Nursing Home Act, as amended from time to time.

OFFICE, BUSINESS means an office where one or more persons are employed in the management, direction or conducting of any agency, business, brokerage, labour or fraternal organization and shall include a newspaper plant, a radio and television broadcasting studio or theatre.

OFFICE, PROFESSIONAL means any office where professionally qualified persons, technical assistants and clerical staff are employed and where clients or patients seek advice, consultation, or treatment. Notwithstanding the foregoing, said office shall not be a hospital or any other use defined herein.

OPEN SPACE means a parcel or area of land essentially unimproved or unoccupied by any building, structure or driveway.

OPEN STORAGE means the storage of goods, merchandise or equipment in the open air and in unenclosed portions of buildings which are open to air on the side.

OUTDOOR FURNACE means a solid fuel burning appliance located outside of the building it serves and is used for the space heating of buildings and/or domestic water heating and does not include the incineration of waste as defined in Section 25 of the Environmental Protection Act, c.E.19., R.S.O. 1990. This definition also applies to outdoor furnaces located in any accessory building.

OUTHOUSE means a latrine consisting of an excavation in the ground surmounted by a structure.

PARK means a recreational area that consists largely of open space and which may include a picnic area, swimming pool or area, playground, play field or similar use, but shall not include a mobile home park or recreational vehicle park.

PARK, PRIVATE means a park other than a public park.

PARK, PUBLIC means a park owned or controlled by the Corporation or by any Ministry, Board, Commission or Authority established under any statute of Ontario or Canada.

PARKING AREA means an area provided for the parking of motor vehicles and encompassing at least the required number of parking spaces and all driveways, aisles, manoeuvring areas, entrances, exits and similar areas for access to parking spaces, but shall not include any part of a street or private road.

PARKING SPACE means an area exclusive of driveways or aisles, for the temporary parking or storage of motor vehicles.

PERMITTED means permitted by this By-law.

PERSON means an individual, an association, a chartered organization, a firm, a partnership or a corporation.

PLACE OF ENTERTAINMENT means an athletic, recreational or social club operated for gain or profit as well as a motion picture or other theatre, auditorium, billiard or pool room, bowling alley, ice or roller skating rink, curling rink, or dance hall, but does not include any place of entertainment or recreation or other use otherwise defined or classified in this By-law.

PLACE OF WORSHIP means a building or structure designed and constructed or erected for the sole purpose of public or private worship of a Supreme Deity or deities.

PORTABLE GARAGE means a supporting metal or wood framework with a fabric cover made of canvas, nylon, clear plastic or similar material for the storage of one or more vehicles and storage of household equipment incidental to the residential occupancy.

PRINTING SHOP means a building or part of a building used for printing.

PRIVATE ROAD means a registered right-of-way not dedicated and accepted as, or otherwise deemed at law to be a public highway, that serves as a privately maintained motor vehicle access-route to one or more abutting, legally

conveyable parcels of land. New private roads shall have a minimum width of 10 metres (33 feet).

PRIVATE CLUB means a building or part of a building used as a meeting and social place exclusively for members of a chartered organization and their guests, and shall include a fraternal lodge (eg. Free Masons), a fraternity or sorority house, hostel, and a labour union hall.

PROPANE TANK shall mean a structure consisting of a tank/cylinder used for the storage of propane gas.

PROVINCIALY SIGNIFICANT WETLAND means an area identified as Provincially Significant by the Ministry of Natural Resources using evaluation procedures established by the Province or evaluated by others and approved by the Ministry of Natural Resources.

PUBLIC AUTHORITY means the Council and any School Board, Public Utility Commission, Transportation Commission, Public Library Board, Board of Parks Management, Board of Health, County of Renfrew, Planning Committee or other board or commission or committee of the Township of Bonnechere Valley established or exercising any power or authority under any general or special statutes of Ontario with respect to any of the affairs or purposes of the Municipality or a portion thereof, and includes any committee or local authority established by By-law of the Municipality.

PUBLIC BUILDING means any building or structure owned or leased by a municipal corporation, the County of Renfrew, Province of Ontario or the Government of Canada and in which government activities are carried out.

PUBLIC UTILITY means a waterworks, a water supply system, sewage works, electrical power or energy generating, transmission or distribution system, street lighting system, natural or artificial gas works or supply system or a telephone system, and includes any lands, buildings or equipment required for the administration or operation of any such system.

QUARRY means any open excavation made for the removal of any consolidated rock or mineral including limestone, sandstone or shale, in order to supply material for construction, industrial or manufacturing purposes, but shall not include an excavation incidental to the erection of a building or structure for which a building permit has been granted by the Corporation or an excavation incidental to the construction of any public works.

RECREATION, ACTIVE means the use of land, water and/or building for the purpose of organized active leisure activities and shall include an arena, a golf course, a sports field, and motorized vehicle trails.

RECREATION, PASSIVE means the use of land and/or water for the purpose of passive leisure activity and shall include a park, a garden, a picnic area and the like,

equestrian and hiking trails, as well as a playground with activity equipment for children. Passive recreation may include private trails for motorized vehicles (ATV/dirt bike) provided they are not a course/track that results in noise concerns.

RECREATIONAL VEHICLE means any vehicle constructed to be attached and propelled by a motor vehicle and that is capable of being used by persons for living, sleeping or eating, even if the vehicle is jacked-up or its running gear is removed. It includes any vehicle designed, intended and used as accommodation exclusively for travel, recreation and vacation and which is either capable of being drawn by a passenger vehicle or is self-propelled and shall include travel trailers, park model trailers, tent trailers, vans, motor homes, Tiny Homes, and similar transportable accommodation excepting a mobile home.

RECREATIONAL VEHICLE CAMPGROUND means a parcel of land under single ownership which is designed, developed and maintained or intended to provide accommodation on a temporary or seasonal basis, for recreational vehicles and/or tents plus accompanying towing or carrying vehicles. It may also include accessory uses such as an administration office, clubhouse, snack bar, laundry, convenience and souvenir shop, swimming pool, washrooms, showers, managers dwelling and recreational facilities. Recreational Vehicle Park and Trailer Park shall have a corresponding meeting.

RECREATIONAL VEHICLE SITE means a plot of ground within a recreational vehicle campground or a camping establishment intended for exclusive occupancy by the renter(s), and on which accommodations and vehicles can be placed.

RELIGIOUS EDUCATION FACILITY means an establishment used by religious groups for study, relaxation, meditation and similar activities, including dining and lodging facilities, accommodation for staff and compatible accessory uses.

REQUIRED means required by this By-law. REQUIREMENT shall have a corresponding meaning.

RESORT means a tourist establishment catering to the vacationing public, designed as a destination-oriented operation and/or being within an area recognized as a destination for vacations, and providing meals and sleeping accommodations that may consist of lodge houses, guest rooms or cottages, but shall not include any other use defined herein.

RESTAURANT see EATING ESTABLISHMENT.

RETAIL STORE means a building or part of a building in which goods, wares, merchandise, substance, articles or things are offered or kept for sale at retail, but does not include any establishment otherwise defined herein or specifically named elsewhere in this By-law.

ROAD, PUBLIC see STREET.

ROAD ALLOWANCE see STREET ALLOWANCE.

ROOM, HABITABLE means a room which is designed for:

- a. living;
- b. sleeping;
- c. eating;
- d. or for sanitary purposes; and

ROOM, NON-HABITABLE means any room located within a dwelling unit that is not a habitable room, including, but not so as to limit the generality of the foregoing, a laundry room, a pantry, a lobby, a stairway, a closet, a verandah, a recreation room, a porch, a balcony, a private garage, an unfinished attic, a boiler room and any space used for the service and maintenance of such dwelling or for vertical travel between storeys.

ROOMING HOUSE means a principal dwelling within the whole of a residential use building that contains at least four rooming units, and which may also contain dwelling units and an administration office accessory to the operation of the house.

ROOMING HOUSE, CONVERTED means the whole of a residential use building or the whole or part of any other building that was converted to a rooming house.

ROOMING UNIT means a room, or a suite of rooms, that constitutes a separate, independent residential occupancy, but which is not self-contained and which requires access to other parts of the principal dwelling or building intended to serve the residents, including shower or bathtub facilities, kitchens, eating areas or bathrooms.

SALVAGE YARD means a lot and/or premises for the storage and/or handling and/or sale of scrap or used materials, which, without limiting the generality of the foregoing, shall include waste paper, rags, wood, bottles, bicycles, vehicles, tires, metal and/or other scrap material and salvage includes a junk yard, scrap metal yard and a wrecking yard, including ancillary automotive sales and service establishment and premises.

SAWMILL means a building, structure or area where timber is cut or stored, either to finished lumber or as an intermediary step.

SCHOOL means a school under the jurisdiction of a Public or Separate School Board, a college or a university or any other school established and maintained either wholly or partially at public or private expense whether or not the same is also a boarding school, and includes any dormitory building accessory to a school.

SECURITY FENCE means fencing that is required by Health Canada as part of its license requirements under the Cannabis Act.

SENIOR CITIZEN'S HOME means any home for senior citizens sponsored and administered by any public agency or any service club, church or other profit or non-profit organization, either of which obtains its financing from Federal, Provincial or Municipal Governments or agencies, or by public subscription donation or residents payments, or by any combination thereof, and such homes shall include auxiliary uses such as club, kitchen, dining and/or lounge facilities, usually associated with Senior Citizens development.

SEPARATION DISTANCE means the horizontal distance between buildings or structures or physical features measured from the closest point of the exterior wall of such building or structure, or from the closest point of such physical feature.

SERVICE SHOP, GENERAL means a building or part of a building used for the servicing or repairing of articles, goods or materials, and in which no product is manufactured and includes radio, television and appliance repair shops, a laundromat, but does not include any automotive uses as defined by this By-law.

SERVICE SHOP, PERSONAL means a building or part thereof in which services are provided and administered to the individual and personal needs of persons, and without limiting the generality of the foregoing, includes barber shops, hairdressing establishments and workrooms for shoe repair and shoe shining shops, tailor shops, bakery shops and photographic studios.

SEWAGE DISPOSAL SYSTEM, PRIVATE means a sanitary disposal system including a septic tank and tile bed disposal system approved by the Township's Sewage System Authority.

SEWAGE SLUDGE means the aqueous suspension of residual solids generated from the treatment of municipal or industrial wastewater.

SHIPPING CONTAINER means a container with strength suitable to withstand shipment, storage, and handling. Shipping containers include large reusable steel boxes used for intermodal shipments. This definition also includes sea cans.

SHOPPING CENTRE means a group of commercial and service establishments related in size and type, primarily to the specific commodity needs of the community and designed, developed and managed as a unit whether by a single owner, a group of owners or tenants acting in collaboration and shall include as a primary establishment a department store. Generally, but not prerequisite, the public access to individual functions within a Shopping Centre will be from an enclosed common mall area.

SHOPPING PLAZA means a group of commercial and service establishments or uses, related in size and type, primarily to the day to day needs of a residential area and designed, developed and managed as a unit, whether by a single owner, a

group of owners or tenants in collaboration. Access to individual functions generally may be from an open mall area.

SHORELINE ACTIVITY AREA means the area along the shoreline on privately owned land in which shoreline structures are permitted. The shoreline activity area shall be that area between the high water mark and the required water setback. The shoreline activity area does not include the shorelines of "at capacity" or "near capacity" lakes.

SHORELINE STORAGE SHED means a storage shed located within the shoreline activity area used to store yard maintenance equipment, paddles, life jackets, water skis/wakeboards, boat coverings, and similar aquatic accessories, but shall not include a boathouse or be used for human habitation. The floor area of a shoreline storage shed shall not exceed 10 square metres.

SHORELINE STRUCTURE means those detached accessory structures that are located in the shoreline activity area and includes pump houses, gazebos, decks, shoreline storage shed, sauna, and similar buildings and structures, but does not include parking areas, private waste disposal systems, structures that require a pressurized water system (Pool, Steam Bath, hot tub), and power lines. A dock or boat launching facilities are not considered shoreline structures.

SNOW DISPOSAL FACILITY means a facility to which snow is transported for storage from other off-site locations.

STABLE, COMMERCIAL means a building or part of a building in which horses or ponies are boarded or kept for commercial purposes, including riding and show.

STABLE, PRIVATE means a building or part of a building in which horses or ponies are kept for private use and not for remuneration, hire or sale.

STREET means a public highway or public road under the jurisdiction of either the Corporation, the County of Renfrew or the Province of Ontario, and includes any highway as defined in the Municipal Act, as amended, but does not include a lane, a driveway or a private road.

STREET ALLOWANCE (ROAD ALLOWANCE) means land held under public ownership for the purpose of providing a street.

STREET, IMPROVED means a public road which has been constructed in such a manner so as to permit its use by normal vehicular traffic on a year-round basis, and is maintained by the Municipality, including snow ploughing, on a year-round basis.

STREET, MINIMUM MAINTENANCE means a public road that is under the jurisdiction of the Township and that is maintained to a standard acceptable for normal summer use only. **STREET, SEASONAL** shall have a corresponding meaning.

STREET LINE means the limit of the road or street allowance and is the dividing line between a lot and a street.

STRUCTURE means anything constructed or erected, the use of which requires location on or in the ground or attached to something having location on or in the ground. A retaining wall that requires a permit under the Ontario Building Code is considered to be a structure. Landscaping features including patios and retaining walls that do not require a building permit are not considered structures.

SWIMMING POOL, OUTDOOR shall mean a privately owned structure, erected or installed above ground or wholly or partly below ground, capable of being used for swimming, wading, diving, or bathing, and which, when filled, is capable of containing a depth of 0.46 metres or more of water. An outdoor swimming pool shall not contribute to the calculation of lot coverage.

TAILINGS AND SLAG PILES means waste material or residue resulting from the reduction of metals from their ores.

TAVERN OR PUBLIC HOUSE means a tavern or public house as defined in the Liquor Licence Act, but does not include a hotel or eating establishment.

TAXI STAND means the permanent location of the taxi business and the source of dispatch.

TINY HOME means an alternative form of housing that is self-sufficient in terms of servicing, is transportable, and includes a minimum gross floor area of 19 square metres but less than 37.2 square metres. A tiny home may be on wheels or be jacked-up or its running gear is removed.

TOP OF SLOPE means a line delineated at a point where the oblique of the slope meets the horizontal plane.

TOURIST ESTABLISHMENT means a commercial building, structure or area of land designed for the accommodation of travelling or vacationing public.

TOWNSHIP means the Corporation of the Township of Bonnechere Valley.

TRAILER means any vehicle so constructed as to be suitable for attachment to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle, except a mobile home or farm implement.

TRAILER, PARK MODEL, means a trailer constructed to CSA Z-241 standard that is built on a single chassis mounted on wheels, designed for relocation from time to time, designed as living quarters for seasonal camping with the possibility for connection to services, and has a gross floor area, including lofts, not greater than 50 square metres when in setup mode and having a width greater than 2.6 metres in transit mode. A park model trailer is deemed to be a building or

structure for the purposes of this By-law, as authorized by Section 34(4) of the Planning Act.

TRAILER (STORAGE) means any vehicle so constructed as to be suitable for attachment to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle, except a mobile home or farm implement.

TRAILER, TENT OR TRAVEL – See definition of Recreational Vehicle

TRAILER PARK see RECREATIONAL VEHICLE CAMPGROUND.

TRAINING CENTRE means a place where an employer provides job-related training or instruction to its employees that is designed to improve job performance or enhance the career advancement opportunities of those employees.

TRANSFER STATION means a waste disposal site used for the purpose of transferring waste from one vehicle to another for transportation to another waste disposal site.

TRUCK TERMINAL means a building, structure or place where trucks or transports are rented, leased, kept for hire, or stand or park for remuneration, or from which trucks or transports, stored or parked on the property, are dispatched for hire as common carriers or where goods are stored temporarily for further shipment.

USE means the purpose for which a lot or a building or structure, or any portion thereof, is designed, arranged, intended, occupied or maintained. USED shall have a corresponding meaning.

VEHICLE means a passenger automobile or other motor vehicle, a boat, a farm implement, a commercial motor vehicle, a recreational vehicle, a snowmobile, a trailer and any other device that is capable of being propelled or driven by any kind of power but not any other device powered solely by human effort except a boat.

WAREHOUSE means a building or part of a building used primarily for the operation of general merchandise warehousing, cold storage and other storage facilities and also includes a centre for the distribution of wholesale goods and commodities for resale to retailers; to industrial, commercial, institutional, or professional users; to wholesalers.

WASTE DISPOSAL SITE means any land approved by the Ministry of the Environment upon, into, or in which waste may be deposited or processed.

WATERCOURSE means the natural channel for a stream of water.

WATER – HIGH WATER MARK means the mark made by the action of water under natural conditions on the shore or bank of water, which action has been so common and usual and so long continued that it has created a difference between

the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark. The high water mark includes the riparian area associated with a water feature and includes features such as beaches, wetlands, swamps, and bogs. These features may be above the normal water's edge but are considered to be within the normal high water mark to which the water setback is applicable.

WATER – NORMAL WATER'S EDGE means the edge where a water body has standing water and is used by surveyors to determine property boundaries

WATER FRONTAGE means the straight line horizontal distance between the two most widely separated points on any one shoreline of a waterfront lot.

WATER SETBACK means the straight line horizontal distance from the high water mark of a watercourse, bay or lake to the nearest part of any excavation, building, structure or open storage use on the lot.

WATER SYSTEM, COMMUNAL means a private water distribution supply system in which water is piped to more than one dwelling or business operation.

WAYSIDE PIT, QUARRY means a temporary gravel pit or quarry opened and used by a public road authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

WETLANDS means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils (soils in which there is an abundance of moisture) and has favoured the dominance of either plants that commonly grow in water or in water logged soil, or water tolerant plants. The four major categories of wetland are swamps, marshes, bogs and fens.

WELDING SHOP means a building or structure or part thereof where metal products are joined, repaired or shaped by welding but no mass productions shall be involved.

WILDERNESS CENTRE means an establishment that is devoted to providing educational programs and passive recreational experiences relating to the natural environment. The provision of accommodation, in the form of wilderness camping and/or lodge houses, is integral to the experience rather than being the sole purpose of the establishment. A WILDERNESS CENTRE must have a remote setting, a high proportion of open space and/or natural areas, and an overall undeveloped appearance. A WILDERNESS CENTRE may be operated for gain or profit.

WRECKING ESTABLISHMENT means a building and/or lot used for the wrecking or dismantling of vehicles as defined herein, and for the storage and sale of scrap

material, salvage and parts obtained therefrom, but shall not include any other automotive use defined herein.

YARD means an open space on the same lot with a building or structure or excavation, unoccupied and unobstructed except as for such accessory buildings, structures or uses specifically permitted in this By-law.

YARD, FRONT means a yard extending across the full width of a lot between the front lot line and the nearest part of any main building, structure or excavation on the lot. FRONT YARD DEPTH means the shortest horizontal distance between the front lot line of the lot and the nearest part of any main building, structure or excavation on the lot.

YARD, REAR means a yard extending across the full width of a lot between the rear lot line and the nearest part of any main building, structure or excavation on the lot; REAR YARD DEPTH means the shortest horizontal distance between the rear lot line of the lot and the nearest part of any main building, structure or excavation on the lot.

YARD, SIDE means a yard extending from the front yard to the rear yard of a lot and from the side lot line of such lot to the nearest part of any main building, structure or excavation on the lot. SIDE YARD WIDTH means the shortest horizontal distance between a side lot line and the nearest part of any main building, structure or excavation on the lot.

YARD, EXTERIOR SIDE means a yard adjacent to a street between the nearest part of any main building, structure or excavation on the lot and a street, a 1-foot reserve or a road allowance, extending from the front yard to the rear lot line. EXTERIOR SIDE YARD WIDTH means the shortest horizontal distance between a side lot line on the flank side yard side and the nearest part of any main building, structure or excavation on the lot.

