



Township of Seguin

ZONING BY-LAW NO. 2006-125

September 18, 2006
Consolidated January 7, 2008



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

Prepared by:



September 18, 2006

Consolidated: January 7, 2008 - Township of Seguin

Consolidation Notes:

This version of the By-law has been updated to include all amendments to the By-law passed by Council and/or approved by the OMB from September 18, 2006 to January 7, 2008. Please contact the Planning Department for the most recent amendments to the By-law.

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HOW TO USE THIS BY-LAW

INTRODUCTION

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

PURPOSE OF THIS ZONING BY-LAW

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

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

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

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

- prohibit the use of lands and the erection of buildings or structures on land that is:
 - subject to flooding;
 - the site of steep slopes;
 - rocky, low-lying, marshy or unstable;
 - contaminated;
 - a sensitive groundwater recharge area or head water area;
 - the location of a sensitive aquifer;
 - a significant wildlife habitat area, wetland, woodland, ravine, valley or area of natural and scientific interest;
 - a significant corridor or shoreline of a lake, river or stream; or,
 - the site of a significant archaeological resource.

HOW TO USE THIS BY-LAW

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

1. Locate the Property on a Map

Maps in a Zoning By-law are called 'Schedules'. The first step to using this By-law is to refer to the zone schedules that are contained at the back of the By-law to determine in which zone category your property is located. The zone category will be indicated on the schedules by a symbol or abbreviation. For example, you may see a symbol such as "SR1" beside your property. This would indicate that your property is within the "Shoreline Residential One" Zone. The zone symbols or abbreviations are explained on the first page of Section 3 of the By-law.

Section 3 also provides assistance to help you identify the zone boundaries on the Schedules. For example, if your property appears close to a zone boundary and you are not sure how to determine exactly where that boundary is located, refer to Section 3.6 of the By-law.

2. By-law Amendments

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

3. Zone Provisions

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

The definitions in Section 13 can assist you if you are not sure of the nature of a permitted use or how it has been defined for the purposes of this By-law. Uses which are not identified as permitted uses within a particular zone are not permitted in that zone.

You have now identified the zone in which your property is located and have identified what uses are permitted on your property. The next step is to determine what standards may apply to the uses on your property. Subsection 3 in Sections 6 to 11 of the By-law identifies the zone requirements for each of the zone categories in the Municipality including standards for minimum lot area, minimum frontage requirements, minimum yard requirements, maximum lot coverage for buildings, maximum permitted height of buildings and in some cases, the minimum required landscaped open space on the lot.

4. General Provisions

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

5. Parking and Loading

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

6. Exceptions, Holding Zones and Temporary Uses

As noted in #2 above, By-laws are not static documents and lands may be subject to a zone exception, a holding zone, a temporary use. If a zone symbol is followed by a dash (-) and a number the lands are subject to a site specific exception. These can be found in Subsection 3 of the relevant Section. If the zone symbol is followed by an (H) or a (T), the lands are subject to holding symbol or temporary use, which can be found in Section 12

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

A legal non-conforming use is a use of land and/or building that legally existed on the date By-law 2006-125 comes into effect under the Planning Act. To be legal, the use must have been permitted on the lands in accordance with the previous Zoning By-laws for the Township.

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

Description of By-law Components

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

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

The purpose of each of these sections is described below.

Sections 1 and 2 - Interpretation and Administration

These sections of the By-law specify:

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

Section 3 - Establishment Of Zones

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

Section 4 - General Provisions

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

Section 5 - Parking and Loading

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

Sections 6 to 11 - Zone Provisions

Sections 6 to 11 identify the uses that are permitted in each Zone category. The effect of these Zones is to only permit certain uses in various parts of the Municipality. The only uses permitted in a zone are those that are specified in the By-law. If a use is not specifically mentioned as a permitted use in a Zone then it is not permitted. Similarly, if a use is defined in Section 13 of the By-law but does not appear as a permitted use in any zone, then it is not a use permitted by the By-law.

Sections 6 to 11 also contain a number of regulations that control the placement, bulk and height of a building on a lot. This includes regulations such as minimum lot size, minimum frontage, maximum building height or the maximum coverage of a building on a lot.

Section 12 - Holding Zones and Temporary Use Zones

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

Section 13 - Definitions

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

Section 14 - Enactment

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

CORPORATION OF THE TOWNSHIP OF SEGUIN

BY-LAW NUMBER 2006-125

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

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

SECTION 1 INTERPRETATION

1.1 TITLE

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

1.2 ADMINISTRATION

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

1.3 CONFORMITY AND COMPLIANCE WITH BY-LAW

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

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

1.4 INTERPRETATION

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

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

1.5 BUILDING PERMITS AND MUNICIPAL LICENSE

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

SECTION 2 ADMINISTRATION

2.1 ENFORCEMENT

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

2.2 SEVERABILITY

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

2.3 EFFECTIVE DATE

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

2.4 REPEAL OF FORMER BY-LAWS

- i) By-law No. CT100-83, as amended, of the former Township of Christie and the west half of the former Township of Monteith is hereby repealed;
- ii) By-law No. Z200-97, as amended, of the former Township of Humphrey is hereby repealed;
- iii) By-law No. 93-1000, as amended, of the former Township of Foley is hereby repealed;
- iv) By-law No. R100-80, as amended, of the former Village of Rosseau is hereby repealed;
- v) By-law No. 2005-073, as extended by By-law No. 2006-098, of the Township of Seguin is hereby continued until the earlier of July 3, 2007 or the day which this By-law is in full force and effect pursuant to the Provisions of the Planning Act, whereupon the said By-laws are repealed;

2.5 TRANSITION PROVISIONS

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

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

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

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

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

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

2.5.5 Despite this Section, the provisions of this By-law apply to the land in question immediately upon the issuance of the Building Permit or granting of the approval which the exemption is founded.

2.5.6 This Section is repealed on the later of: (a) one (1) year from the date of passage of this By-