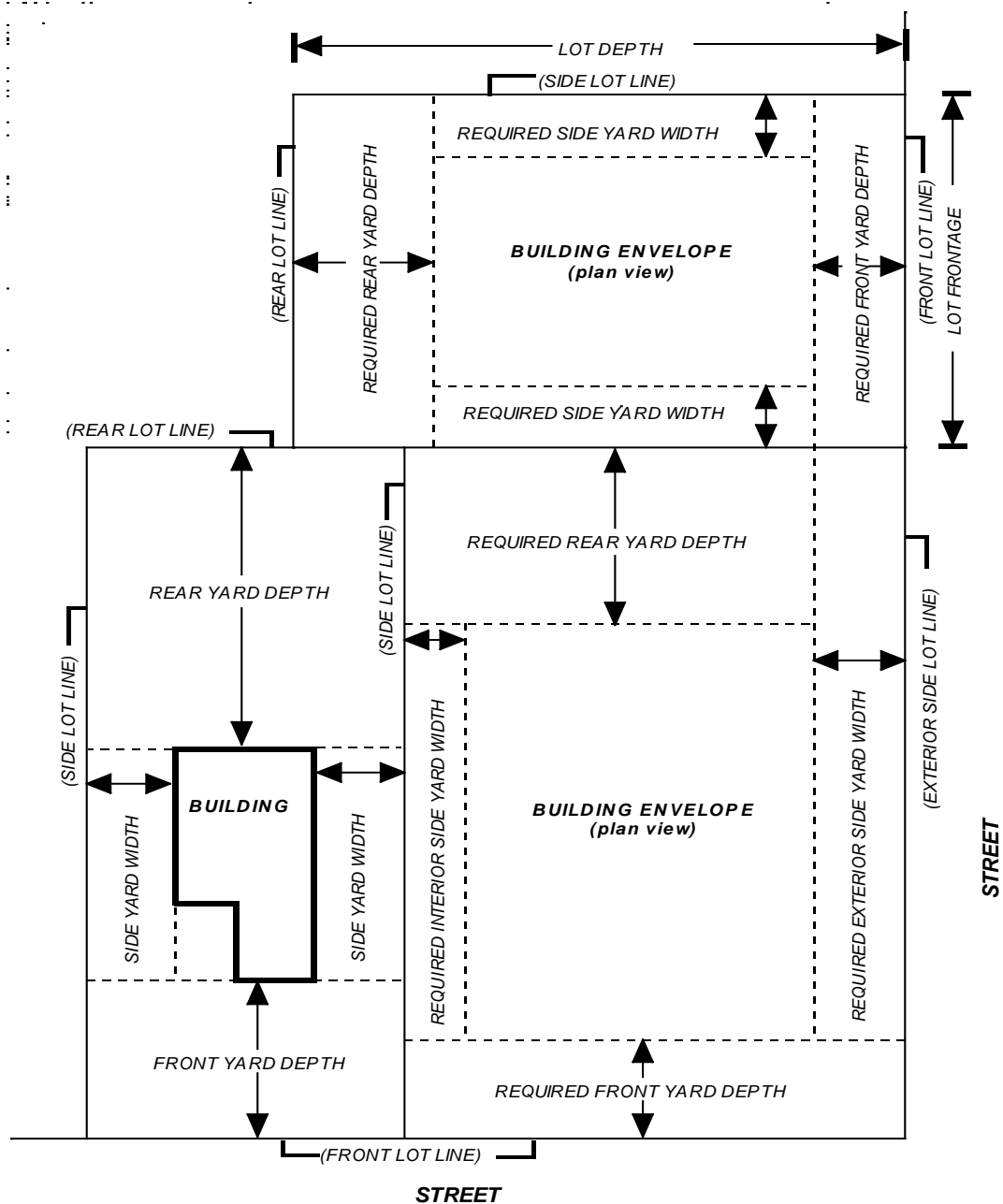
YARD, INTERIOR SIDE means a side yard other than an exterior side yard.

YARD, REQUIRED means a yard with the minimum front yard depth, rear yard depth or side yard width required by the provisions of this By-law. A required side yard shall extend from the required front yard to the required rear yard.

ZONE means an area delineated on a Zoning Map Schedule and established by this By-law for a specific use or group of uses.

ZONING ADMINISTRATOR means the officer or employee of the Corporation charged with the duty of enforcing the provisions of this By-law.

ILLUSTRATION OF YARDS, REQUIRED YARDS AND RELATED TERMINOLOGY



Note: The above illustration is for clarification purposes only.

SECTION 3 – GENERAL PROVISIONS

3.1 Application

The requirements contained in the General Provisions shall apply to all zones, except as otherwise indicated.

3.2 Accessory Uses, Buildings and Structures

Accessory uses, buildings and structures shall be permitted in any Zone provided that:

3.2.1 No accessory use, building or structure shall be built on a lot until the principal or main use has been built or is under construction.

3.2.2 No accessory building or structure shall contain a habitable room except where specifically permitted elsewhere in this by-law (i.e. an accessory dwelling unit). A garden suite or secondary dwelling unit permitted under Section 3.9.2 of this By-law are not considered to be an accessory use or structure and are required to meet the zoning provisions for the primary use.

3.2.3 Provisions for Accessory Uses, Buildings or Structures

	R1, R2, RR	RU, A	All Other Zones
(1) Minimum Required setback from a front lot line	Same as required for principal building		
(2) Minimum required setback from an Exterior Side Lot Line or a Rear Lot Line abutting a street	Same as minimum exterior side yard setback		
(3) Minimum required setback from an Interior Side Lot Line or Rear Lot line (not abutting a street)	0.6 m	1.2 m (Does not apply to agricultural buildings or structures)	1.2 m
(a) For a marine facility (dock or launching) where it abuts a watercourse	0 m		
(b) For shared garages or carports erected on a common side lot line	0 m		
(c) For children's play structure, aboveground swimming pools, hot/tubs located within a building/structure	1.2 m or a distance equal to the height of the structure (whichever is greater)		
(4) Minimum Required distance from any other	1.2 m		

	R1, R2, RR	RU, A	All Other Zones
building located on the same lot (except a hot tub)			
(5) Maximum permitted height (see also 3.11 – Exceptions to Height)	4.5 m	9 m (Does not apply to agricultural buildings or structures)	6 m
(6) Maximum permitted size (*not including outdoor swimming pool or hot tub)	Aggregate of all accessory buildings shall not exceed a cumulative floor area of 55 m ² or a lot coverage of 35% (whichever is less)	Aggregate of all accessory buildings not to exceed a lot coverage of 5% or 400 m ² (Does not apply to agricultural buildings or structures)	No maximum
(7) Maximum Number of Accessory Buildings permitted on a lot (*does not apply to an out house, outdoor swimming pool or hot tub)	2	4 (Does not apply to agricultural buildings or structures)	3

3.2.4 The provisions under section 3.2.3 shall not apply to a partially enclosed shelter for use by children waiting for a school bus in any Rural (RU) or Agriculture (A) Zone nor to any farm produce sales outlet, provided the structures have less than 9.3 m² gross floor area.

3.2.5 Accessory buildings and structures shall not be considered accessory if attached to the main building.

3.2.6 Accessory buildings and structures shall not be constructed on lands subject to slope failure or to flooding.

3.2.7 Notwithstanding Section 3.2.2 to the contrary, for waterfront lots on lakes and rivers and have an area equal or greater than 4000 m² (1 acre), one sleep cabin that does not exceed 18 m² (194 square feet) and 4.5 metres in height (14.7 feet) shall be permitted. Sleep cabins shall not be permitted on waterbodies identified as “at capacity”. The sleep cabin shall not be made available for rent or lease.

3.2.8 Notwithstanding Section 3.2.2, an outhouse is a permitted accessory building.

- 3.2.9 Tarpaulin garages shall be prohibited in all zones, except the Agriculture (A) and Rural (RU) zones and the tarpaulin garage will be maintained in an orderly fashion.
- 3.2.10 a) A shipping container/storage trailer may be used as an accessory building in the Rural (RU), Agriculture (A), a Commercial Zone, or an Industrial Zone provided that:
- i) A shipping container/storage trailer shall not be located within 20 metres of a front lot line;
 - ii) Where a shipping container/storage trailer cannot be located 20 metres from a front lot line, the shipping container/storage trailer must be located in a rear yard and be a minimum of 3.0 metres to any side or rear lot line;
 - iii) Shipping containers/storage trailers shall be visually screened from any street or from any adjacent lot where such adjacent lot is in a zone other than an Industrial Zone; and
 - iv) Visual screening may include vegetative material, a berm, fencing, or other opaque barrier, and shall be a minimum height of 2.0 metres;
- b) A shipping container/storage trailer shall not be used for the display of advertising;
- c) A building permit is required for a shipping container/storage trailer; and
- d) Notwithstanding the above, a shipping container/storage trailer may be used as a Temporary Construction Use in accordance with the provisions of this By-law.

3.3 Automotive – Service stations, Gasoline bars, and Commercial garages

Where service stations, gasoline bars and commercial garages are permitted in this By-law, the following provisions shall apply in addition to Zone provisions:

- 3.3.1 No portion of any pump island shall be located closer than 7 metres from the street line of any street.
- 3.3.2 The minimum distance from the intersection of two street lines or from straight line projections of such, to the nearest ingress or egress ramp shall be not less than 10.0 metres (ie. entrance or exit point).
- 3.3.3 The maximum width of a ramp at the street line shall be not more than 10.0 metres and the minimum width not less than 7.5 metres.
- 3.3.4 The minimum distance between ramps shall be not less than 9.0 metres.
- 3.3.5 The minimum interior angle of a ramp to a street line shall be 45.0 degrees and the maximum interior angle of a ramp to the street line shall be 90.0 degrees.

- 3.3.6 The minimum distance between any side lot line of the property at the street line and the nearest ramp shall be 3.0 metres.
- 3.3.7 The area included between ramps, or between ramps and a street line or a property line, as required by this By-law, shall be used for landscaped open space only, to a minimum width of 1.0 metre.
- 3.3.8 Facilities relating to the handling and transfer of propane and natural gas, including tanks and associated compressors, pumps and other similar facilities must not be located in any required front, side corner side or rear yard, nor closer than 30 metres to any lot line abutting a residential zone.
- 3.3.9 Despite subsection 3.3.8, the minimum of 30 metres may be reduced to a minimum of 15 metres where it can be demonstrated that appropriate noise abatement measures have been undertaken to ensure that noise levels at the boundary of the residential zone do not create a nuisance for uses in that abutting residential zone.

3.4 Backyard Chickens / Urban Agriculture

- 3.4.1 The keeping of backyard chickens and ducks shall be permitted as an accessory use to a dwelling unit in accordance with the provisions of By-law 2016-24.
- 3.4.2 Notwithstanding Section 3.26 of this By-law to the contrary, Minimum Distance Separation (MDS1) shall not apply to the keeping of backyard chickens and related structures.
- 3.4.3 This section does not limit the number of chickens where a farm is a permitted use.
- 3.4.4 Bee keeping (apiary): In the R1, R2, and RR zone, up to four (4) hives are permitted. Properties in the RU or A zone that are less than 2 Ha shall be limited to a maximum of ten (10) hives. There are no restrictions on the number of bee hives for properties that are greater than 2 Ha.

3.5 Barrier Free Access Ramps and Lifts

Nothing in this By-law prevents the establishment of barrier-free entrances in accordance with the requirements of the Ontario Building Code. In addition, nothing prevents the location of barrier-free entrances in a private garage that is attached to a dwelling unit provided the required number of parking spaces can still be provided.

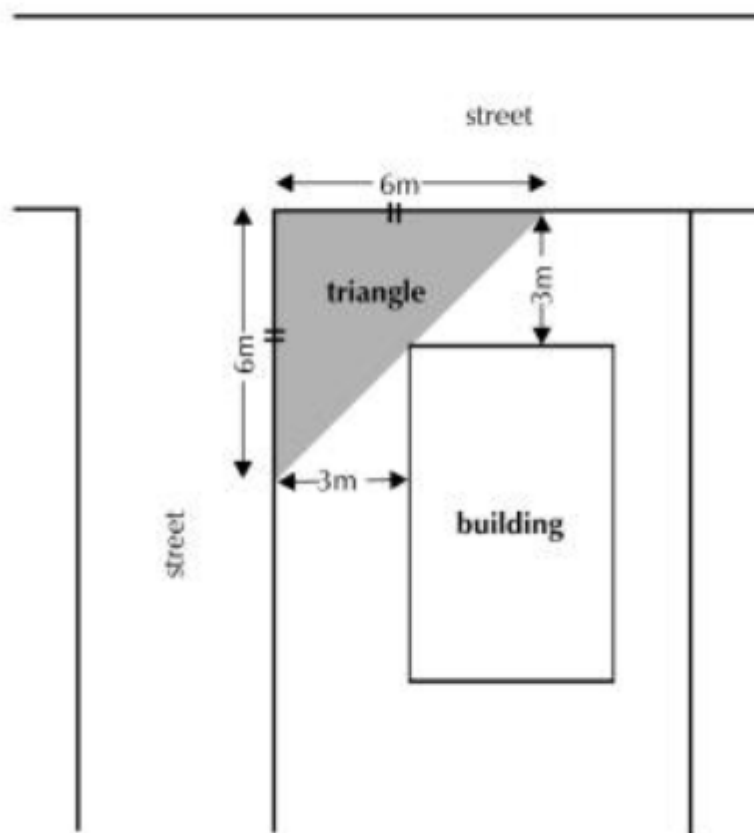
3.6 Buildings to be Moved

No building or structure shall be moved within the limits of the Municipality or shall be moved from outside the Municipality into the Municipality unless the building or structure is a permitted use and satisfies all of the requirements of the Zone in which it is to be located.

3.7 Corner Sight Triangles

No obstruction to the vision of motor vehicle operators higher than 0.75 metres above grade, including but not limited to, buildings, structures or vegetation, is permitted within the triangle formed by that part of the lot lines measured along each street from the intersection of those lines at the street corner, or the projection of those lines, for the distance of 6 metres, and a line drawn between those two lines to form the base of a triangle. For the purposes of this subsection, an agricultural crop, chain link fence or other similar feature that can be seen through is not considered an obstruction.

ILLUSTRATION OF CORNER SIGHT TRIANGLES



3.8 Crown Lands

Regardless of anything else in this By-law, including the Schedules, Crown Lands are not subject to the provisions of this By-law.

3.9 Dwellings Per Lot

3.9.1 No more than one (1) building used as a dwelling, containing one or more dwelling units shall be erected on any lot.

- (a) Notwithstanding the above, apartment dwellings are permitted to have more than one building provided all other provisions of this by-law are met.
- (b) Notwithstanding the above, a second building being a coach house or containing a secondary dwelling unit is permitted in accordance with the Secondary Dwelling Unit provisions below.

3.9.2 Secondary Dwelling Units

A Secondary Dwelling Unit shall be permitted in all zones that permit a single detached dwelling, semi-detached dwelling or a townhouse dwelling unless specifically prohibited elsewhere in this By-law, and shall be subject to the following criteria:

- 3.9.2.1 A Secondary Dwelling Unit shall only be permitted where adequate servicing is or can be made available to accommodate the secondary dwelling unit, including, but not limited to water, waste water, stormwater and electricity.
- 3.9.2.2 A minimum lot area of 0.8 Ha shall be required for secondary dwelling units on lots with private services (well and/or septic). For properties that have a lot area of 2 Ha and less, the secondary dwelling unit is required to share the same water and/or septic services as the primary dwelling. (See County of Renfrew Official Plan policy 2.2(24)(3) – For lots on private services that are greater than 0.4 Ha but less than 0.8 Ha, a secondary dwelling may be considered through the submission and approval of a minor variance. The proponent of the application is required to submit a study addressing matters outlined in the Official Plan policy.)
- 3.9.2.3 The gross floor area of the secondary dwelling unit must be less than the gross floor area of the primary dwelling unit and where a Secondary Unit is a Coach House the footprint must not be greater in size than the footprint of the Primary Unit on the lot.
- 3.9.2.4 That a Secondary Dwelling Unit which is a Coach House or is located in an accessory building to the Primary Dwelling Unit shall be subject to the following provisions:
 - a) The minimum side yard width and rear yard depth applicable to the Primary Dwelling Unit shall also apply to the Coach House.
 - b) The Coach House shall not be located within a minimum front yard setback in a Rural (RU) or Agriculture (A) zone or within a front yard in all other zones.
 - c) For Townhouse and Semi-detached dwellings, a Coach House shall only be permitted where the Primary Dwelling Unit is a freehold unit located on a separate lot from the other townhouse dwelling units or semi-detached dwelling unit in the same building.

- d) The maximum height shall be the permitted height of an accessory building (Section 3.2.3).
- 3.9.2.5 A Secondary Dwelling Unit, not including a Coach House, shall be permitted in all types of townhouse dwelling units or semi-detached dwelling units whether or not the Primary Dwelling Unit is a freehold unit located on a separate lot from the other townhouse dwelling units or semi-detached dwelling unit, or is located on the same lot, provided that lot is serviced by both municipal sewer and water services.
- 3.9.2.6 A minimum of one (1) parking space, which may be a tandem parking space, is required for a Secondary Dwelling Unit. Where a Secondary Dwelling Unit is located within a detached garage, the parking space provided by the detached garage must be retained either within the detached garage or elsewhere on the lot in conformity with the applicable provisions of the zoning by-law.
- 3.9.2.7 A maximum of one Secondary Dwelling Unit is permitted per Primary Dwelling Unit.
- 3.9.2.8 A Secondary Dwelling Unit shall not be permitted on lands within a floodway or on lands in an Environmental Protection (EP) zone or within 30 metres of the high water mark of a waterbody.
- 3.9.2.9 A Secondary Dwelling Unit shall be permitted in a Primary Dwelling Unit that has inadequate yard size provided the addition of the Secondary Dwelling Unit does not increase the degree of non-compliance.
- 3.9.2.10 A Secondary Dwelling Unit shall not be permitted on a lot where the Primary Dwelling Unit is a legal non-conforming use.
- 3.9.2.11 A Secondary Dwelling Unit shall not be permitted on an existing undersized lot where the area is less than required by the provisions of the respective zone.
- 3.9.2.12 Secondary Dwelling Units on waterfront lots:
 - a) Secondary dwellings shall not be permitted on lots within 300 metres of a lake identified as “at capacity”;
 - b) For lots with water frontage on a waterbody that is not identified as “at capacity”, secondary dwellings shall not be permitted. (See County of Renfrew Official Plan policy 2.2(24)(7) – A secondary dwelling may be considered through the submission and approval of a minor variance application. The proponent of the application is required to submit a study addressing matters outlined in the Official Plan policy.)

3.10 Encroachments on Required Yards

Every part of any minimum required yard shall be open and unobstructed from the ground to the sky by any structure other than an accessory building permitted elsewhere in this By-law provided, however, that those structures and items listed in the following table shall be permitted to project into the minimum required yards indicated, for the distances specified:

Structure	Yards in Which Encroachment is Permitted	Maximum Projection Permitted into Minimum Required Yard Setback
(a) Sills, Belt Courses, eaves, gutters, chimneys, bay windows, solar collectors, heat pumps, ventilators, shutters, cornices, parapets, pilasters or other ornamental structures	All	0.6 metres
(b) Fire escapes, exterior staircases	Side and rear only	1.5 metres
(c) Balconies, steps, unenclosed porches, screened porches, sundecks, decks, attached solarium	Front and Rear only	2 metres
(d) Railway Spur	All	Unlimited
(e) Gate House in any Industrial Zone	Front and Side Only	Unlimited
(f) Fences, Hedges, Shrubs, flagpoles, Light Standards, Clothes Poles	All	Unlimited

The permitted encroachments do not apply to other setbacks required by this by-law. Examples include (but are not limited to) water setback, natural features such as PSW's or ANSI's, industrial uses, or aggregate.

3.11 Exceptions to Height Limitations

The height limitations of this By-law shall not apply to:

- a) Place of worship spires;
- b) Place of worship belfries;
- c) Chimneys;
- d) Clock towers;
- e) Transmission and telecommunication towers;
- f) Water storage tanks;
- g) Monuments;
- h) Flag poles;

- i) Agricultural buildings and structures, including silos and grain elevators;
- j) Storage tanks and silos associated with an industrial use in an Employment Zone;
- k) Any ornamental roof construction features including but not limited to domes, chimneys, towers and steeples;
- l) Any mechanical features, such as structures containing a mechanical penthouse or the equipment necessary to control an elevator;
- m) Aggregate processing facilities; and,
- n) Buildings and structures associated with a public works yard operated by a public authority.

3.12 Floodplain Provisions

In the absence of flood plain mapping from the Ministry of Natural Resources for the Bonnechere River in the Township of Bonnechere Valley, a one zone approach will be applied, wherein no development, with the exception of boat docking or launching facilities or works required for flood or erosion control measures, shall be permitted in the flood plain.

An elevation survey prepared by an Ontario Land Surveyor may be required in conjunction with a building permit, consent application or application for site plan approval, in order to verify the limit of the 1:100 year flood elevation flood plain.

3.13 Gravel Pits, Quarries, Wayside Pits and Quarries, and Portable Asphalt Plants and Portable Concrete Plants

A gravel pit or quarry, with the exception of a wayside pit or quarry, shall be prohibited in all Zones, except in an Extractive Industrial (EM) Zone. Wayside pits or quarries and portable asphalt plants shall be permitted in all Zones except in a Residential Zone or an Environmental Protection Zone.

Portable asphalt plants and concrete plants must comply with the Ministry of the Environment separation distances and must obtain an Environmental Compliance Approval from the Ministry of the Environment.

3.14 Home Industry

Where a home industry is a permitted use, such home industry shall conform to the following provisions:

- 3.14.1 No more than two persons, other than a person(s) residing on the premises, shall be employed in the home industry.
- 3.14.2 Such home industry shall not be a hazardous or obnoxious trade, and shall not create or become a public nuisance.

- 3.14.3 Such home industry is clearly secondary to the main use and does not change the residential character of any dwelling, or the agricultural character of any farm unit.
- 3.14.4 The parking requirements of this By-law shall apply to any home industry use.
- 3.14.5 No goods, wares or merchandise shall be offered or exposed for sale or rent on the premises unless such goods, wares and merchandise are either:
- (a) incidental to the home industry; or
 - (b) arts and crafts produced on the premises; or
 - (c) farm produce resulting from the main use.
- 3.14.6 Not more than 10.0 percent of the gross floor area of the dwelling unit shall be dedicated to the home industry.
- 3.14.7 Outdoor storage associated with a home industry shall not be permitted.

3.15 Home Occupations

A home occupation shall be permitted in any Zone that permits a dwelling provided such home occupation conforms to the following provisions:

- 3.15.1 The use shall be conducted entirely within the dwelling unit and carried on by person(s) residing in the dwelling unit. One employee, other than a resident of the premises, will be permitted to be employed.
- 3.15.2 There shall be no external display or advertising other than a non-illuminated sign not more than 0.3 of a square metre in area, to indicate to persons outside that any part of the dwelling unit or lot is being used for a purpose other than residential.
- 3.15.3 Not more than 25% of the dwelling unit area shall be used for the purpose of home occupation uses.
- 3.15.4 Such home occupation shall be clearly secondary to the main residential use and there shall be no change to the outside appearance of the dwelling unit or premises or any visible evidence of the conduct of a home occupation.
- 3.15.5 There shall be no storage of equipment, vehicles, or supplies associated with the home occupation outside the dwelling.
- 3.15.6 The use shall not require additional off-street parking spaces for clients or customers of the home occupation.
- 3.15.7 The use shall not generate additional pedestrian or vehicular traffic beyond that normal to the neighbourhood in which it is located.

- 3.15.8 No equipment or process shall be used in a home occupation which creates excessive noise, vibration, glare, fumes, or odour detrimental to the health, safety, and general welfare of persons residing in the neighbourhood.
- 3.15.9 Where instruction is carried on, no more than six pupils are in attendance at any one time.
- 3.15.10 Where a dwelling is located on a private road, a home occupation shall only be permitted provided that no public vehicular traffic is generated.
- 3.15.11 Shall not include the following uses:
- Adult entertainment uses;
 - Any use requiring ventilation, other than ventilation typically found in any residence;
 - Any use involving the treatment, care and/or grooming of any animal, including a kennel or a day-kennel;
 - Any use involving the storage, repair, maintenance, painting and/or towing of motor vehicles or recreational vehicles;
 - Industrial uses;
 - Places of amusement;
 - Restaurants;
 - Retail stores; and,
 - Taxi and limousine service depot/dispatch establishments.

3.16 Lots to Front on Streets

- 3.16.1 No person shall erect or use any building or structure on a lot in any zone unless the lot fronts on and has direct access to an improved street being a Provincial Highway, County Road, or Township Road.
- 3.16.2 Exceptions:
- a) Limited Service Residential
Notwithstanding the provisions of 3.16.1 of this subsection, a limited service dwelling may be erected or used on a lot in a Limited Service Residential (LSR) Zone provided such lot fronts along a private road which the subject lot and use are legally entitled to use for access.
 - b) Hunting and Fishing Camp
A hunting and fishing camp shall not be required to meet the provisions of paragraph 3.16.1
 - c) Resource Land Uses
Notwithstanding the provisions of paragraph 3.16.1 of this subsection, a building or structure accessory to a permitted forestry, farm or mineral exploration use may be erected or used on a lot that has frontage on a seasonally maintained street; this provision shall not be construed so as to permit any type of dwelling.

d) Plan of Subdivision or Plan of Condominium

Subsection 3.16.1 shall not apply to a lot on a registered plan of subdivision or a plan of condominium where an agreement between the owner and the corporation which includes provisions for the construction of the streets is registered in the Registry or Land Titles Office.

3.17 Mobile Homes and Recreational Vehicles

3.17.1 Mobile homes are prohibited in all Zones, other than the Agriculture (A), Rural (RU) or Mobile Home Park (MHP) Zones. In the Agriculture (A) or Rural (RU) Zones one mobile home may be permitted as a second accessory dwelling to accommodate farm help. A mobile home shall not be permitted as the primary residence on a separately conveyable agricultural parcel.

3.17.2 In the Rural (RU) zone the following provisions apply to mobile homes:

- (a) A mobile home shall only be permitted on an individual lot with a minimum lot area of 2.0 hectares;
- (b) Only one (1) mobile home per individual lot shall be permitted;
- (c) A minimum setback from any street of 30 metres shall be required;

3.17.3 Notwithstanding section 3.17.1, a mobile home may be used as a temporary office, temporary residence, tool storage shed or similar use on a construction site. The approval is subject to the terms and conditions for the removal of the temporary mobile home as set out in a building permit or agreement with the municipality.

3.18 Non-Conforming Uses

Nothing in this By-law shall apply:

3.18.1 To prevent 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

3.18.2 To prevent the erection for a purpose prohibited by this By-law of any building or structure for which a permit has been issued under Section 8 of the Building Code Act, prior to the day of the passing of this By-law, so long as the building or structure when erected and provided that the permit has not been revoked under Section 8(10) of the Building Code Act; or

3.18.3 To prevent the repair or replacement in whole or in part, or the strengthening to a safe condition of any building or structure or part of any such building or structure which does not comply 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

3.18.4 To prevent the restoration of any building or structure which does not comply with the provisions of this By-law, where such building or structure is damaged by fire or an act of nature, provided that:

- Such restoration does not increase the height, size or volume or change the use of such building or structure; and
- All efforts are made with such reconstruction to improve the non-conforming nature of the building or structure.

3.18.5 Change of Use

A non-conforming use of a lot, building or structure shall not be changed except to a use which is permissible within such zone, or such other compatible uses as may be approved under Section 45 of the Planning Act.

3.18.6 A non-conforming use shall be considered to be terminated once the use ceases and the property is used for a permitted use

3.18.7 Accessory Buildings

Nothing in this By-law shall prevent the erection of a building or structure accessory to an existing legal non-conforming use provided that such accessory building or structure complies with all other relevant provisions of this By-law including the setbacks and lot coverage of the respective zone.

3.19 Non-Complying Uses

3.19.1 Rebuilding, Repairs and Renovations

Nothing in this By-law shall prevent the rebuilding, repair or renovation of a non-complying use, building or structure which has been damaged or destroyed by fire or natural disaster provided that such rebuilding, repair or renovation does not further contravene this By-law. Efforts should be made to have the rebuilding of buildings or structures comply with all applicable setbacks and yard provisions of the applicable zone.

3.19.2 Additions and Accessory Uses Permitted

Nothing in this By-law shall prevent an accessory use, an extension, or an addition being made to a building or structure which is used for a purposes specifically permitted within the zone in which such building or structure is located and which building or structure legally existed at the date of passing of this By-law but which building or structure does not comply with one or more of the Zone Provisions of this By-law, provided such accessory use, extension or addition does not contravene any of the provisions of this By-law.

3.20 Non-Complying Lots

A lot in existence prior to the effective date of this By-law that does not meet the lot area and/or lot frontage requirements of the applicable Zone, is permitted to be used and buildings and structures thereon be erected, enlarged, repaired or renovated provided the use conforms with the By-law and the buildings or structures comply with all of the other provisions of this By-law.

3.21 Noxious Uses

No use shall be permitted which, from its nature or the materials used therein, is declared to be a noxious trade, business or manufacture under the Health Protection and Promotion Act and Regulations thereunder, and the Environmental Protection Act and Regulations thereunder. Noxious uses do not include normal farm operations using commercial fertilizers and manure, the spraying of crops with herbicides, insecticides, and pesticides, or the use of heavy machinery for farm purposes.

3.22 Occupancy of Incomplete Buildings

No dwelling shall be occupied before the kitchen, heating and sanitary conveniences have been installed and rendered usable, and before the exterior has been weather proofed.

3.23 Occupancy of Vehicles

No truck, bus, coach, vehicle, tiny home constructed on wheels, recreational vehicle or trailer shall be used as a permanent residence for human habitation within the municipality whether or not the same is mounted on wheels unless the occupancy complies with Section 3.17 of this by-law.

3.24 Open Storage

Except as otherwise specifically provided in this By-law, no open storage shall be permitted in any Zone except in accordance with the following provisions:

3.24.1 In a residential, rural, or agriculture zone, a maximum of one recreational vehicle/trailer and one boat may be stored on a property with a primary dwelling unit provided that:

- a) No parking space required by this by-law is used;
- b) The recreational vehicle/trailer is not occupied/habituated;
- c) It is not located within a front yard or exterior side yard;
- d) It is setback 1.2 metres from any interior side yard or rear yard.
- e) Notwithstanding subsection 3.24.1(c) the parking or outside storage of a recreational vehicle or boat may be permitted for a period of not more than 72 hours in any one calendar month in a front yard or exterior side yard.
- f) Notwithstanding subsection 3.24.1, in the rural or agricultural zone on properties greater than 1 ha, a maximum of 2 recreational vehicles/trailers and up to 3 boats may be stored.

3.24.2 Open storage shall be accessory to a permitted or existing non-residential use on the same lot and a building for the primary use has been constructed provided that:

- a) No open storage shall be permitted in any required minimum front yard or required exterior side yard, except in the case of an agricultural use, nor within any required minimum side or rear yard where the side or rear lot lines abut a property used for residential purposes.

- b) No open storage area shall be visible from any street, or from any adjacent lot where such adjacent lot is in a Zone other than a Commercial or an Industrial Zone. Wherever it is necessary, visual screening such as plant materials, a buffer strip, a berm, fencing or other opaque barrier to a minimum height of 1.5 metres shall be used. Exceptions to this provision are for open storage accessory to an agricultural use or for outdoor display used in conjunction with a permitted commercial use.
- c) A strip of landscaped open space with a minimum width of 3 metres shall be maintained around all open storage areas.
- d) Any open storage area shall be maintained as landscaped open space, or surfaced and maintained with stable materials to prevent the raising of dust and particles, and shall be properly drained. However, this provision shall not apply where the main use is an agricultural use.
- e) No parking spaces or loading spaces required by this By-law shall be used for open storage purposes.

3.25 Public Uses of Land

The provisions of this By-law shall not apply to the use of any land or to the erection or use of any building or structure for the purpose of public service by the Municipality or by any local board thereof defined by the Municipal Act (S.O. 2001), the County of Renfrew, any telephone, gas, or telegraph company, any department or agent of the Government of Ontario or Canada, including Ontario Power Generation and Hydro One Networks Inc., provided that:

- (a) With the exception of a public utility, the lot coverage, parking and loading, setback and yard requirements prescribed for the Zone in which such land, building or structure is located shall be complied with; and
- (b) No goods, material, or equipment shall be stored in the open in a Residential Zone; and
- (c) Any building erected in a Residential Zone or in a Zone which permits residential uses under the authority of this paragraph shall be designed and maintained in general harmony with residential buildings of the type permitted in the Zone.

3.26 Separation Distances

3.26.1 Dwellings and Sensitive Uses (includes dwellings, senior citizen home, nursing home, schools, and hospitals):

- a) No sensitive use shall be erected within the minimum distance from a livestock facility required by the Minimum Distance Separation I (MDS I).
- b) No sensitive use shall be erected within 60 metres of any Industrial Zone or Industrial-Holding Zone.
- c) No sensitive use shall be erected within 300 metres of any Mineral Pit (MP) or Mineral Pit Reserve (MP-R) Zone.
- d) No sensitive use shall be erected within 500 metres of any Mineral Quarry (MQ) or Mineral Quarry Reserve (MQ-R) Zone.

- e) No sensitive use shall be erected within 200 metres of a hauled sewage disposal site, unless it is the owner's dwelling in which case the required separation distance shall be 60 metres.
- f) No sensitive use shall be erected within 100 metres of any animal hospital or kennel unless it is the owner's dwelling. This separation distance shall not apply within the R1 or R2 zones.
- g) No sensitive use shall be erected within 500 metres of a waste disposal site.
- h) Licensed Cannabis Production Facility – See Section 3.35
- i) Notwithstanding Section 3.26.1 c) and d), for a lot that includes a dwelling as a permitted use, and where the lot is entirely located within the separation distance of an aggregate resource, the separation distance indicated in section c) and d) of this subsection shall not apply. The construction of a new dwelling is permitted and the enlargement, repair, or replacement of an existing dwelling is permitted. The dwelling is to be located as remotely from the aggregate zone as the lot will allow to the satisfaction of the chief building official.

3.26.2 Gravel Pits, Quarries and Associated Extractive and Manufacturing Plants and Facilities

- a) No land identified as a buffer strip in a licence or permit under the Aggregate Resources Act shall be used for any other purpose.
- b) No concrete or asphalt manufacturing plant or extractive industrial facility shall be located within 50 metres of any high water mark.
- c) No concrete or asphalt manufacturing plant shall be located within 300 metres of a dwelling, a school, an institution with a residential component or land restricted to residential use in a by-law passed under Section 34 of the Planning Act. Notwithstanding the foregoing, where an operator possesses a valid Certificate of Approval for a particular asphalt plant, the required separation distance shall be as established by that Certificate.
- d) No gravel pit shall be located within 300 metres of an existing dwelling or building lot for a dwelling.
- e) No quarry shall be located within 500 metres of an existing dwelling or building lot for a dwelling.

3.26.3 Farm Uses

No livestock facilities, manure storage area or farm use shall be located within:

- a) The minimum distance from residential uses required by the Minimum Distance Separation II (MDS II) formulae;
- b) 30 metres from any lot line.

3.26.4 Animal Hospital, Kennel

No animal hospital and no kennel shall be located within 100 metres of any Residential Zone or any dwelling on another lot.

3.26.5 Hauled Sewage Disposal Site

No disposal of hauled sewage shall be permitted unless the disposal site has been approved by the Ministry of the Environment and no disposal site shall be located within:

- a) 200 metres of any dwelling on another lot;
- b) 750 metres of any subdivision or land zoned for residential development;
- c) 150 metres of any uncased well;
- d) 75 metres of any well with a casing depth of 6.0 metres or less;
- e) 180 metres of any surface water;
- f) 60 metres of the right-of-way of any road;
- g) 60 metres of any land used for livestock pasturing;

3.26.6 Waste Disposal Site

No waste disposal site shall be located within 500 metres of a residential dwelling or structure.

3.26.7 Licensed Cannabis Production Facility - See Section 3.35

3.27 Setbacks

No person shall erect any building or structure in any Zone unless such building or structure conforms to the following setback requirements:

3.27.1 Provincial Highway

Any development which is to occur adjacent to a Provincial highway shall be carried out in accordance with the setback requirements, access and building permit controls of the Ministry of Transportation. Any proposed access to the highway will be subject to the prior approval of the Ministry of Transportation.

As per the Public Transportation and Highway Improvement Act, the Ministry of Transportation controls any developments within 45 metres of any limits of Kings Highway and 180 metres of the centre point of an intersection and any access to the highway will be subject to MTO approval.

As per the Public Transportation and Highway Improvement Act, the MTO controls any developments within 45 metres of any limits of Kings Highway and 180 metres of the centre point of an intersection and any access to the highway will be subject to MTO approval.

3.27.2 County Road

Any development which is to occur adjacent to a County Road shall be carried out in accordance with the setback requirements, access and building permit controls of the County of Renfrew Public Works and Engineering Department. Any proposed access to the road will be subject to the prior approval of the County of Renfrew.

3.27.3 Other Road

The setback requirement shall be 10 metres from the road centreline plus the minimum front yard depth required for such use in the Zone where it is located. Any

proposed access to the road will be subject to the prior approval of the Township of Bonnechere Valley.

3.27.4 Water Setback

- a) A minimum water setback of 30 metres from the high water mark shall be provided.

A minimum water setback of 15 metres shall be applied to the high water mark of a creek or watercourse that is considered to be non-navigable.

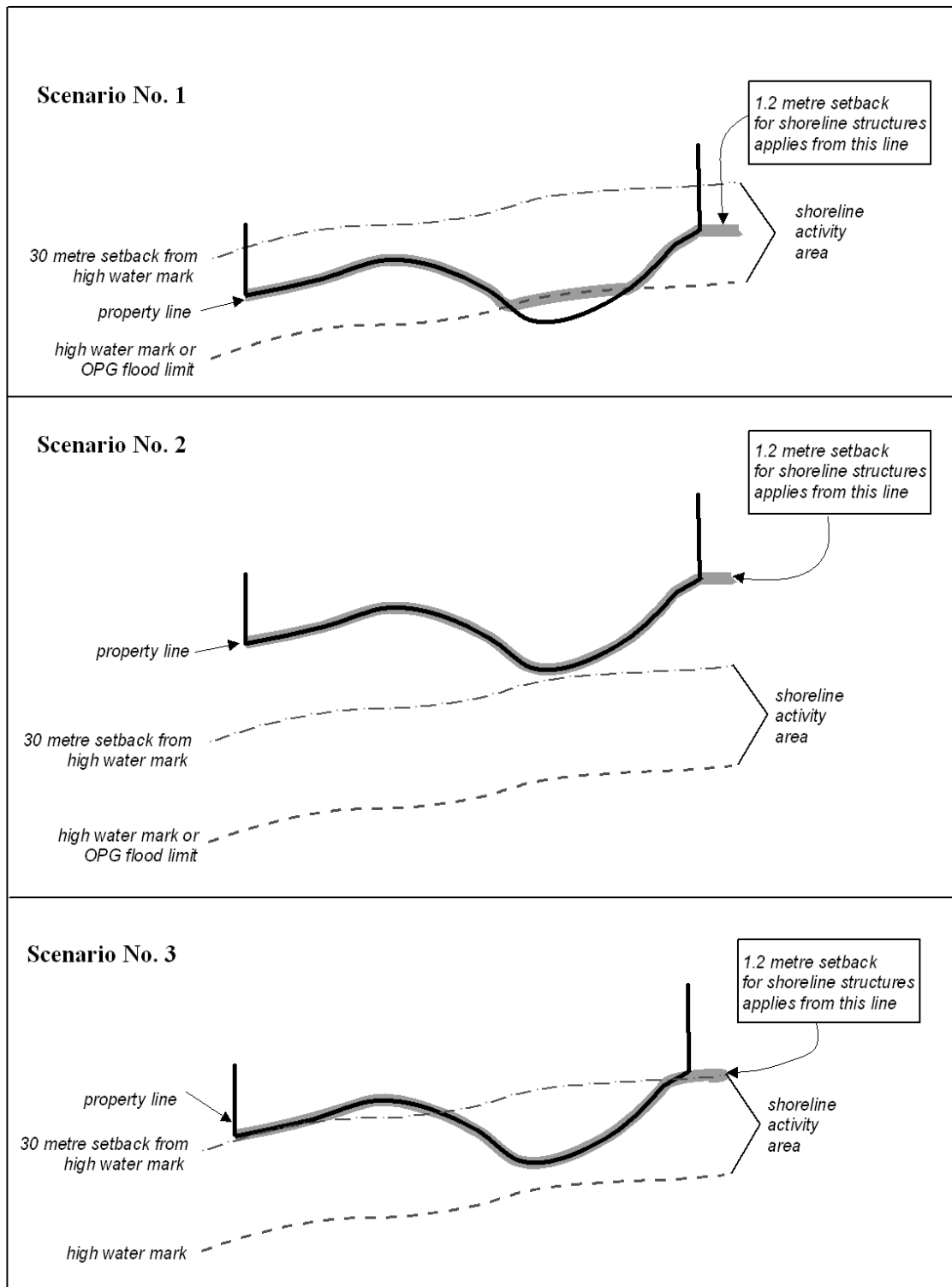
- b) Accessory boat docking or boat launching facilities shall not be required to meet the water setback identified in Section 3.27.4.a) or the required minimum rear yard setback of the zone provisions.
- c) For an existing lot of record which has less than 64 metres of lot depth, the minimum water setback shall be 20 metres. For the purposes of this subsection, lot depth is the average distance between the front and rear lot lines.
- d) For an existing lot of record situated between two existing dwellings separated by not more than 100 metres, the minimum water setback may be reduced to the building line established by the two existing dwellings (measured to the wall of the primary building not including decks/or sundecks), provided that it shall not be less than 20 metres from the high water mark.
- e) An existing, non-conforming dwelling may be moved or reconstructed to improve the existing water setback(s) of the dwelling, even if the improved setback(s) does not meet any other minimum required water setback described in the subsection, provided the dwelling to be moved or reconstructed is not increased in height, size or volume and the appropriate approvals for private sewage disposal services are obtained, and all other provisions of the By-law are complied with.
- f) Shoreline Activity Area

Explanatory Note: (This does not form part of this By-law) The purpose of the shoreline activity area is to allow for the placement of specific structures near the shoreline while maintaining the natural viewscape and protecting the environmental integrity of the shoreline. The removal of natural vegetation should be limited to what is required to accommodate the shoreline structure. Replacement/establishment of natural vegetation within 30 metres of the highwater mark is recommended

Notwithstanding Section 3.27.4, a shoreline structure shall be permitted within the Shoreline Activity Area in accordance with the following provisions:

- i) No shoreline structure shall be constructed on a lot identified as having water frontage on a waterbody considered “at capacity”;

- ii) No shoreline structure shall be used for commercial purposes or home based occupation;
- iii) No shoreline structure shall be used for habitation or contain a habitable room;
- iv) The construction of shoreline structures shall not destroy fish habitat nor permanently alter the shoreline below the high water mark;
- v) Addition and or / removal of fill, site alteration and construction of shoreline structures shall require permits and approvals of the appropriate governmental authorities having jurisdiction before any work proceeds;
- vi) A Shoreline Storage Shed shall not exceed 10 square metres in area;
- vii) No more than one Shoreline Storage Shed shall be permitted per lot;
- viii) The total area of all Shoreline Structures shall not exceed 35 square metres;
- ix) A site sketch must be submitted prior to the construction of any shoreline structure regardless of size that illustrates:
 - a. Dimensions of the subject property;
 - b. Existing shoreline;
 - c. High water mark;
 - d. Boundary of any lands owned or restricted by Renfrew Power Generation;
 - e. Location and dimensions of all existing and proposed shoreline structures;
 - f. Natural shoreline vegetation on site;
- x) Setbacks and Height
 - a. Side yard setback 3 metres (minimum)
 - b. Water Body Setback 1.2 metres (minimum)
from the greater of:
 - i. High water mark
 - ii. OPG flood limit
 - iii. Property line abutting high water mark
 - c. Water Body Setback for a dock and stairs/walkway leading to a dock shall be 0 metres.
 - d. Height 4 metres (maximum)

ILLUSTRATION OF SHORELINE ACTIVITY AREA AND SETBACKS

Note: The above illustrations are for clarification purposes only.

3.27.5 Provincially Significant Wetland

120 metres from the boundary of a provincially significant wetland as shown on Schedule "A".

3.27.6 Areas of Natural and Scientific Interest (ANSI)

- i) 120 metres from the boundary of a Life Science ANSI as shown on Schedule "A"
- ii) 50 metres from the boundary of an Earth Science ANSI as shown on Schedule "A".

3.28 Standards – Cumulative

3.28.1 Unless permitted elsewhere in this By-law, where a lot contains more than one use, the lot area requirements shall be the sum of the requirements for the separate uses thereof but the lot frontage requirements shall be no less than the greater of the lot frontage requirements for each individual use in the Zone where such lot is located.

3.28.2 When a building, structure or lot accommodates more than one use, loading space requirement and parking space requirement for each building, structure or lot shall be the sum of the requirements for the separate uses thereof unless exempted elsewhere in this By-law.

3.29 Storage of Liquid Manure, Hauled Sewage or Sewage Sludge

No facility for the storage of liquid manure, hauled sewage or sewage sludge shall be erected, used or altered except in accordance with the following provisions:

3.29.1 The storage facility shall be constructed of materials that are durable and stable and that do not afford passage of the contents;

3.29.2 The storage facility shall have,

- a) walls that extend 2.0 metres or more above the surrounding grade level, or
- b) walls that extend 0.3 metres above the surrounding grade level and have a solid cover, or a minimum 0.7 metre extension of the walls, that completely seals the facility from human entry; or
- c) be an in-ground facility that is situated below and totally enclosed by a livestock barn;

3.29.3 Notwithstanding subsection 3.29.(2), preceding, a lagoon may be used for the storage of liquid manure, hauled sewage or sewage sludge provided that,

- a) it is approved under all appropriate provincial legislation and regulations; and
- b) it is designed, constructed and maintained in accordance with all governing By-laws of the Municipality.

3.30 Temporary Construction, Sales Offices and Model Homes

3.30.1 Nothing in this By-law shall prevent uses incidental to construction, such as a construction camp or other such temporary work camp, tool shed, scaffold or other building or structure (including trailers or recreational vehicles) incidental to the construction, only for so long as the same are necessary for work in progress that has neither been finished nor abandoned. Any temporary construction uses (including trailers and recreational vehicles) shall be removed from the lot within 30 days of occupancy of the primary building.

3.30.2 Nothing in this By-law shall prevent the use of land for a temporary sales office or a model home.

The temporary sales office or a model home must be located on lands that are subject to a draft approved plan of subdivision, plan of condominium or an approved site plan control agreement under the Planning Act. Up to two model homes may be erected on a lands that are subject to a draft approved plan of subdivision.

3.31 Through Lots

Where a lot which is not a corner lot has frontage on more than one street or road allowance, the requirements for front yards contained in the by-law shall apply to each yard abutting the street or road allowance.

3.32 TransCanada Pipeline

Notwithstanding any other provisions of this By-law to the contrary, no permanent building or structure shall be permitted within 7 metres of the pipeline right-of-way and no accessory structure shall be permitted within 3 metres of the pipeline right-of-way.

3.33 Sewage Disposal Approval

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

3.34 Uses of Lots Without Buildings

Unless expressly permitted by this by-law, no permitted use in any zone is permitted unless a main building is erected on the same lot.

3.35 Licensed Cannabis Production Facility

3.35.1 Separation Distances

The following reciprocal separation distances shall be applied between a licensed cannabis production facility to any residential, commercial, institutional or open space use/zones.

	Reciprocal Setback (minimum)
A cannabis production and cultivation facility with a total gross floor area less than 7,000 square metres and with an air treatment control system	150 m
A cannabis production and cultivation facility with a total gross floor area greater than 7,000 square metres and less than 10,000 square metres and with an air treatment control system	200 m
A cannabis production and cultivation facility with a total gross floor area greater than 10,000 square metres and with an air treatment control system	250 m
A cannabis production and cultivation facility of any size where an air treatment control system is not provided	300 m

3.35.2 Outdoor storage is prohibited

3.35.3 Where permitted as an agricultural use (in the rural and agriculture zones) the following provisions apply to a licensed cannabis cultivation and production facility:

- 3.35.3.1 Minimum Lot Frontage 100 m
- 3.35.3.2 Minimum Lot Area 8 Ha
- 3.35.3.3 Minimum Yard requirements for buildings and structures
 - 1. Front Yard 30 m
 - 2. Exterior Side Yard 30 m
 - 3. Interior Side Yard 30 m
 - 4. Rear Yard 30 m
- 3.35.3.4 Maximum Building Height 11 m
- 3.35.3.5 In an Agriculture Zone, the maximum gross floor area of a licensed cannabis cultivation and production facility shall be 500 square metres.
- 3.35.3.6 In an Agriculture Zone, the maximum amount of land to be utilized for buildings (including greenhouses), structures, parking areas shall be 1 ha.
- 3.35.3.7 A security fence associated with a licensed cannabis cultivation and production facility shall be setback a minimum of 10 metres from all lot lines.

- 3.35.3.8 All loading spaces must be located in a wholly enclosed building.
- 3.35.3.9 Existing structures may not be converted or retrofitted for a licensed cannabis cultivation and production facility.

3.36 Outdoor Furnaces

- 3.36.1 Outdoor furnaces are permitted in the Rural (RU) and Agriculture (A) zone.
- 3.36.2 Outdoor furnaces shall be located a minimum of 30 metres from a lot line. Where an outdoor furnace is located less than 100 metres from a lot line, the smokestack of the outdoor furnace shall be higher than the highest building it serves.

SECTION 4 – PARKING, QUEUEING, AND LOADING REQUIREMENTS

4.1 General Parking Provisions

- 4.1.1 Parking queuing and loading spaces and all driveways and aisles leading to those spaces must be provided for each land use in accordance with the provisions of Section 4 of this By-law, and
- (a) must be set aside for and used exclusively for that purpose;
 - (b) must not be obstructed; and
 - (c) must be located on the same lot as the use or building for which they are provided, except where otherwise permitted.
- 4.1.2 Despite subsection 4.1.1, a seasonal garden centre or a temporary special event accessory to retail store, retail food store or shopping centre may be located such that it temporarily prevents the use of a portion of the required or provided parking spaces, aisles or driveways, provided that:
- (a) the majority of the parking spaces continue to be available in compliance with this By-law;
 - (b) the garden centre or temporary special event does not obstruct access to a fire route.

No additional parking is required for these special activities or for an outdoor commercial patio. For the purpose of this Section, a temporary special event includes a seasonal or short-term fair, carnival, show, exhibit or other similar events.

- 4.1.3 All motor vehicle parking spaces and queuing and loading spaces must have unobstructed access directly to a public street by:
- (a) a driveway or private lane;
 - (b) an aisle leading to a driveway; or
 - (c) a public lane.
- 4.1.4 All motor vehicle parking spaces, queuing and loading spaces, and aisles and driveways leading to those spaces must have a surface which is:
- (a) hard, stable and dust preventative in urban areas or villages;
 - (b) usable in all seasons in the Rural area;
 - (c) drainage shall be provided so as to prevent the flow of surface water onto adjoining lots.

4.2 Number of Parking Spaces

- 4.2.1 In any zone, the owner of every building hereafter erected, enlarged or changed in use after the passing of this By-law shall provide and maintain off-street parking space in accordance with the following:

Land Use	Minimum Number of Parking Spaces Required	
	Urban/Village Area	All other areas
Residential and related uses		
Apartment – 3 storeys or less	1.2 per dwelling unit; +0.2 spaces per dwelling unit for visitors	1.2 per dwelling unit; +0.2 spaces per dwelling unit for visitors
Apartment – greater than 3 storeys	1 per dwelling unit; +0.2 spaces per dwelling unit for visitors	1.2 per dwelling unit; +0.2 spaces per dwelling unit for visitors
Bed and Breakfast	1 per dwelling unit plus 0.5 for each guest room	1 per dwelling unit plus 1 per guest room
Converted dwelling, Dwelling Units, in the same building with other uses	0.5 per dwelling unit	1 per dwelling unit
Detached, semi-detached and duplex dwelling	2 per dwelling unit	
Triplex, multiple attached dwelling	1.5 per dwelling unit	
Garden Suite	None	
Group Home	1 per 100 m ² of gross floor area, minimum of 1	
Home-based Business	None	1
Residential Care Facility	0.25 per dwelling unit or rooming units plus 1 per 100 m ² of gross floor area used for medical, health or personal services	
Retirement Home, converted retirement home Rooming House, converted Rooming House	0.25 per rooming unit	0.5 per rooming unit
Secondary Dwelling Unit	See section 3.9.2.6	
Non-Residential Uses		
Agriculture	n/a	2
Airport	0.5 per 100 m ² of gross floor area used for passenger terminal or aircraft hangar	
Amusement Centre	4 per alley, court, ice sheet, game table or other game surface plus 10 per 100 m ² of gross floor area used for dining and assembly	
Amusement Park		
Animal Clinic	0.5 per 100 m ² of gross floor area	4 per 100 m ² of gross floor area
Artist Studio	2.5 per 100 m ² of gross floor area	3.4 per 100 m ² of gross floor area, minimum of 5 spaces
Automobile Body Shop	3 per service bay	
Automobile Dealership		

Land Use	Minimum Number of Parking Spaces Required	
	Urban/Village Area	All other areas
Automobile Rental Establishment	1. sales/showroom area – 2 per 100 m ² of gross floor area 2. other areas – 1 per 100 m ² of gross floor area	
Automobile Service Station	Greater of 1 per 100 m ² of gross floor area or 2 per service bay	
Bank	2.5 per 100 m ² of gross floor area	3.4 per 100 m ² of gross floor area
Bank Machine	None	
Campground	1 per camping site within campground	
Car Wash	None	
Catering Establishment	0.75 per 100 m ² of gross floor area	
Cemetery	None	
Cinema and theater	1 per 8 fixed seats	1 per 4 fixed seats
Convenience Store	2.5 per 100 m ² of gross floor area	3.4 per 100 m ² of gross floor area
Day nursery	2 per 100 m ² of gross floor area	
Equestrian Establishment	None	
Fairground	None	
Forestry Operation	None	
Funeral establishment	7 per 100 m ² of gross floor area	
Golf Course	1 per 100 m ² of gross floor area plus 4 per hole	
Heavy Equipment and Vehicle Sales, Rental and Servicing	0.75 per 100 m ² of gross floor area	
Hospital	1.4 per 100 m ²	
Hotel	1 per guest unit for up to 40 guest units, and 1 per 6 guest units over 40 units	1 per guest unit
Library	2.5 per 100 m ² of gross floor area	
Light Industrial Use	0.8 per 100 m ² of gross floor area	
Marine Facility	1 per 100 m ² of gross floor area plus 1 per boat slip	
Medical Facility	4 per 100 m ² of gross floor area	
Mineral Extraction Operation	None	
Museum	1 per 100 m ² of gross floor area	2 per 100 m ² of gross floor area
Office	1.8 per 100 m ² of gross floor area	2.3 per 100 m ² of gross floor area
Personal Service Business	2.5 per 100 m ² of gross floor area	3.4 per 100 m ² of gross floor area
Place of Assembly	10 per 100 m ² of gross floor area of assembly area	

Land Use	Minimum Number of Parking Spaces Required	
	Urban/Village Area	All other areas
Place of Worship		
Post Office	2 per 100 m ² of gross floor area	
Post Secondary Educational Institution	1 per 100 m ² of gross floor area	
Printing Plant	0.8 per 100 m ² of gross floor area	
Recreational and Athletic Facility	4 per alley, court, ice sheet, game table or other game surface plus 10 per 100 m ² of gross floor area used for dining, assembly or common area	
Restaurant	3 for first 50 m ² of gross floor area plus 10 per 100 m ² of gross floor area over 50 m ² of gross floor area	10 per 100 m ² of gross floor area
Restaurant – Fast Food		
Restaurant– Full Service		
Restaurant – Take Out	1.5 for first 50 m ² of gross floor area plus 5 per 100 m ² of gross floor area over 50 m ² of gross floor area	5 per 100 m ² of gross floor area
Retail Food Store	2.5 per 100 m ² of gross floor area	3.4 per 100 m ² of gross floor area
Retail Store		
School	1.5 per classroom Secondary School – 3 per classroom	
Service and Repair Shop	2.5 per 100 m ² of gross floor area	3.4 per 100 m ² of gross floor area
Shopping Centre	3.4 per 100 m ² of gross leasable floor area	
Snow Disposal Facility	None	
Solid Waste Disposal Facility	None	
Sports Arena	1 per 4 fixed seats	
Storage Yard	1 per 100 m ² of gross floor area	
Training Centre	1.8 per 100 m ² of gross floor area	2.4 per 100 m ² of gross floor area
Utility Installation	0.5 per 100 m ² of gross floor area	0.8 per 100 m ² of gross floor area
Warehouse	0.5 per 100 m ² of gross floor area	0.8 per 100 m ² of gross floor area
Wayside Pit or Quarry	None	

4.2.2 Despite subsection 4.2.1, where a restaurant, bar, place of assembly, place of worship or recreational and athletic facility is located within a shopping centre, and one or more occupancies of that same use comprise more than 30% of the gross leasable area of the shopping centre, then the minimum required parking for that use will be calculated at the parking rate specified for that use, and not at the shopping centre rate.

4.2.3 For uses that are not listed in Table 4.2, parking space rates for a comparable land use will be applied.

4.3 Accessible Parking Spaces

Included in the number of parking spaces required in Section 4.2 for all uses, save and except for Residential uses, shall be Accessible parking spaces designed in accordance with the following:

Parking Spaces Required (as calculated from subsection 4.2)	No. of Accessible Spaces Required
9 or less	0
10-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401+	2% of the total

4.4 Cash-in-lieu of Parking

The Minimum Parking Requirements for Non-Residential Uses required herein may be reduced or waived provided the owner enters into an Agreement with the Corporation under Section 40 of the *Planning Act, RSO 1990*.

4.5 Parking Lot Required

Where more than three (3) parking spaces are required and such parking spaces are to be located together, such parking spaces shall be located in a parking lot or parking garage.

4.6 Calculation of Spaces

When a building or lot accommodates more than one use or purpose the required parking spaces shall be the sum total of the required parking spaces for the separate uses or purposes. Parking facilities for one use shall not be considered as providing required parking for any other use.

If calculation of the required parking spaces results in a fraction the required parking spaces shall be the higher whole number.

4.7 Size and Accessibility of Parking Spaces

Every parking space shall maintain a minimum area and width and shall be accessible from unobstructed manoeuvring aisles and shall be in accordance with the following regulations:

- (a) in the case of a private garage or carport, consisting of an area of not less than 14.3 m² with a minimum width of 2.6 m;
- (b) in the case of regular or angled parking spaces, consisting of a minimum width of 2.75 m and a minimum length of 5.75 m, with the parking space measured at right angles to the angle of parking; and
- (c) in the case of parallel parking spaces, consisting of a minimum width of 2.75 m and a minimum length of 6.7 m.
- (d) Notwithstanding the parking space size requirements listed above, the minimum parking space width for accessible parking shall be 3.9 m (12.8 ft). Where two or more angled accessible parking spaces are located together, the minimum parking space width shall be 3.2 m (10.5 ft).

4.8 Provisions and Locations of Spaces

- 4.8.1 Parking spaces shall be provided at the time of erection, expansion, and/or conversion of any building or structure, or at the time any building or structure is enlarged.
- 4.8.2 Required parking in a Residential Zone shall be located on the same lot or within the same building as the use for which said parking is required.
- 4.8.3 Where the owner of a non-residential building or structure proposes to provide the required parking spaces and areas in a location other than on the same lot as the use that requires such spaces and areas, then such shall be located not more than 150 m (492 ft) from the said lot. Where required parking is not provided on the same lot, the lot or part of the lot where the parking is located shall be required to be dedicated parking under a long-term lease in favour of the property which requires the parking spaces and areas.
- 4.8.4 Unless otherwise provided for herein, uncovered parking spaces shall be permitted in yards in accordance with the following:
 - a) for apartment or group dwellings, all yards, except in the required front yard, provided no parking spaces shall be located within 6 m and no driveway shall be located within 3.5 m of a habitable room window, and provided that where a dwelling house requires 4 or more parking spaces such spaces are no closer than 1.5 m to any lot line.
 - b) for all other residential uses, other than those identified in 4.8.4(a), all yards, except in the required front yard, wherein a driveway may be

located provided no parking spaces shall be located within 6 m and no driveways shall be located within 3.5 m, respectively of a habitable room window, unless the parking spaces and/or driveways are reserved for the exclusive use of the occupants of the dwelling unit containing the habitable room window.

- c) For open space and commercial uses, all yards, provided that no part of any parking area, other than a driveway, is located closer than 1.5 m to any street line.
- d) For industrial and institutional uses interior side and rear yards only, except for visitor parking covering not more than 15% of the front yard area, provided that no part of any parking area, other than a driveway, is located closer than 1.5 m to any street line.

4.9 Application of Parking Requirements

- 4.9.1 The parking area requirements referred to herein 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 and the building or structure is used for a purpose which does not require more parking spaces according to this section, than were required by its use at the date of passing of the By-law.
- 4.9.2 If a use is changed or a building is enlarged in floor area or there is an increase in the number of dwelling units or otherwise as would require an additional number of parking spaces, then such additional parking spaces shall be provided based on said change of use or expansion. In the case of a change in use, the number of additional parking spaces required will be determined by calculating the difference between that which would be required by the new and the existing uses.
- 4.9.3 When a building or structure accommodates more than one type of use, the parking area requirements shall be the sum of the requirements for the separate parts of the building or structure occupied by the separate types of use.

4.10 Driveways

- 4.10.1 A driveway entrance to and from required parking spaces and lots, shall be provided by means of unobstructed driveways or passageways at least 3 m, but not more than 9 m, in width excluding curb ramps, except in a Residential Zone wherein the maximum width of all driveways or passageways on the lot shall be 9 m or 50% of the width of the lot, whichever is less.
- 4.10.2 The maximum width of any joint ingress and egress driveway ramp, measured along the street line, shall be 9 m, excluding curb ramps.

- 4.10.3 The minimum distance between a driveway and an intersection of street lines, measured along the street line intersected by such a driveway, shall be 7 m except for automobile service stations, gas bars, and retail propane/compressed natural gas transfer facilities where the minimum shall be 4.5 m.
- 4.10.4 The minimum angle of intersection between a driveway and a street line shall be 60 degrees.
- 4.10.5 Every lot shall be limited to the following number of driveways:
- Up to the first 30 m (98.4 ft) of frontage measured along the street line, not more than 1 driveway.
 - For each additional 30 m (98.4 ft) of frontage measured along the street line, not more than 1 additional driveway to a maximum of three driveways.
 - Subject to the approval of the road authority.
- 4.10.6 Parking areas and associated driveway systems serving any use other than low-density residential or townhouse dwellings shall be designed in such a manner that any vehicle entering or leaving a street or public lane need not travel in a backwards motion.
- 4.10.7 A driveway serving a non-residential use shall not be located closer than 3 m (9.8 ft) to a lot containing a residential dwelling as a principal use.
- 4.10.8 A driveway serving a residential use shall not be located closer than 1 m (3.3 ft) to the side property line, save and except for a joint driveway servicing two lots in which case the driveway shall not require any setback.

4.11 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 9 m (29.5 ft) above the adjoining finished grade and light shall be directed downward only onto the parking area or driveway and away from any adjoining lands or the sky.

4.12 Aisle Widths

Aisles between parking spaces shall provide unobstructed access from each parking space to a driveway and shall be established on the basis of the following:

Angle of Parking	Minimum Aisle Width
0° to 55°	4 m
56° to 75°	5.8 m
90°	6 m

4.13 Landscaping Provisions for Parking Lots

4.13.1 Except in the case of an industrial zone, a minimum of 20% of the area of any parking lot must be provided as a perimeter or interior landscaped area comprised of the following:

- a) a landscaped buffer must be provided between the perimeter of the parking lot and a lot line in accordance with the following table. A driveway may cross the landscaped buffer;
- b) in addition to the landscaped buffer, interior landscaping may be provided including various landscaped islands, landscaped medians, pedestrian pathways or public plazas to meet the minimum 20% requirement;
- c) a landscaped island shall be located at the end of each parking aisle and shall be a minimum of 2.5 m wide and include one tree per parking row; and
- d) in the case of large-scale highway commercial and shopping centre developments, parking areas will be broken up into smaller areas separated by treed islands that are 1.8 m – 3.7 m wide, with trees every 7.6 m – 12.2 m.

Location of Landscaped Buffer	For a parking lot containing 10 or fewer spaces	For a parking lot containing more than 10 but fewer than 100 spaces	For a parking lot containing 100 or more spaces
Abutting a street	3 m		
Not abutting a street	1.5 m	3 m	5 m

4.13.2 All outdoor loading and refuse collection areas contained within a parking lot must:

- a) be located at least 9 m from a lot line abutting a public street;
- b) be located at least 3 m from any other lot line;
- c) be screened from view by an opaque screen with a minimum height of 2 m; and
- d) not be in a front yard

4.14 Loading Regulations

4.14.1 The owner or occupant of any lot, building or structure erected or used for any purpose, other than an agricultural use, involving the frequent receiving, shipping, loading or unloading of persons, 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 table:

Minimum Number of Vehicle Loading Spaces Required per m ² of Gross Floor Area					
Land Use	Less than 350 m ²	350-999 m ²	1000- 1999 m ²	2000- 4999 m ²	5000 m ² and over
Light industrial use, warehouse, hospital, museum, place of worship, post secondary educational institution, school, sports arena, theatre	0		1		2
Office	0		1		2
Retail food store, shopping centre	0		1	2	
All other non-residential uses	0	1		2	
Residential uses	None required				

4.14.2 Access

Access to loading spaces shall be by means of a driveway at least 4 m (13.1 ft) wide contained within the lot on which the spaces are located and leading to a street or public lane located within or adjoining the zone in which the use is located. permission

4.14.3 Loading Space Dimensions

Each loading space shall be at least 9 m (29.5 ft) long, at least 3 m (9.8 ft) wide and shall have a vertical clearance of at least 4 m (13.1 ft).

4.14.4 Location of Loading Space

The loading space or spaces required shall be located in the interior side or rear yard. Loading spaces may be in front and exterior side yards if set back

from the street line a minimum distance of 10 m and where there is a vegetative buffer.

4.14.5 Surface and Drainage of Spaces and Driveways

Loading spaces and driveways thereto shall be surfaced with asphalt, concrete, interlocking pavers or similar hard surfaces. Drainage should be provided so as to prevent the flow of surface water onto adjoining lots.

4.14.6 Application of Loading Space Requirements

The loading space requirements referred to herein 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. However, if a building is enlarged in floor area as would require an additional number of loading spaces, then such additional loading spaces shall be provided based on said expansion or enlargement. Notwithstanding Section 4.14.1, where the building or structure is deficient in loading spaces, a loading space shall not be required for an expansion of 25 m² (269 ft²) or greater and less than 100 m² (1076 ft²).

4.14.7 Cumulative Standards

Where there are two or more uses located on the same lot, the loading space requirements shall be the sum of the requirements of each use.

4.14.8 Landscaping

Where a loading area abuts any residential zone or a street, then a landscaped buffer area with a minimum width of 3 m (9.8 ft) shall be provided.

4.15 Queueing Lanes

4.15.1 Queueing Lane Requirements

Where drive-through service facilities are permitted, queueing 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.

4.15.2 Queueing Space Requirements

The minimum queueing space requirements within a designated queueing lane shall be in accordance with the standards set out in the Table, below:

Principle Use	Minimum Required Queueing Spaces
Financial Institution	5
Restaurant	11
Automotive Service Station or Gas Bar	4
Car Wash – Automated	6
All other uses	4

4.15.3 Location of Ingress and Egress Spaces

Required queueing spaces for a restaurant shall be located up to and including the queueing space at the pick-up window and for all other uses up to and including the point of service.

4.15.4 Length of Queuing Lane

The length of the queueing lane associated with the drive-through service facility shall be the total number of required queueing spaces.

4.15.5 Multiple Queueing Lane Requirements

Where multiple queueing lanes are provided on a lot, the queueing space requirements shall be provided for each individual queueing lane in compliance with the provisions of Section 4.15 of this By-law.

4.15.6 Size of Queueing Space

All queueing spaces shall be rectangular in shape, with a minimum width of 3.0 metres and a minimum length of 7.0 metres.

4.15.7 Delineation of Queueing Lane Requirements

Queueing 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.

4.15.8 Location of Queuing Lanes Associated with a Drive-Through Service Facility

No queueing lanes associated with a drive-through service facility shall be located closer than 10.0 metres from any Residential Zone.

SECTION 5 – ZONE CLASSIFICATIONS, EXCEPTIONS ZONE PROVISIONS

5.1 Zone Classifications

For the purpose of this By-law, the following zones are established as shown on the Schedule(s) (Zoning Maps).

<u>Zones</u>	<u>Zone Symbol</u>
(a) Residential Zones	
i) Residential One	R1
ii) Residential Two	R2
iii) Rural Residential	RR
iv) Limited Service Residential	LSR
v) Mobile Home Park	MHP
(b) Commercial Zones	
i) Main Street Commercial	MSC
ii) General Commercial	GC
iii) Highway Commercial	HC
iv) Tourism Commercial	TC
(c) Industrial Zones	
i) Disposal Industrial	DM
ii) Mineral Aggregate Pit	MP
iii) Mineral Aggregate Pit - Reserve	MP-R
iv) Mineral Aggregate Quarry	MQ
v) Mineral Aggregate Quarry - Reserve	MQ-R
vi) General Industrial	GM
vii) Light Industrial	LM
(d) Additional Zones	
i) Rural	RU
ii) Agriculture	A
iii) Community Facility	CF
iv) Environmental Protection	EP

v)	Open Space	OS
vi)	Development	D

5.2 Exception Zones

Where a Zone classification is followed by the numbered suffix "-Exception One", this denotes the further classification as an Exception Zone. The corresponding Zone symbol suffix is "-E1". Additional Exception Zones within the same zone classification are numbered consecutively [i.e. Highway Commercial - Exception One (HC-E1)], etc.

Exception Zone provisions are listed separately under the applicable Zone classification requirements sections in the text of this By-law. All provisions of this By-law will apply equally to the respective Exception Zone classification, except as otherwise specified by the Exception Zone provisions.

For the purpose of this By-law, Exception Zones are established as shown on the Schedule(s) (Zoning Maps).

5.3 Holding Provisions

Any parcel of land zoned for residential, commercial or industrial development where the principle of development has been established (ie. R1, HC, R2) may be further classified as a holding zone with the addition of the suffix "-h". Certain criteria for development (i.e. phasing, financial considerations, geotechnical studies, access etc.) must be met to the satisfaction of Council prior to the removal of the holding provision.

Under this holding Zone, interim and passive uses such as open space and conservation will be permitted. Uses existing at the time of passing of the By-law will also be permitted. When the holding provision is removed these uses would no longer apply. The individual residential, commercial or industrial Zone provisions (i.e. R1, R2, HC, etc.) as the case may be would then apply.

The removal of the holding provisions shall require an amendment to this By-law. No public participation with mechanism for appeal shall be required where the principle of development has been established.

SECTION 6 – REQUIREMENTS FOR RESIDENTIAL ONE (R1) ZONE

6.1 Permitted Uses

No person shall use land or erect or use a building or structure in any R1 Zone except for:

(a) Residential Uses – On full municipal sewer and water services:

- single detached dwelling
- semi-detached dwelling
- duplex dwelling
- group home

6.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure within an R1 Zone except in accordance with the following provisions:

(a) Lot Area (Minimum)		
	Single detached Dwelling	450 m ²
	Semi-Detached Dwelling (On same lot)	600 m ²
	Semi-Detached Dwelling (On Separate Lot)	300 m ²
	Duplex Dwelling	600 m ²
(b) Lot Frontage (Minimum)		
	Single detached Dwelling	15 m
	Semi-Detached Dwelling (On same lot)	18 m
	Semi-Detached Dwelling (On separate lot)	9 m
	Duplex Dwelling	18 m
(c) Front Yard Depth (Minimum)		6 m
(d) Side Yard Width (Minimum)		
	Interior	1.2 m*
	Exterior	4 m

*Interior yard setback shall be 0 metres for buildings that share a common wall across property lines

(e) Rear Yard Depth (Minimum)		7.5 m
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- | | | |
|-----|------------------------------|-------------------|
| (f) | Dwelling Unit Area (Minimum) | 55 m ² |
| (g) | Lot Coverage (Maximum) | 40% |
| (h) | Building Height (maximum) | 10.5 m |
- (i) Dwellings per lot (maximum) – 1 *See general provisions related to secondary dwellings
 - (j) Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law.
 - (k) Parking and Loading – In accordance with the provisions for Parking and Loading in section 4 of this By-law.
 - (l) Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law.
 - (m) Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law.
 - (n) Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law.

6.3 Exception Zones

(a) Residential One-Exception One (R1-E1) Zone

Notwithstanding Sections 3.16, 4.2.1, or any other provision of this By-Law to the contrary, for the lands described as 38 Alice Street in the geographic Village of Eganville, zoned Residential One–Exception One (R1-E1) on Schedule A to this By-law, the following zone provisions shall apply:

- i. The Real Estate office use shall be conducted entirely within the dwelling unit on the property;
- ii. There shall be no external display or advertising other than a non-illuminated sign not more than 2.0 square metres in area, to indicate to persons outside that any part of the dwelling unit or lot is being used for a Real Estate office;
- iii. Not more than forty percent (40%) of the dwelling unit area shall be used for the purposes of a Real Estate Office;

- iv. The Real Estate office use shall be clearly secondary to the main residential use and there shall be no change to the outside appearance of the dwelling unit or premises;

A minimum of 3.5 parking spaces per 100 square metres of Real Estate office floor space or 2 parking spaces, whichever is greater, shall be provided for the Real Estate office use.

(b) Residential One-Exception Two (R1-E2) Zone

Notwithstanding Section 6.1, or any other provision of this By-law to the contrary, for the lands described as 37 Bonnechere Street East, in the geographic Village of Eganville, zoned Residential One-Exception Two (R1-E2) on Schedule A to this By-law, the following provisions shall apply:

- (i) Permitted commercial uses shall be restricted to a retail store, including those whose products are manufactured on the premises, provided that the space devoted to such manufacturing does not exceed 50% of the total floor area.
- (ii) Permitted residential uses shall include an accessory residential dwelling unit.

(c) Residential One-Exception Three (R1-E3) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands described as 1806 Mill Street, in the geographic Village of Eganville, zoned Residential One-Exception Three (R1-E3) on Schedule A to this By-law, an accessory retail use shall be permitted in the existing detached garage, consisting of an associated workspace and retail space for on-site sales and on-line order pick-up by customers. All other provisions of this by-law shall apply.

(d) Residential One-Exception Four (R1-E4)

Notwithstanding any other provisions of this By-law to the contrary, for the lands described as parts 5 to 9, inclusive, 49R-19151, in part of Lot 20, Concession 21 and part of the road allowance between Lot 20, Concessions 20 and 21, geographic Village of Eganville, zoned Residential One-Exception Four (R1-E4) on Schedule A to this By-law, a single detached dwelling is permitted on a privately owned individual well and septic system.

(e) Residential One-Exception Five Three (R1-E5) Zone

Notwithstanding any other provisions of this By-law to the contrary for the lands in Phase 2 of River Run Ridge Subdivision, described as portions of Lots 8 and 9, and Lots 10 to 15, inclusive, on the draft plan of subdivision, prepared by Adam Kasprzak Surveying Ltd., dated

February 25, 2014, located in part of Lot 20, Concession 20, in the geographic Township of Grattan, residential uses shall be permitted on municipal water and private waste disposal systems.

6.4 Holding Zones

(a) Residential-Exception Five-holding (R1-E5-h) – Phase 2 River Run Ridge Subdivision

Until such time that the holding (h) symbol is removed from any land zoned Residential One-Exception Five (R1-E5), in accordance with the conditions set forth herein, no person shall use land or erect or use a building or structure except in accordance with the following:

(i) Permitted Uses

- existing uses and existing locations
- open space uses
- passive recreation uses

(ii) Conditions for Removal of Holding (h) Symbol

The conditions that must be satisfied prior to removal of the holding symbol are:

- (i) the completion of an Archeological Study
- (ii) approval of the septic systems designed with nitrogen removing technology

SECTION 7 – REQUIREMENTS FOR RESIDENTIAL TWO (R2) ZONE

7.1 Permitted Uses

No person shall use land or erect or use a building or structure in any R2 Zone except for:

(a) Residential Uses – On full municipal sewer and water services:

- Single-Detached Dwelling
- Semi-Detached Dwelling
- Duplex Dwelling
- Triplex Dwelling
- Rooming House
- Dwelling (Two Unit, Three Unit, Four Unit)
- Multiple Attached Dwelling
- Apartment
- Group Home

7.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure within an R2 Zone except in accordance with the following provisions:

(a) Lot Area (Minimum)

Single detached Dwelling	450 m ²
Semi-Detached Dwelling (On same lot)	600 m ²
Semi-Detached Dwelling (On Separate Lot)	300 m ²
Duplex Dwelling	600 m ²
Triplex Dwelling	700 m ²
Dwelling (Two Unit, Three Unit, Four Unit)	600 m ² + 100 m ² for every unit above 2
Multiple Attached Dwelling (On same lot)	600 m ² + 100 m ² for every unit above 4 to a maximum of 6 attached units
Multiple Attached Dwelling (On Separate Lot)	170 m ² to a maximum of 6 attached units
Apartment	1000 m ²

(b) Lot Frontage (Minimum)	
Single detached Dwelling	15 m
Semi-Detached Dwelling (On same lot)	18 m
Semi-Detached Dwelling (On Separate Lot)	9 m
Duplex Dwelling	18 m
Triplex Dwelling	20 m
Dwelling (Two Unit, Three Unit, Four Unit) above 2	18 m + 2 m per unit
Multiple Attached Dwelling (On same lot)	28 m + 7 m for every unit above 4 to a maximum of 6 attached units
Multiple Attached Dwelling (On Separate Lot)	7 m to a maximum of 6 attached units
Apartment	20 m
(c) Front Yard Depth (Minimum)	6 m
(d) Side Yard Width (Minimum)	
Interior	1.2 m *
Exterior	4 m
*Interior yard setback shall be 0 metres for buildings that share a common wall across property lines	
(e) Rear Yard Depth (Minimum)	7.5 m
(f) Dwelling Unit Area (Minimum)	55 m ²
(g) Lot Coverage (Maximum)	40%
(h) Building Height (maximum)	10.5 m
(i) Dwellings per lot (maximum) – 1	*See general provisions related to secondary dwellings

- (j) Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law.
- (k) Parking and Loading – In accordance with the provisions for Parking and Loading in section 4 of this By-law.
- (l) Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law.
- (m) Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law.
- (n) Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law.

7.3 Exception Zones

- (i) Residential Two-Exception One (R2-E1) Zone

Notwithstanding Section 7.1, or any other provisions of this By-law to the contrary, for the lands described as 244 Wellington Street, in the geographic Village of Eganville, zoned Residential Two-Exception One (R2-E1) on Schedule A to this By-law, a boarding house shall also be a permitted use.

- (ii) Residential Two-Exception Two (R2-E2) Zone

Notwithstanding Section 7.1, or any other provisions of this By-law to the contrary, for the lands described as 220 Queen Street, in the geographic Village of Eganville, zoned Residential Two-Exception Two (R2-E2) on Schedule A to this By-law, a boarding house shall be a permitted use, and all other provisions of this By-law shall apply.

- (iii) Residential Two-Exception Three (R2-E3) Zone

Notwithstanding Sections 7.1 and 7.2, or any other provision of this By-law to the contrary, for the lands described as 186 Wellington Street, in the geographic Village of Eganville, zoned Residential Two-Exception Three (R2-E3) on Schedule A to this By-law, the following zone provisions shall apply:

- (a) Permitted Uses:
 - two, four-unit dwellings

- an owner occupied office and a separate bachelor apartment within an existing dwelling

- (b) Front Yard Depth (minimum) 3.0 metres;
(Veterans Way)
- (c) Exterior Side Yard Width (minimum) 3.0 metres;
(Wellington Street)
- (d) Rear Yard Depth (minimum) 3.0 metres;

All other applicable provisions of this By-law and the Residential Two (R2) zone shall apply to lands zoned Residential Two-Exception Three (R2-E3).

(iv) Residential Two-Exception Four (R2-E4) Zone

Notwithstanding any provisions of this By-law to the contrary, for the lands described as 68 Queen Street, in the geographic Village of Eganville, zoned Residential Two-Exception Four (R2-E4) on Schedule A Map 3 of this By-law, the following zone provisions shall apply:

- (a) Apartment dwelling units (maximum) 20 units
- (b) Front Yard Depth (minimum) 5.7 metres
- (c) West Side Yard Width (minimum) 2.44 metres
- (d) Parking shall be permitted in the front yard and east side yard

All other provisions of the Zoning By-law shall apply.

*** (By-law 2022-066) ***

*** (v) Residential Two-Exception Five (R2-E5)**

Notwithstanding any provisions of this By-law to the contrary, for the lands described as 78 Queen Street, in the geographic Village of Eganville, zoned Residential Two-Exception Five (R2-E5) on Schedule 'A' Map 3 to this By-law, the following provisions shall apply:

- (a) Two apartment dwelling buildings shall be permitted
- (b) Rear yard depth (minimum) 10 metres
- (c) Parking shall be permitted in exterior side yards adjacent to Queen Street and Wellington Street.*

7.4 Holding Zones

(a) Residential Two-holding (R2-h)

Until such time that the holding (h) symbol is removed from the lands described Part 4, 49R-19151, on part of Lot 20, Concession 21, geographic Township of Grattan, zoned Residential Two (R2), in accordance with the conditions set forth herein, no person shall use land or erect or use a building or structure except in accordance with the following:

(i) Permitted Uses

- existing uses and existing locations
- open space uses
- passive recreation uses
- two six-unit apartment dwelling houses

(ii) Conditions for Removal of Holding (h) Symbol

The condition that must be satisfied prior to removal of the holding symbol is:

- a site plan approved by the municipality.

(b) Residential Two-Exception Four-holding (R2-E4-h)

Until such time that the holding (-h) symbol is removed from lands zoned Residential Two-Exception Four-holding (R2-E4-h), in accordance with the conditions set forth herein, no person shall use land or erect or use a building or structure except in accordance with the following:

i) Permitted Uses

- Existing uses in existing locations
- Open spaces uses

ii) Conditions for Removal of Holding (-h) Symbol

The conditions that must be satisfied prior to removal of the holding (-h) symbol are:

- 1) The submission of a Phase One and Phase Two Environmental Site Assessment
- 2) The filing of a Record of Site Condition (RSC) in the Registry
- 3) Approved site plan

SECTION 8 – REQUIRMENTS FOR RURAL RESIDENTIAL (RR) ZONE

8.1 Permitted Uses

No person shall use land or erect or use a building or structure in any RR zone except for:

- (b) Residential Uses
 - Single Detached Dwelling
 - Group Home

8.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure within an RR Zone except in accordance with the following provisions:

- (a) Lot Area (Minimum) 4047 m²
- (b) Lot Frontage (Minimum) 45 m
- (c) Front Yard Depth (Minimum) 7.5 m
- (d) Side Yard Width (Minimum)
 - Interior 1.2 m
 - Exterior 7.5 m
- (e) Rear Yard Depth (Minimum) 7.5 m
- (f) Lot Coverage (Maximum) 25%
- (g) Building Height (maximum) 10.5 m
- (h) Dwellings per lot (maximum) – 1 *See general provisions related to secondary dwellings
- (i) Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law.
- (j) Parking and Loading – In accordance with the provisions for Parking and Loading in section 4 of this By-law.
- (k) Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law.
- (l) Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law.

- (m) Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law.

8.3 Exception Zones

(a) Rural Residential-Exception One (RR-E1) Zone

Notwithstanding any provisions of this By-law to the contrary, for those lands described as Lot 72, Registered Plan 461, on Madawaska Crescent, in the geographic Township of Sebastopol, zoned Rural Residential-Exception Two (RR-E2) on Schedule A to this By-law, the permitted uses shall be restricted to passive recreation uses and a privately maintained right-of-way for vehicular ingress and egress to those lands zoned Limited Service Residential-Exception Twelve (LSR-E12) located within Part of Lots 7 and 8, Range 'C' North in the geographic Township of Sebastopol.

(b) Rural Residential-Exception Two (RR-E2) Zone

In addition to the uses normally permitted in the Rural Residential (RR) zone, for those lands described as 25 Franklin Street, in Part of Lot 5, Concession 13, in the geographic Township of Grattan, zoned Rural Residential-Exception Two (RR-E2) on Schedule A to this By-law, a contractor's yard or shop shall be an additional permitted use.

8.4 Holding Zones

SECTION 9 – REQUIREMENTS FOR LIMITED SERVICE RESIDENTIAL (LSR) ZONE

9.1 Permitted Uses

No person shall use any land or erect or use any building or structure in any LSR zone except for:

(a) Residential Uses

- A limited service dwelling

9.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure within an LSR Zone except in accordance with the following provisions:

- | | |
|---|--|
| (a) Lot Area (Minimum) | 4047 m ² |
| (b) Lot Frontage (Minimum) | 45 m |
| (c) Front Yard Depth (Minimum) | 6 m |
| (d) Side Yard Width (Minimum) | |
| Interior | 3 m |
| Exterior | 6 m |
| (e) Rear Yard Depth (Minimum) | 7.5 m |
| (f) Lot Coverage (Maximum) | 25% |
| (g) Building Height (maximum) | 10.5 m |
| (h) Dwellings per lot (maximum) – 1 | *See general provisions related to secondary dwellings |
| (i) Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law. | |
| (j) Parking and Loading – In accordance with the provisions for Parking and Loading in section 4 of this By-law. | |
| (k) Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law. | |
| (l) Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law. | |

- (m) Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law.

9.3 Exception Zones

(a) Limited Service Residential-Exception One (LSR-E1) Zone

Notwithstanding Sections 3.16, 3.2.2 and Section 9.1 or any other provisions of this By-law to the contrary, for those lands located in Part Lot 1, Concession 8, in the geographic Township of South Algona, zoned Limited Service Residential-Exception One (LSR-E1) on Schedule A to this By-law, the following provisions shall apply:

- (i) A limited service dwelling and a maximum of two (2) sleep cabins shall be permitted uses;
- (ii) A sleep cabin shall mean a building or structure designed and built for temporary human accommodation containing separate heating facilities from the dwelling but no kitchen or sanitary facilities and having a maximum floor area of 20 square metres; and
- (iii) Permitted uses shall be limited to those uses in subsection (i) above and accessory uses, buildings and structures in accordance with the requirements of Section 3.2 of this By-law

All other provisions of the By-law shall apply.

(b) Limited Service Residential-Exception Two (LSR-E2) Zone

Notwithstanding Sections 9.1 and 9.2 or any other provisions of this By-law to the contrary, the lands, described as Part of Lots 28 and 29, Concession 11, in the geographic Township of South Algona, zoned Limited Service Residential-Exception Two (LSR-E2) and Part of Lots 28 and 29, Concession 11, in the geographic Township of South Algona, zoned Rural-Exception Fourteen (RU-E14) on Schedule A to this By-law, on opposite sides of the abandoned Canadian National Railway line shall be considered as one lot for zoning by-law interpretation purposes.

(c) Limited Service Residential-Exception Three (LSR-E3) Zone

Notwithstanding Section 9.1 and the definition of ACCESSORY in Section 2-Definitions of this By-law, or any other provisions of this By-law to the contrary, for those lands described as Part of Lots 29 and 30, Concession 12, in the geographic Township of South Algona, zoned Limited Service

Residential-Exception Three (LSR-E3) on Schedule A to this By-law, accessory buildings or structures shall be the only permitted use and do not need to be incidental, subordinate and exclusively devoted to supporting a principle use, building or structure and located on the same lot therewith.

(d) Limited Service Residential-Exception Four (LSR-E4) Zone

Notwithstanding Sections 3.16, 9.1 and 9.2, or any other provisions of this By-law to the contrary, for the lands described as Part 1, Plan 49R-12251, on part of Island "D" (Turner Island), Lake Clear, geographic Township of Sebastopol, zoned Limited Service Residential-Exception Four (LSR-E4) on Schedule A to this By-law, a seasonal island dwelling and two accessory bunkhouses may be permitted and the following provisions shall apply:

- (i) A minimum water setback of thirty (30) metres shall be provided from the high water mark of Lake Clear and no building or structure may be located within the 30 metre area.
- (ii) The maximum total combined floor area of the seasonal island dwelling and accessory bunkhouses shall not exceed 168 square metres.
- (iii) The lot shall be served by a water access point on the mainland. The water access point shall be located on lands fronting along the shoreline of Lake Clear and be held in the same ownership as Island "D" (Turner Island) or otherwise secured for parking, boat launching and/or docking by a right-of-way or easement. Documentary evidence is to be filed each year with the Building Official. This is a condition precedent to the validity of the principle use.
- (iv) Dwelling, Seasonal Island: means a single-detached dwelling that:
 - 1. is located on an island with its only means of access by water, and
 - 2. is not occupied continuously, or used as a year round permanent dwelling, and
 - 3. does not receive fire, ambulance, school bus, municipal street, public boat launch or public boat dock services.
- (v) Bunkhouse: means a building or structure designed and built for temporary human accommodation containing separate heating facilities but no culinary or sanitary facilities and having an area of not more than 28 square metres.

(e) Limited Service Residential-Exception Five (LSR-E5) Zone

Notwithstanding Section 9.1 or any other provisions of this By-law to the contrary, for the lands described as part of Lot 28, Concession 10, geographic Township of Sebastopol, zoned Limited Services Residential-Exception Five (LSR-E5) on Schedule A to this By-law, the use of land shall be limited parking for up to four (4) vehicles for the purpose of access to lands described as Part 1, Plan 49R-12251 located on part of Island "D" (Turner Island), Lake Clear, geographic Township of Sebastopol within the Limited Service Residential-Exception Four (LSR-E4) Zone.

(f) Limited Service Residential-Exception Six (LSR-E6) Zone

Notwithstanding Sections 3.27.4 a) and b), 9.1 and 9.2 and any other provisions of this By-law to the contrary, for the lands described as Part of Lot 50, Range C North, in the geographic Township of Sebastopol, zoned Limited Service Residential-Exception Six (LSR-E6) on Schedule A to this By-law, the following provisions shall apply:

- (i) The maximum floor area of any new dwelling or upgrades and/or renovations and/or repairs to an existing dwelling, shall be limited to a footprint with a maximum floor area of equivalent or smaller size than the dwelling existing on June 9, 2005;
- (ii) The location of any future reconstructed or new dwelling shall be no closer to the high water mark of Lake Clear than the setback that existed as of June 9, 2005. All new accessory structures shall be required to meet the minimum water setback of 30 metres and the minimum front yard depth, side yard width and rear yard depth requirements of the of the Limited Service Residential (LSR) Zone;
- (iii) Any septic system for a new dwelling shall be required to meet the minimum water setback of 30 metres and the minimum front yard depth, side yard width and rear yard depth requirements of the LSR zone;
- (iv) A minimum 30 metre wide vegetated buffer should be maintained along the high water mark of Lake Clear. A vegetated buffer shall mean an area to be used only for the purpose of planting and maintaining trees, shrubs, grasses and/or other vegetation to be maintained in its natural state. Any mature trees and undergrowth vegetation present between the existing dwellings and the shoreline of the lake should be left in its current condition as much as possible; and
- (v) All other applicable provisions of this By-law shall apply.

(g) Limited Service Residential-Exception Seven (LSR-E7) Zone

Notwithstanding Sections 9.1 and 9.2 or any other provisions of this By-law to the contrary, for the lands described as Part of Lot 22, Concession 12 in the geographic Township of Sebastopol, zoned Limited Service Residential–Exception Seven (LSR-E7) on Schedule A to this By-law, four limited service dwellings, existing on the date of passing of By-law, shall be permitted and the following provisions shall apply:

A new limited service dwelling may be constructed provided that one of the limited service dwellings, existing on the date of passing of this Zoning By-law amendment, is removed.

The total number of bedrooms of all existing and new limited service dwellings does not exceed 12 bedrooms.

All other applicable provisions of the LSR2 zone and this By-law shall apply to lands zoned Limited Service Residential Two-Exception Eight (LSR2-E8).

(h) Limited Service Residential-Exception Eight (LSR-E8) Zone

Notwithstanding Section 9.1 or any other provisions of this By-law to the contrary, for the lands described as Part Lot 21, Concession 10 in the geographic Township of Sebastopol, zoned Limited Service Residential –Exception Eight (LSR-E8) on Schedule A to this By-law, a limited service dwelling shall be permitted subject to Site Plan Approval by the Township in accordance with the Ecological Land Classification and American Ginseng Report prepared by Ontario Resource Management Group Inc (dated November 26, 2012).

(i) Limited Service Residential-Exception Nine (LSR-E9) Zone

Notwithstanding any provisions of this By-law to the contrary, for those lands described as Part of Lots 29 and 30, Concession 9, in the geographic Township of Sebastopol, zoned Limited Service Residential–Exception Nine (LSR-E9) on Schedule A to this By-law, a limited service dwelling shall be permitted.

(j) Limited Service Residential-Exception Ten (LSR-E10) Zone

Notwithstanding any provisions of this By-law to the contrary for those lands described as part of Lot 50, Range C North, in the geographic

Township of Sebastopol, zoned Limited Service Residential–Exception Ten (LSR-E10) on Schedule A to this By-law, a dwelling is prohibited but a garage or building, accessory to 21C Teedle Run in Lot 51, Range C North, shall be permitted.

(k) Limited Service Residential-Exception Eleven (LSR-E11) Zone

Notwithstanding Section 9.1 or any provisions of this By-law to the contrary, for the lands described as Jack's Island on Golden Lake, in front of Lots 20 and 21, Concessions 9 and 10, in the geographic Township of South Algona, zoned Limited Service Residential-Exception Eleven (LSR-E11) on Schedule A to this By-law, a limited service dwelling may be permitted on an island subject to the following provisions shall apply:

- (i) The island shall be served by a water access point on the mainland which shall be zoned to permit parking, boat launching and/or docking facilities for the island. The water access point shall be located on lands fronting along the shoreline of Golden Lake and be held in the same ownership as the island or otherwise secured by a right-of-way or easement.
- (ii) All other applicable provisions of this By-law shall apply.

(l) Limited Service Residential-Exception Twelve (LSR-E12) Zone

Notwithstanding the provisions of Section 3.16.1 or any other provisions of this By-law to the contrary, for the lands described as part of Lots 7, 8 and 9, Range 'C' North, in the geographic Township of Sebastopol, zoned Limited Service Residential-Exception Twelve (LSR-E12) on Schedule A to this By-law, a limited service dwelling shall be permitted and accessory buildings and structures may be erected or used provided:

- (i) The lot has legal access in the form of a registered right of way over Lot 72 in Registered Plan 461 for the purposes of providing vehicular ingress and egress to Madawaska Crescent, being a municipally owned and maintained street:
- (ii) The lot has a minimum frontage of 300 metres along the former Ottawa and Opeongo Road which is an unopened municipal road allowance.

9.4 Holding Zones

(a) Limited Service Residential-Exception Nine-holding (LSR-E9-h)

Until such time that the holding (h) symbol is removed from lands zoned Limited Service Residential-Exception Nine-holding (LSR-E9-h), in accordance with the conditions set forth herein, no person shall use land or erect or use a building or structure except in accordance with the following:

(i) Permitted Uses

- existing uses and existing locations
- open space uses

(ii) Conditions for Removal of Holding (h) Symbol

The condition that must be satisfied prior to removal of the holding symbol is the submission of a satisfactory Environmental Impact Study.

SECTION 10 – REQUIREMENTS FOR MOBILE HOME PARK (MHP) ZONE

10.1 Permitted Uses

No person shall use land or erect or use a building or structure in an MHP zone except for:

(a) Residential Uses

- Mobile Home
- Accessory single detached dwelling

(b) Non-Residential Uses

- Business Office accessory to a mobile home park

10.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure within an MHP Zone except in accordance with the following provisions:

(a) Mobile Homes on one communal service:

(i)	Mobile Home Site Area (minimum)	1400 sq. m
(ii)	Mobile Home Site Frontage (minimum)	30 m
(iii)	Mobile Home Site Front Yard Depth (minimum)	6 m
(iv)	Mobile Home Site Side Yard Width (minimum)	3 m
(v)	Mobile Home Site Rear Yard Depth (minimum)	10.5 m

(b) Mobile Homes on two communal services:

(i)	Mobile Home Site Area (Minimum)	600 sq. m
(ii)	Mobile Home Site Frontage (Minimum)	15 m
(iii)	Mobile Home Site Front Yard Depth (Minimum)	5 m
(iv)	Mobile Home Site Side Yard Width (Minimum)	2 m
(v)	Mobile Home Site Rear Yard Depth (Minimum)	7.5 m

- (c) Mobile Homes on private wells and private sewage disposal:
 - (i) Mobile Home Site Area 2025 m²
 - (ii) Mobile Home Site Frontage (minimum) 30 m
 - (iii) Mobile Home Site Front Yard Depth (minimum) 7.5 m
 - (iv) Mobile Home Site Side Yard Width (minimum) 5 m
 - (v) Mobile Home Site Rear Yard Depth (minimum) 10.5 m
- (d) Dwelling Unit Area (minimum):
 - (i) Mobile Home 55 m²
 - (ii) Accessory Single Detached Dwelling 75 m²
- (e) Mobile Home Park Lot Area (minimum) 1.2 Ha
- (f) Mobile Home Park Lot Frontage (minimum) 90 m
- (g) Building Height (maximum) 10.5 m
- (h) All roads within a Mobile Home Park shall have a minimum width of 10 metres and shall be constructed and maintained in such a manner as to eliminate dust.
- (i) Setback for Buildings and Structures:
No building or structure within an MHP Zone shall be located within 20 metres of the boundary of an MHP Zone.
- (j) Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law.
- (k) Parking and Loading – In accordance with the provisions for Parking and Loading in Section 4 of this By-law.
- (l) Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law.
- (m) Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law.

- (n) Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law.

SECTION 11 – REQUIREMENTS FOR MAIN STREET COMMERCIAL (MSC) ZONE

11.1 Permitted Uses

No person shall use any land or erect or use any building or structure in any MSC zone except for:

(a) Residential Uses

- Apartment/accessory dwelling(s) on the second floor of a permitted non-residential use

(b) Non-Residential Uses

- Bank and financial institution
- Bakery
- Boat sales, snowmobile, trailer and cycle sales and/or rentals
- Building supply store
- Business and professional office
- Butcher Shop
- Clinic
- Cinema
- Convenience store
- Day nursery
- Eating establishment – full service
- Eating establishment – take-out
- Eating establishment – drive in
- Equipment rental establishment
- Funeral home
- Furniture/cabinet showroom and workshop
- Garden centre
- Hotel
- Laundry and/or dry cleaning establishment
- Museum
- Place of entertainment
- Post office
- Public park and private park
- Retail store
- Service shop – general
- Service shop – personal
- Tavern
- Theatre
- Taxi stand
- Tourist information
- Place of worship

11.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in a MSC Zone except in accordance with the following provisions:

- | | |
|---|---------------------|
| (a) Lot Area (minimum) | |
| i. On well and septic | 2025 m ² |
| ii. On municipal water and sewer | Nil |
| (b) Lot Frontage (minimum) | |
| i. On well and septic | 30 m |
| ii. On municipal water and sewer | Nil |
| (c) Front Yard Depth (minimum) | 0 m |
| (d) Rear Yard Depth (minimum) | 3 m |
| Where the yard abuts a lot line in a residential zone | 6 m |
| (e) Side Yard Depth (minimum) | |
| i. On municipal water and sewer | 0 m |
| ii. On well and septic | 3m |
| iii. Where the yard abuts a lot in a residential zone | 3 m |
| (f) Exterior Side Yard depth (minimum) | 7.5 m |
| (g) Height (maximum) | 14 m |
| (h) Dwelling Unit Area (minimum) | 50 m ² |
| (i) Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law. | |
| (j) Parking and Loading – In accordance with the provisions for Parking and Loading in Section 4 of this By-law. | |
| (k) Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law. | |
| (l) Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law. | |
| (m) Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law. | |

11.3 Exception Zones

(a) Main Street Commercial-Exception One (MSC-E1) Zone

Notwithstanding Sections 4.8.3, 11.1 and 11.2 or any other provisions of this By-law to the contrary, for the lands described as 257 Bridge Street, geographic Village of Eganville, zoned Main Street Commercial-Exception One (MSC-E1) on Schedule A to this By-law, the following provisions shall apply:

- (i) Residential dwelling units shall also be a permitted use;
- (ii) Notwithstanding Section 4.8.3 or any other provision of this By-law to the contrary, the parking area to be located within 150 metres of the located it is intended to serve may be located on lands in a different zone.

(b) Main Street Commercial-Exception Two (MSC-E2) Zone

Notwithstanding Sections 4.2.1 and 4.8.3 or any other provision of this By-law to the contrary, for the lands described as 103 Bonnechere Street West, in the geographic Village of Eganville, zoned Main Street Commercial-Exception Two (MSC-E2) on Schedule A to this By-law, two dwelling units shall be permitted on the second floor of an existing building and the following zone provisions shall apply:

- (i) A minimum of three (3) parking spaces shall be provided within 150 metres of the land zoned Main Street Commercial-Exception Two (MSC-E2). The parking spaces shall:
 - a) be in the same possession, either by deed or long term lease, as the property occupied by the building; or
 - b) be subject to an agreement between the owner of the building and the owner of the parking facility.
- (ii) All other applicable provisions of this By-law shall apply.

11.4 Holding Zones

SECTION 12 – REQUIREMENTS FOR GENERAL COMMERCIAL (GC) ZONE

12.1 Permitted Uses

No person shall use any land or erect or use any building or structure in any GC zone except for:

(a) Residential Uses

- Apartment/accessory dwelling on the second floor of a permitted non-residential use

(b) Non-Residential Uses

- Automotive – car wash
- Automotive – commercial garage
- Automotive – gasoline bar
- Automotive – service station
- Automotive – store
- Automotive – vehicle sales and/or rental establishment
- Bank and financial institution
- Bakery
- Boat sales, snowmobile, trailer and cycle sales and/or rentals
- Building supply store
- Business and professional office
- Butcher Shop
- Clinic
- Cinema
- Convenience store
- Day nursery
- Eating establishment – full service
- Eating establishment – take-out
- Eating establishment – drive in
- Equipment rental establishment
- Funeral home
- Furniture/cabinet showroom and workshop
- Garden centre
- Home display and sales outlet
- Hotel
- Laundry and/or dry cleaning establishment
- Museum
- Motel
- Place of entertainment
- Post office
- Public park and private park
- Retail store

- Service shop – general
- Service shop – personal
- Tavern
- Theatre
- Taxi stand
- Tourist information
- Place of worship

12.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in a GC Zone except in accordance with the following provisions:

- | | |
|--|---------------------|
| (a) Lot Area (minimum) | |
| i. On well and septic | 4047 m ² |
| ii. On municipal water and sewer | 185 m ² |
| (b) Lot Frontage (minimum) | |
| i. On well and septic | 30 m |
| ii. On municipal water and sewer | 18 |
| (c) Front Yard Depth (minimum) | |
| i. Motel, hotel, automobile service station,
Automobile commercial garage | 10.5 m |
| ii. All other permitted uses | 7.5 m |
| (d) Rear Yard Depth (minimum) | |
| i. Where the yard abuts a lot line in a residential zone | 10.5 m |
| (e) Side Yard Depth (minimum) | |
| i. On municipal water and sewer | 3 m |
| ii. On well and septic | 3 m |
| iii. Where the yard abuts a lot line in a residential zone | 6 m |
| (f) Exterior Side Yard depth (minimum) | 7.5 m |
| (g) Height (maximum) | 14 m |
| (h) Landscaped Open Space (minimum) | 30% |
| (i) Number of Dwelling Units (Maximum) | 1 |
| (j) Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law. | |
| (k) Parking and Loading – In accordance with the provisions for Parking and Loading in Section 4 of this By-law. | |

- (l) Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law.
- (m) Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law.
- (n) Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law.

12.3 Exception Zones

(a) General Commercial-Exception One (GC-E1) Zone

Notwithstanding Section 12.1 or any other provisions of this By-Law to the contrary, for the lands described as 2910 Fourth Chute Road in Part Lots 19 and 20, Concession 21, geographic Village of Eganville, zoned General Commercial-Exception One (GC-E1) on Schedule A to this By-law, a mini storage establishment shall be a permitted use.

(b) General Commercial-Exception Two (GC-E2) Zone

Notwithstanding Sections 4.2.1 and 12.1 or any other provision of this By-law to the contrary, for the lands described as Part 1, Plan 49R-13281, in Part Lots 19 and 20, Concession 20, zoned General Commercial-Exception Two (GC-E2) on Schedule A to this By-law, the following provisions shall apply:

- (i) Permitted uses shall also include a window and door establishment;
- (ii) The minimum parking requirement for a window and door establishment shall be one (1) parking space per 30 m² of gross floor area; and
- (iii) All other provisions of the General Commercial (GC) zone shall apply.

12.4 Holding Zones

SECTION 13 – REQUIREMENTS FOR HIGHWAY COMMERCIAL (HC) ZONE

13.1 Permitted Uses

No person shall use any land or erect or use any building or structure in any HC zone except for:

(a) Residential Uses

- An accessory apartment to a permitted non-residential use
- An accessory single detached dwelling to a permitted non-residential use
- Where the permitted use is an automotive service station or commercial garage, the accessory residential use shall be a single detached dwelling.

(b) Non-Residential Uses

- Animal hospital
- Automotive - body shop
- Automotive - car wash
- Automotive - commercial garage
- Automotive - gasoline bar
- Automotive - service station
- Automotive - store
- Automotive - vehicle sales and/or rental establishment
- Boat sales, snowmobile, trailer and cycle sales and rentals
- Building supply store
- Business and professional offices
- Convenience store
- Eating establishment - full service
- Eating establishment - drive in
- Eating establishment - take-out
- Equipment rental establishment
- Furniture showroom and workshop
- Garden centre
- Home display and sales outlet
- Hotel
- Kennel
- Laundromat
- Laundry and dry cleaning establishment
- Mini storage establishment
- Motel
- Place of entertainment
- Public park, private park
- Retail Store
- Service shop general
- Service shop personal
- Tavern
- Welding shop

13.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in a HC Zone except in accordance with the following provisions:

- | | |
|---|---------------------|
| (a) Lot Area (minimum) | 4047 m ² |
| (b) Lot Frontage (minimum) | 45 m |
| (c) Front Yard Depth (minimum) | 10.5 m |
| (d) Side Yard Depth (minimum) | 6 m |
| Where the side yard abuts a residential zone | 10.5 m |
| (e) Exterior Side Yard Depth (minimum) | 7.5 m |
| (f) Rear Yard Depth (minimum) | 7.5 m |
| Where rear yard abuts a residential zone | 10.5 m |
| (g) Lot Coverage (maximum) | 33% |
| (h) Building Height (maximum) | 10.5 m |
| (i) Landscape Open Space (minimum) | 30% |
| (j) Dwelling Unit Area (minimum) | 50 m ² |
| (k) Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law. | |
| (l) Parking and Loading – In accordance with the provisions for Parking and Loading in Section 4 of this By-law. | |
| (m) Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law. | |
| (n) Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law. | |
| (o) Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law. | |

13.3 Exception Zones

(a) Highway Commercial-Exception One (HC-E1) Zone

Notwithstanding Section 13.1 and any other provision of this By-law to the contrary, for the lands zoned Highway Commercial-Exception One (HC-E1) and located in Part Lot 24, Concession 21, in the geographic Township of Grattan, the following provisions shall apply:

- (i) Permitted uses shall also include a truck terminal;
- (ii) No bulk fuel storage structures shall be permitted on the lands, other than emergency or temporary storage tanks; the total capacity of all emergency or temporary storage tanks (including skid tanks) shall be limited to a capacity of 3,000 imperial gallons; and
- (iii) All other provisions of the Highway Commercial (HC) zone shall apply to lands in the Highway Commercial-Exception One (HC-E1) zone.

13.4 Holding Zones

SECTION 14 – REQUIREMENTS FOR TOURIST COMMERCIAL (TC) ZONE

14.1 Permitted Uses

No person shall use any land or erect or use any building or structure in any TC zone except for:

(a) Residential Uses

- Accessory Single detached dwelling
- Staff dormitory dwelling

(b) Non-Residential Uses

- Resort
- Retail Store
- Camping Establishment
- Recreational Vehicle Campground
- Hotel
- Motel
- Passive recreational uses
- Active recreational use
- Private park
- Public park
- Marina
- Automotive – gasoline bar
- Propane, Retail
- Eating establishment – drive in
- Eating establishment – full service
- Eating establishment – take out
- Place of entertainment
- Riding stables
- Tourist establishment

14.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in a (TC) Zone except in accordance with the following provisions:

(a) Lot Area (minimum)	1.5 Ha
(b) Lot Frontage (minimum)	120 m
(c) Front Yard Depth (minimum)	10.5 m
(d) Side Yard Width (minimum)	10.5 m
(e) Rear Yard Depth (minimum)	10.5 m
(f) Lot Coverage (maximum)	20%
(g) Building Height (maximum)	12 m

(h) Recreational Vehicle Site Density

(i) Connected to individual on site sewage disposal system (maximum) - 5 per hectare based on the area of the entire park, provided 4047 square metres are deducted from the total area, if an accessory dwelling unit is used or erected.

(ii) Connected to a communal sewage system or utilizing an internal holding tank/system not connected to any sewage system (maximum) - 20 per hectare based on the area of the entire park.

(i) Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law.

(j) Parking and Loading – In accordance with the provisions for Parking and Loading in section 4 of this By-law.

(k) Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law.

(l) Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law.

(m) Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law.

14.3 Exception Zones

(a) Tourist Commercial-Exception One (TC-E1) Zone

Notwithstanding Section 3.27.4 or any other provisions of this By-law to the contrary, for the lands described as Part of Lot 30, Concession 12, in the geographic Township of South Algona, zoned Tourist Commercial-Exception One (TC-E1) on Schedule A to this By-law, the minimum water setback shall be 15 metres.

14.4 Holding Zones

SECTION 15 – REQUIREMENTS FOR DISPOSAL INDUSTRIAL (DM) ZONE

15.1 Permitted Uses

No person shall use land or erect or use a building or structure in any DM Zone except for:

(a) Residential Uses

- Prohibited

(b) Non-Residential Uses

- Waste Disposal Site, including transfer stations and composting sites
- Salvage yard
- Snow Disposal Facility

15.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in any DM Zone except in accordance with the following provisions:

(a) Yards (minimum):

	<u>Abutting Industrial Zone</u>	<u>Abutting Other Zone</u>
i) Front Yard Depth	22 m	30 m
ii) Side Yard Width	15 m	30 m
iii) Rear Yard Depth	15 m	30 m

(b) Buffer Strip

No land in any DM Zone shall be used for any other purpose than a buffer strip within,

- i) 30 metres of any Zone other than an industrial zone; and
- ii) 22 metres of any street line.

(c) Abandoned or Rehabilitated

No building shall be erected or constructed in a waste disposal site that has been abandoned or rehabilitated.

(d) Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law.

(e) Parking and Loading – In accordance with the provisions for Parking and Loading in section 4 of this By-law.

(f) Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law.

- (g) Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law.
- (h) Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law.

15.3 Exceptions Zones

15.4 Holding Zones

SECTION 16 – REQUIREMENTS FOR MINERAL AGGREGATE PIT (MP) ZONE

16.1 Permitted Uses

No person shall use land or erect or use a building or structure in any MP Zone except for:

- (a) Residential Uses
 - Prohibited
- (b) Non-Residential Uses
 - extractive industrial facility (i.e. wash plant, crusher) – does not include a concrete or asphalt manufacturing plant
 - gravel pit
 - processing of aggregates (i.e. screening, sorting, washing, crushing, storing)
 - forestry
 - limited farm

16.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in any MP Zone except in accordance with the following provisions:

- (a) Lot Area (minimum) 10 Ha
- (b) Lot Frontage (minimum) 45 m
- (c) Front Yard Depth (minimum) 30 m
- (d) Side Yard Depth (minimum) 15 m
- (e) Exterior Side Yard Depth (minimum) 30 m
- (f) Rear Yard Depth (minimum) 15 m
- (g) Landscaped buffer (all lot lines) 15 m
- (h) Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law.
- (i) Parking and Loading – In accordance with the provisions for Parking and Loading in section 4 of this By-law.
- (j) Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law.

- (k) Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law.
- (l) Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law.

16.3 Exception Zones

16.4 Holding Zones

SECTION 17 – REQUIREMENTS FOR MINERAL AGGREGATE PIT – RESERVE (MP-R) ZONE

17.1 Permitted Uses

No person shall use land or erect or use a building or structure in any MP-R Zone except for:

- (a) Residential Uses
 - Prohibited
- (b) Non-Residential Uses
 - forestry
 - limited farm

17.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in any MP-R Zone except in accordance with the following provisions:

- (a) Lot Area (minimum) 10 Ha
- (b) Lot Frontage (minimum) 45 m
- (c) Front Yard Depth (minimum) 30 m
- (d) Side Yard Depth (minimum) 15 m
- (e) Exterior Side Yard Depth (minimum) 30 m
- (f) Rear Yard Depth (minimum) 15 m
- (g) Landscaped buffer (all lot lines) 15 m
- (h) Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law.
- (i) Parking and Loading – In accordance with the provisions for Parking and Loading in Section 4 of this By-law.
- (j) Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law.
- (k) Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law.
- (l) Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in

accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law.

17.3 Exception Zones

(a) Mineral Aggregate Pit-Reserve-Exception One (MPR-R-E1) Zone

In addition to those uses normally permitted in the Mineral Aggregate Pit-Reserve (MP-R) Zone, on those lands described as part of Lot 4, Concession 13, geographic Township of Grattan, zoned Mineral Aggregate Pit-Reserve-Exception One (MP-R-E1) on Schedule A to this By-law, a private airfield shall be a permitted use.

17.4 Holding Zones

SECTION 18 – REQUIREMENTS FOR MINERAL AGGREGATE QUARRY (MQ) ZONE

18.1 Permitted Uses

No person shall use land or erect or use a building or structure in any MQ Zone except for:

- (a) Residential Uses
 - Prohibited
- (b) Non-Residential Uses
 - extractive industrial facility (i.e. wash plant, crusher) – does not include a concrete or asphalt manufacturing plant
 - forestry
 - limited farm
 - Quarry
 - Pit
 - processing of aggregates (i.e. screening, sorting, washing, crushing, storing)

18.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in any MQ Zone except in accordance with the following provisions:

- (a) Lot Area (minimum) 10 Ha
- (b) Lot Frontage (minimum) 45 m
- (c) Front Yard Depth (minimum) 30 m
- (d) Side Yard Depth (minimum) 15 m
- (e) Exterior Side Yard Depth (minimum) 30 m
- (f) Rear Yard Depth (minimum) 15 m
- (g) Landscaped buffer (all lot lines) 15 m
- (h) Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law.
- (i) Parking and Loading – In accordance with the provisions for Parking and Loading in Section 4 of this By-law.
- (j) Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law.

- (k) Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law.
- (l) Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law.

18.3 Exception Zones

18.4 Holding Zones

SECTION 19 – REQUIREMENTS FOR MINERAL AGGREGATE QUARRY – RESERVE (MQ-R) ZONE

19.1 Permitted Uses

No person shall use land or erect or use a building or structure in any MQ-R Zone except for:

- (a) Residential Uses
 - Prohibited
- (b) Non-Residential Uses
 - forestry
 - limited farm

19.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in any MQ-R Zone except in accordance with the following provisions:

- (a) Lot Area (minimum) 10 Ha
- (b) Lot Frontage (minimum) 45 m
- (c) Front Yard Depth (minimum) 30 m
- (d) Side Yard Depth (minimum) 15 m
- (e) Exterior Side Yard Depth (minimum) 30 m
- (f) Rear Yard Depth (minimum) 15 m
- (g) Landscaped buffer (all lot lines) 15 m
- (h) Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law.
- (i) Parking and Loading – In accordance with the provisions for Parking and Loading in Section 4 of this By-law.
- (j) Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law.
- (k) Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law.
- (l) Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in

accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law.

19.3 Exception Zones

19.4 Holding Zones

SECTION 20 – REQUIREMENTS FOR GENERAL INDUSTRIAL (GM) ZONE

20.1 Permitted Uses

No person shall use land or erect or use a building or structure in any GM Zone except for:

(a) Residential Uses

- Prohibited

(b) Non-Residential Uses

- Automotive-body shop
- Automotive-commercial garage
- Automotive-vehicle sales or rental establishment
- Cannabis Production Facility
- Concrete manufacturing plant
- Contractor's yard or shop
- Factory outlet
- Fuel storage tank
- Logging hauler
- Manufacturing plant
- Mini storage establishment
- Light manufacturing plant
- Public garage
- Sawmill
- Truck terminal
- Warehouse
- Welding/Metal shop
- Woodworking shop
- Business office accessory to a permitted use
- Retail uses accessory to a permitted use
- Propane/Natural Gas transfer facility
- Abattoir
- Retail stores involving the sale and/or rental of heavy machinery, fuels, factory equipment, boats, recreational vehicles, motorcycles, snowmobiles
- Service shop, general

20.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in any GM Zone except in accordance with the following provisions:

- | | | |
|-----|------------------------|---------------------|
| (a) | Lot Area (minimum) | 4047 m ² |
| (b) | Lot Frontage (minimum) | 35 m |

(c) Yards (minimum):

		Abutting an Industrial Zone	Abutting Other Zone
i)	Front Yard Depth	15 m	30 m
ii)	Side Yard Depth	3 m	30 m
iii)	Exterior Side Yard Depth	15 m	30 m
iv)	Rear Yard Depth	9 m	30 m

- (d) Lot Coverage (maximum) 50%
- (e) Building Height (maximum) 15 m
- (f) Landscaped Open Space 30%
- (h) Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law.
- (i) Parking and Loading – In accordance with the provisions for Parking and Loading in section 4 of this By-law.
- (j) Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law.
- (k) Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law.
- (l) Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law.

20.3 Exception Zones

(a) General Industrial-Exception One (GM-E1) Zone

Notwithstanding Sections 3.27.3, 3.35.1, 4.8.4 d), 20.1 and 20.2, or any other provisions of this By-law to the contrary, for the lands at 131 Sebastopol Drive, in Block C9, Plan 461, geographic Township of Sebastopol, zoned General Industrial-Exception One (GM-E1) on Schedule A to this By-law, the following provisions shall apply:

(i) Permitted Use

A licensed cannabis production facility operated entirely within the building existing as of August 31, 2021 is the only permitted use.

(ii) Yard Setbacks

- | | | | |
|----|--|----|--------|
| a) | Front Yard Depth (minimum side)
(south side) | 45 | metres |
| b) | Interior Side Yard Width (minimum side)
(east side) | 25 | metres |
| c) | Exterior Side Yard (minimum side)
(west side) | 25 | metres |
| d) | Rear Yard Depth (minimum side)
(north side) | 50 | metres |

(iii) The minimum front yard setback from the centerline of the road shall be 55 metres.

(iv) The minimum required separation from a licensed cannabis production facility to abutting zones shall be as follows:

- | | | |
|----|---|------------|
| a) | General Commercial (GC) Zone to the south | 65 metres |
| b) | General Commercial (GC) Zone to the east | 109 metres |
| c) | Community Facility (CF) Zone to the east | 8 metres |
| d) | Rural Residential (RR) Zone to the north | 70 metres |
| e) | Rural Residential (RR) Zone to the west | 50 metres |

(v) Parking shall be permitted in the front yard.

All other provisions of the Zoning By-law shall apply.

(b) General Industrial-Exception Two (GM-E2) Zone

Notwithstanding Section 20.1 to the contrary, for the lands described as Lot 27, Concession 14, in the geographic Township of Sebastopol zoned General Industrial – Exception Two (GM-E2) on Schedule A to this By-law, the uses listed in 20.1 shall be permitted a subject to Site Plan Approval.

Notwithstanding Section 20.1 to the contrary, for the lands zoned General Industrial–Exception Two (GM-E2) any sawmill buildings or processing shall be setback 70 metres from the property line of a residential use which existed at the date of the passing of this by-law.

20.4 Holding Zones

(a) General Industrial-Exception One-holding (GM-E1-h) Zone

Until such time that the Holding (h) symbol is removed from the lands zoned General Industrial One–Exception Four-Holding (GM1-E4-h), in accordance with the conditions set forth herein, no person shall use land or erect or use a building or structure except in accordance with the following:

(i) Permitted Uses

- Existing uses and existing locations
- Open space uses
- Passive recreation uses

(ii) Conditions for Removal of Holding (h) Symbol

- That site plans and supporting documentation be provided to the satisfaction of the Municipality to address such matters as landscaping, buffering, access, parking, site servicing including provision of water and waste water, odour control, building elevations, lot grading, draining, and storm water management.
- That the Owner enter into any site plan agreements with the municipality in order to implement the matters addressed on the site plans.

SECTION 21 – REQUIREMENTS FOR LIGHT INDUSTRIAL (LM) ZONE

21.1 Permitted Uses

No person shall use land or erect or use a building or structure in any LM Zone except for:

(a) Residential Uses

- Prohibited

(b) Non-Residential Uses

- Cannabis Production Facility
- Factory Outlet
- Light Manufacturing Plant
- Public Garage
- Truck Terminal
- Warehouse
- Business office accessory to a permitted use
- Retail uses accessory to a permitted use
- Propane/Natural Gas transfer facility
- Agriculture commercial establishment
- Those non-residential uses of the Highway Commercial (HC) zone listed in Section 13.1(b)

21.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in any LM Zone except in accordance with the following provisions:

(a) Lot Area (minimum)	4047 m ²
(b) Lot Frontage (minimum)	45 m
(c) Front Yard Depth (minimum)	10.5 m
(d) Side Yard Depth (minimum)	6 m
Where the side yard abuts a residential zone	10.5 m
(e) Exterior Side Yard Depth (minimum)	7.5 m
(f) Rear Yard Depth (minimum)	7.5 m
Where rear yard abuts a residential zone	10.5 m
(g) Lot Coverage (maximum)	33%
(h) Building Height (maximum)	10.5 m

- (i) Landscape Open Space (minimum) 30%
- (j) Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law.
- (k) Parking and Loading – In accordance with the provisions for Parking and Loading in Section 4 of this By-law.
- (l) Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law.
- (m) Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law.
- (n) Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law.

21.3 Exception Zones

21.4 Holding Zones

SECTION 22 – REQUIREMENTS FOR RURAL (RU) ZONE

22.1 Permitted Uses

No person shall use land or erect, alter or use a building or structure in any RU Zone except for:

- (a) Residential Uses
 - Single Detached Dwelling
 - Group Home

- (b) Non-Residential Uses
 - Farm
 - Farm – On farm diversified use
 - Farm – Agriculture related use
 - Bed and breakfast
 - Forestry
 - Hunt or fish camp
 - Home industry
 - Cannabis Production Facility
 - Cemetery
 - Private Airfield
 - Recreation, passive
 - Special Event *with an approved special event permit from Township*

22.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in any RU Zone except in accordance with the following provisions:

- (a) Lot area (minimum)
 - i) Residential Uses, home industry, bed and breakfast, hunt or fishing camp 4047 m²
 - ii) All other permitted uses 2 Ha

- (b) Lot Frontage (minimum) 45 m

- (c) Front yard Depth (minimum) 7.5 m

- (d) Side Yard Width (minimum) 3 m

- (e) Exterior Side Yard Width (minimum) 7.5 m

- (f) Rear Yard Depth (minimum) 7.5 m

- (g) Lot Coverage 20 %

- (h) Dwellings per lot (maximum) - 1 *See general provisions related to secondary dwellings
- (i) Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law.
- (j) Parking and Loading – In accordance with the provisions for Parking and Loading in Section 4 of this By-law.
- (k) Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law.
- (l) Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law.
- (m) Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law.

22.3 Exception Zones

(a) Rural-Exception One (RU-E1) Zone

Notwithstanding Section 3.26.1 c) or any other provisions of this By-Law to the contrary, for the lands described as Part 1, 49R-12211, in Part of Lot 20, Concession 16, geographic Township of Grattan, zoned Rural-Exception One (RU-E1) on Schedule A to this By-law, the separation distance from a Mineral Aggregate Pit (MP) or Mineral Aggregate Pit-Reserve (MP-R) to a dwelling does not apply.

(b) Rural-Exception Two (RU-E2) Zone

In addition to the uses normally permitted in Section 22.1(b) of this By-law, those lands described as part of Lot 32, Concession 21, in the geographic Township of Grattan, zoned Rural-Exception Two (RU-E2) on Schedule A to this By-law, may also be used for the purposes of an abattoir in accordance with the provisions of Section 20.2 of this By-law.

(c) Rural-Exception Three (RU-E3) Zone

Notwithstanding the requirements of Section 22.2 c) of this By-law, on those lands described as part of Lot 18, Concession 16, geographic Township of Grattan, zoned Rural-Exception Three (RU-E3) on Schedule A to this By-law, the minimum required front yard depth shall be 70.0 metres.

(d) Rural-Exception Four (RU-E4) Zone

Notwithstanding Section 22.2 c) of this By-law to the contrary, for those lands described as part of Lot 22, Concession 20, geographic Township of Grattan, zoned Rural-Exception Four (RU-E4) on Schedule A, the minimum required front yard depth shall be 81.0 metres.

(e) Rural-Exception Five (RU-E5) Zone

In addition to those uses normally permitted in Section 22.1 b) of the Rural (RU) Zone, on those lands described as part of Lot 16, Concession 8, geographic Township of South Algona, zoned as Rural-Exception Five (RU-E5) on Schedule A to this By-law, a shooting range shall be a permitted use.

(f) Rural-Exception Six (RU-E6) Zone

Notwithstanding Sections 22.2 and 3.9.1, or any other provisions of this By-law to the contrary, on those lands subject to an existing Shareholder Agreement (Hermitage Lake Corporation) located in Lots 16, 17, 18, 19 and 20, Concession 14, geographic Township of Sebastopol, zoned as Rural-Exception Six (RU-E6) on Schedule A to this By-law, more than one single detached dwelling shall be permitted on an existing lot.

(g) Rural-Exception Seven (RU-E7) Zone

Notwithstanding Section 22.2 or any other provision of this By-law to the contrary, on those lands subject to an existing Shareholder Agreement (2688301 Canada Inc. operating as Constan Associates) and located in Lots 8, 9 and 10, Concession 4V and Part of Lot 11, Concession V, in the geographic Township of Grattan, zoned Rural-Exception Seven (RU-E7) on Schedule A to this By-law, more than one single detached dwelling are permitted on a lot.

(h) Rural-Exception Eight (RU-E8) Zone

Notwithstanding Sections 22.1 and 22.2 or any other provisions of this By-Law to the contrary, for the lands described as Part of Lot 16 and 17, Concession 6, in the geographic Township of Grattan, zoned Rural-Exception Eight (RU-E8) on Schedule A to this By-law, six dwellings existing as of April 25, 2005, shall be permitted on an existing lot.

(i) Rural-Exception Nine (RU-E9) Zone

Notwithstanding Sections 22.1 and 22.2 or any other provisions of this By-law to the contrary, for the lands described as Part of Lot 8, and Part of Lot 9, Concession 14, in the geographic Township of Sebastopol, zoned Rural-Exception Nine (RU-E9) on Schedule A to this By-law, a three-unit dwelling is a permitted use.

(j) Rural-Exception Ten (RU-E10) Zone

Notwithstanding Sections 3.27.4 a), 22.1 and 22.2 or any other provisions of this By-law to the contrary, for the lands described as Part of Lot 30, Concession 9, in the geographic Township of Sebastopol, zoned Rural Exception Ten (RU-E10) on Schedule A to this By-law, the following provisions shall apply:

- (i) permitted uses shall be limited to parking for up to four (4) vehicles for the purpose of access to lands located within part of Island "D" (Turner Island), Lake Clear, geographic Township of Sebastopol, and more particularly described as Part 1 on Plan 49R-12251;
- (ii) No dwellings or septic systems shall be permitted on the property;
- (iii) No structures other than a pit privy, a garage/boat storage building and/or boat docking and launching facilities shall be permitted on the property. The submission of a site plan will be required to establish the location of the pit privy and garage which shall be located as close as possible to the existing road, while complying with the setback requirements of the RU zone.
- (iv) All buildings and/or structures shall occupy an area no larger than 10% of the total lot area, and shall act as accessory structures only to the permitted use of the site as parking for mainland access. No sleeping cabins or boat houses are permitted.
- (v) A minimum setback of 30 metres from the high water mark of Lake Clear shall be required.
- (vi) A minimum 30 metre wide vegetated buffer should be maintained along the high water mark of Lake Clear. A vegetated buffer shall mean an area to be used only for the purpose of planting and maintaining trees, shrubs, grasses and/or other vegetation to be maintained in its natural state. Any mature trees and undergrowth vegetation present between the existing dwellings and the shoreline of the lake should be left in its current condition, with the exception of areas for boat docking and launching facilities and access to those areas.

All other applicable provisions of this By-law shall apply.

(k) Rural-Exception Eleven (RU-E11) Zone

Notwithstanding Sections 3.26.1 d), 22.2 c) or any other provisions of this By-law to the contrary, for the lands described as Part of Lots 10 and 11, Concession 17, and Part of the closed road allowance between Lots 10 and 11, in the geographic Township of Grattan and zoned Rural-Exception Eleven (RU-E11) on Schedule A to this By-law, a single detached dwelling shall be a permitted use on existing lots of record and the minimum required front yard depth shall be 64 metres.

(l) Rural-Exception Twelve (RU-E12) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands described as Part Lot 21, Concession 13, geographic Township of Sebastopol, zoned Rural-Exception Twelve (RU-E12) on Schedule A to this By-law, a two-unit dwelling may be permitted provided:

- (i) one of the dwelling units shall not have more than 2 bedrooms; the other dwelling unit shall not have more than 1 bedroom;
- (ii) under no circumstances shall the property be considered as having two separate dwellings on one parcel of land, rather than one building with two dwellings units.

(m) Rural-Exception Thirteen (RU-E13) Zone

Notwithstanding any other provisions of this By-law to the contrary for lands described as part of lots 27 and 28, Concession 11, in geographic Township of South Algona, zoned Rural-Exception Thirteen (RU-E13) on Schedule A to this By-law, the permitted uses shall be limited to a hunting and fishing camp, forestry, farm, passive recreation uses, private park and following provisions shall apply:

- (i) Dwelling(s) shall not be permitted
- (ii) Lands zoned RU-E13 on both sides of the abandoned Canadian National Railway line shall be considered as one lot for zoning by-law interpretation purposes.

(n) Rural-Exception Fourteen (RU-E14) Zone

Notwithstanding any other provisions of this By-law to the contrary for lands described as part of lots 28 & 29, Concession 11, in geographic Township of South Algona, zoned Rural-Exception Fourteen (RU-E14) on Schedule A to this By-law, the following provisions shall apply:

- (i) Dwelling(s) shall not be permitted;
- (ii) The lands zoned Rural-Exception Fourteen (RU-E14) and the lands zoned Limited Service Residential-Exception Two (LSR-E2) on the opposite side of the abandoned Canadian National Railway line shall be considered as one lot for zoning by-law interpretation purposes.

(o) Rural-Exception Fifteen (RU-E15) Zone

Notwithstanding Section 3.26.1 c), or any other provisions of this By-law to the contrary, for the lands described as Part of Lot 28, Concession 9, geographic Township of South Algona, zoned Rural–

Exception Fifteen (RU-E15) on Schedule A to this By-law, the following provisions shall apply:

- i) Minimum separation distance for a new dwelling from a Mineral Aggregate Pit (MP) or Mineral Aggregate Pit-Reserve (MP-R) Zone shall be 20 metres
- ii) A 20 metre wide buffer area shall be planted along the side and rear lots lines.

(p) Rural-Exception Sixteen (RU-E16) Zone

Notwithstanding Sections 3.16.1, 3.26.1 c), or any other provisions of this By-law to the contrary, for those lands described as part of Lots 39 and 40, Concession Range C South, geographic Township of Sebastopol, zoned Rural-Exception Sixteen (RU-E16) on Schedule A to this By-law, the minimum required separation from an Mineral Aggregate Pit Reserve (MP-R) Zone shall be 100 metres and access to a public road shall be permitted over a registered right-of-way on abutting lands. All other provisions of the Zoning By-law shall apply.

(q) Rural-Exception Seventeen (RU-E17) Zone

Notwithstanding Section 22.1(a) or any other provisions of this By-law to the contrary, for the lands described as part of Lots 21, 22 and 23, Concession 5 and part of Lot 22, Concession 6, in the geographic Township of Grattan, zoned Rural-Exception Seventeen (RU-E17) on Schedule A to this By-law, residential uses shall be prohibited. All other provisions of this by-law shall apply.

(r) Rural-Exception Eighteen (RU-E18) Zone

Notwithstanding Section 3.18.7 or any other provisions of this By-law to the contrary, for the lands described as Part 5, Plan 49R-14930, in part Lot 18, Concession 11, geographic Township of Sebastopol, zoned Rural-Exception Eighteen (RU-E18) on Schedule A to this By-law, the following provisions shall apply:

- (i) An existing one family dwelling shall be permitted as a non-conforming use subject to the following conditions:
 - 1. No reconstruction resulting from the existing dwelling being damaged or destroyed by causes beyond the control of the owner, or any repair or renovation to the existing dwelling, shall result in an increase in the height or bulk of the dwelling, or a further reduction of the minimum required front yard setback, minimum rear yard setback, minimum side yard setback or minimum water setback.

2. Notwithstanding any other provision to the contrary, such existing one family dwelling may be permitted to be raised for the purposes of constructing a foundation; and
 3. All other applicable provisions of Section 3.18 of this By-law shall apply to the existing single detached residential dwelling.
- (ii) Existing performance standards shall apply to all existing buildings and structures; and
 - (iii) A septic system to service the existing one family dwelling on lands zoned RU-E18 shall be permitted to be located on lands zoned RU-E19 in Part 1, Plan 49R-14930.

All other provisions of the Rural (RU) zone and this By-law shall apply to lands in the Rural-Exception Eighteen (RU-E18) Zone.

(s) Rural-Exception Nineteen (RU-E19) Zone

Notwithstanding Sections 22.1 and 22.2, or any other provision of this By-law to the contrary, for the lands described as Part 1, Plan 49R-14930, in part Lots 17 and 18, Concession 11, geographic Township of Sebastopol, zoned Rural-Exception Nineteen (RU-E19), the following provisions shall apply:

- (i) An existing one family dwelling shall be a permitted use;
- (ii) The minimum front yard setback for a septic system shall be 3 metres;
- (iii) In addition to a septic system to service the existing one family dwelling on lands zoned RU-E19, a second individual septic system to service the existing one family dwelling on lands zoned RU-E18 and located in Part 5, Plan 49R-14930, shall be permitted to be located on lands zoned RU-E19 in Part 1, Plan 49R-14930.

All other provisions of the Rural (RU) zone and this By-law shall apply to lands in the Rural-Exception Nineteen (RU-E19) zone.

(t) Rural-Exception Twenty (RU-E20) Zone

Notwithstanding Section 3.26.1 c) or any other provisions of this By-Law to the contrary, for the lands described as Part 1, 49R-3894, in Part of Lot 20, Concession 16, geographic Township of Grattan, zoned Rural-Exception Twenty (RU-E20) on Schedule A to this By-law, the separation distance from a Mineral Pit (MP) or Mineral Pit Reserve (MP-R) to a dwelling does not apply.

(u) Rural-Exception Twenty-One (RU-E21) Zone

Notwithstanding any other provisions of this By-law to the contrary for lands zoned Rural-Exception Twenty-One (RU-E21) and located within

Part of Lot 33, Concession 19 in the geographic Township of Grattan located at 1270A Foymount Road, on Schedule A to this By-law, the following provisions shall apply:

- (i) A commercial garage shall be a permitted use
- (ii) A used car lot shall be a permitted use
- (iii) Notwithstanding Section 3.24.2 (Open Storage) the storage of up to 5 derelict vehicles used for parts shall be permitted in the rear yard behind the garage, so as not to be visible from the travelled road.

(v) Rural-Exception Twenty-Two (RU-E22) Zone

Notwithstanding any other provisions of this By-law to the contrary for lands zoned Rural-Exception Twenty-Two (RU-E22) and located within Part of Lot 7, Concession 14 in the geographic Township of Grattan, on Schedule A to this By-law, a sawmill shall be a permitted use.

(w) Rural-Exception Twenty-Three (RU-E23) Zone

Notwithstanding any other provisions of this By-law to the contrary for the lands zoned Rural-Exception Twenty-Three (RU-E23) and located within Part of Lots 32 and 33, Concession 1 in the geographic Township of South Algona, and Lots 1 and 2, Concession 14 in the geographic Township of Sebastopol, a maximum of twelve (12) dwellings total are permitted for all parcels of land zoned RU-E23. Prior to the issuance of future building permits, it shall be demonstrated that the appropriate environmental approvals regarding sewage disposal are in place.

*** (By-law 2022-077) ***

*** (x) Rural-Exception Twenty-Four (RU-E24)**

Notwithstanding Sections 3.2.1 and 3.16.1, or any provisions of this By-law to the contrary, for the lands described as Part of Lot 16, Concession 6, in the geographic Township of South Algona, zoned Rural-Exception Twenty-Four (RU-E24) on Schedule 'A' Map 1 to this By-law, the following provisions shall apply:

- (a) An accessory building shall be permitted to be built before the main use is built or is under construction
- (b) Access shall be permitted over the abutting unopened road allowance between Lots 15 & 16, Concession 6.

All other provisions of the Zoning By-law shall apply.*

22.4 Holding Zones

(a) Rural-Exception Six-holding (RU-E6-h) Zone

Until such time that the holding (h) symbol is removed from lands zoned Rural-Exception Six-holding (RU-E6-h) on lands located in Lots 16, 17, 18, 19 and 20, Concession 14, geographic Township of Sebastopol, no person shall use land or erect or use a building or structure except in accordance with the following:

(i) Permitted Uses

- existing residential uses in existing locations
- all other uses permitted in the Rural (RU) Zone.

(ii) Conditions for Removal of Holding (h) Symbol

The conditions that must be satisfied prior to the removal of the holding (h) symbol are:

That a site plan, hydrogeological assessment and/or planning justification report be provided to support any application for building permit for any new dwellings.

(b) Rural-Exception Seven-holding (RU-E7-h) Zone

Until such time that the holding (h) symbol is removed from the land zoned Rural-Exception Twenty-holding (RU-E7-h) on lands located within Lots 8, 9 and 10, Concession IV and Part of Lot 11, Concession V in the geographic Township of Grattan, no person shall use land or erect or use a building or structure except in accordance with the following:

(i) Permitted Uses

- eight (8) existing single detached dwellings on an existing lot.
- all other uses permitted in the Rural (RU) Zone.

(ii) Conditions for Removal of the Holding (h) Symbol

- That a site plan, hydrogeological assessment and/or planning justification report be provided to support any application for building permit for any new dwellings.

SECTION 23 – REQUIREMENTS FOR AGRICULTURE (A) ZONE

23.1 Permitted Uses

No person shall use land or erect, alter or use a building or structure in any A Zone except for:

- (a) Residential Uses
 - Single Detached Dwelling
- (b) Non-Residential Uses
 - Farm
 - Farm – On-farm diversified use
 - Farm – Agriculture Related Use
 - Farm - Limited
 - Forestry
 - Home Industry
 - Bed and Breakfast
 - Cannabis Production Facility
 - Recreation – Passive
 - Special Event *with an approved special event permit from Township*

23.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in any A Zone except in accordance with the following provisions:

- (a) Lot Area (minimum) 40 hectares
- (b) Lot Frontage (minimum) 45 m
- (c) Front Yard Depth (minimum)
 - i) Single detached dwelling 7.5 m
 - ii) All other uses 30 m
- (d) Side Yard Width (minimum)
 - i) Single detached dwelling 3 m
 - ii) All other uses 30 m
- (e) Exterior Side Yard (minimum)
 - i) Single detached dwelling 7.5 m
 - ii) All other uses 30 m
- (f) Rear Yard Depth (minimum)
 - i) Single detached dwelling 7.5 m

- | | |
|--------------------|------|
| ii) All other uses | 30 m |
|--------------------|------|
- (g) Dwelling Unit Area (minimum) 65 m²
 - (h) Lot Coverage (maximum) 2%
 - (i) On-farm diversified uses and cannabis production facilities including all associated services (i.e. buildings, accessory buildings, well, septic, parking area, etc.) shall not occupy an area greater than 1 hectare.
 - (j) Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law.
 - (k) Parking and Loading – In accordance with the provisions for Parking and Loading in section 4 of this By-law.
 - (l) Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law.
 - (m) Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law.
 - (n) Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law.

23.3 Exception Zones

(a) Agriculture-Exception One (A-E1)

Notwithstanding anything else in this by-law to the contrary, for those lands zoned Agriculture-Exception One (A-E1) on Schedule A to this By-law all residential uses shall be prohibited.

(b) Agriculture-Exception Two (A-E2)

Notwithstanding any other provisions of this By-law to the contrary for lands zoned Agriculture-Exception Two (A-E2) and located within Part of Lot 33, Concession 19 in the geographic Township of Grattan located at 1270A Foymount Road, on Schedule A to this By-law, the following provisions shall apply:

- (iv) A commercial garage shall be a permitted use
- (v) A used car lot shall be a permitted use.

- (vi) Notwithstanding Section 3.24.2 (Open Storage) the storage of up to 5 derelict vehicles used for parts shall be permitted in the rear yard behind the garage, so as not to be visible from the travelled road.

23.4 Holding Zones

SECTION 24 – REQUIREMENTS FOR COMMUNITY FACILITY (CF) ZONE

24.1 Permitted Uses

No person shall use land or erect or use a building or structure in any CF Zone except for:

(a) Residential Uses

- Senior citizens home
- Accessory single detached dwelling
- Nursing home
- Home for the aged

(b) Non- Residential Uses

- Assembly hall
- Community centre
- Clinic
- Hospital
- Cemetery
- Public garage
- Public utility
- Church
- Schools
- Recreation, active
- Recreation, passive
- Public park
- Private park
- Private club
- Place of Worship
- Forestry
- Public building

24.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in a CF Zone except in accordance with the following provisions:

- | | | |
|-----|---|---------------------|
| (a) | Lot Area (minimum) | |
| | i) On Full municipal services | 300 m ² |
| | ii) On private services (well and septic) | 4047 m ² |
| (b) | Lot Frontage (minimum) | |
| | i) On full municipal services | 15 m |
| | ii) On private services (well and septic) | 45 m |
| (c) | Front Yard Depth (minimum) | |
| | i) On full municipal services | 7.5 metres |

- | | |
|---|---|
| ii) On private services (well and septic) | 10.5 metres |
| (d) Side Yard Width (minimum) | |
| i) On full municipal services | 3 m |
| ii) On private services (well and septic) | 5 metres or 1/2 the height of the building whichever is greater |
| (e) Exterior Side Yard | |
| i) On full municipal services | 7.5 m |
| ii) On private services (well and septic) | 10.5 m |
| (f) Rear Yard Depth (minimum) | |
| i) On full municipal services | 7.5 m |
| ii) On private services | 15 m |
| (g) Lot Coverage (maximum) | |
| i) On full municipal services | 50% |
| ii) On private services | 25% |
| (h) Building Height (maximum) | 10.5 m |
| (i) Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law. | |
| (j) Parking and Loading – In accordance with the provisions for Parking and Loading in Section 4 of this By-law. | |
| (k) Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law. | |
| (l) Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law. | |
| (m) Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law. | |

24.3 Exception Zones

24.4 Holding Zones

SECTION 25 – REQUIREMENTS FOR ENVIRONMENTAL PROTECTION (EP) ZONE

25.1 Permitted Uses

No person shall use land or erect or use a building or structure in any EP zone except for:

(a) Residential Uses

- Prohibited

(b) Non- Residential Uses

- Dam or other water control structure
- Erosion control structure
- Existing farm
- Limited farm
- Passive recreation
- No new buildings or structures other than for flood or erosion control

25.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in any EP Zone except in accordance with the following provisions:

- | | | |
|-----|--|--------|
| (a) | Front Yard Depth (minimum) | 10.5 m |
| (b) | Side Yard Width (minimum) | 5 m |
| (c) | Rear Yard Depth (minimum) | 15 m |
| (d) | Lot Coverage (maximum) | 1% |
| (e) | Building Height (maximum) | 5 m |
| (f) | Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law. | |
| (g) | Parking and Loading – In accordance with the provisions for Parking and Loading in section 4 of this By-law. | |
| (h) | Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law. | |
| (i) | Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law. | |
| (j) | Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted | |

in accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law.

25.3 Exception Zones

(a) Environmental Protection-Exception One (EP-E1)

Lands zoned Environmental Protection-Exception One (EP-E1), on Schedule A to this By-law, are Provincially Significant Wetlands (PSWs) and permitted uses identified in Section 25.1 of this By-law. See Section 3.27.5 for the required setback to the EP-E1 Zone boundary.

(b) Environmental Protection-Exception Two (EP-E2)

Lands zoned Environmental Protection-Exception Two (EP-E2), on Schedule A to this By-law are Life Science-Area of Natural and Scientific Interest (ANSI) and permitted uses are identified in Section 25.1 of this By-law. See Section 3.27.6 i) for the required setback to the EP-E2 Zone boundary.

(c) Environmental Protection-Exception Three (EP-E3)

Lands zoned Environmental Protection-Exception Two (EP-E3), on Schedule A to this By-law are Earth Science-Area of Natural and Scientific Interest (ANSI) and permitted uses are identified in Section 25.1 of this By-law. See Section 3.27.6 ii) for the required setback to the EP-E3 Zone boundary.

(d) Environmental Protection-Exception Four (EP-E4)

Notwithstanding any provisions of this By-law to the contrary, for those lands described as Islands A, F, G and I, on Lake Clear, in the geographic Township of Sebastopol, zoned Environmental Protection-Exception Four (EP-E4) on Schedule A to this By-law, the only permitted use is passive use. No buildings or structures are permitted.

25.4 Holding Zones

SECTION 26 – REQUIREMENTS FOR OPEN SPACE (OS) ZONE

26.1 Permitted Uses

No person shall use land or erect or use a building or structure in any OS zone except for:

(a) Residential Uses

- Prohibited

(b) Non-Residential Uses

- Buffer Strip
- Golf Course
- Landscaped Open Space
- Natural Area
- Passive Recreation
- Private Park
- Public Park

26.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in any OS Zone except in accordance with the following provisions:

- | | | |
|-----|--|--------|
| (a) | Lot Area (minimum) | NIL |
| (b) | Front Yard Depth (minimum) | NIL |
| (c) | Side Yard Width (minimum) | NIL |
| (d) | Rear Yard Depth (minimum) | NIL |
| (e) | Building Height (maximum) | 10.5 m |
| (f) | Open Storage – In accordance with the provisions for open storage in Section 3 of the General Provisions of this By-law. | |
| (g) | Parking and Loading – In accordance with the provisions for Parking and Loading in section 4 of this By-law. | |
| (h) | Separation Distance – In accordance with the provisions for separation Distance in Section 3 – General Provisions of this By-law. | |
| (i) | Setbacks – In accordance with the provisions for setbacks in Section 3 – General Provisions of this By-law. | |
| (j) | Accessory Uses, Buildings, and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted | |

in accordance with the requirements for accessory uses, buildings and structures in Section 3 – General Provisions of this by-law.

26.3 Exception Zones

(a) Open Space-Exception One (OS-E1) Zone

Notwithstanding any other provision of this By-law to the contrary, for the lands described as Part 7, Plan 49R-16555, in Part of Lot 18, Concession 10, in the geographic Township of Sebastopol, zoned Open Space-Exception One (OS-E1) on Schedule A to this By-law, the permitted uses shall be restricted to a private park and passive recreation uses which will be for the exclusive use and benefit of the lands described as Parts 1, 2 and 4, Plan No. 49R-16555.

26.4 Holding Zones

SECTION 27 – REQUIREMENTS FOR THE DEVELOPMENT (D) ZONE

27.1 Permitted Uses

No person shall use land or erect or use a building or structure in any D zone except for:

- (a) Residential Uses
 - Existing Dwellings

- (b) Non-Residential Uses
 - Buffer Strip
 - Landscaped Open Space
 - Natural Area
 - Passive Recreation
 - Limited Farm
 - Private Park
 - Public Park

27.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in any D Zone except in accordance with the following provisions:

(a)	Front Yard Depth (minimum)	10.5 metres
(b)	Side Yard Width (minimum)	
	(i) interior	3 metres
	(ii) exterior	6 metres
(c)	Rear Yard Depth (minimum)	15 metres
(d)	Building Height (maximum)	5 metres

27.3 Exception Zones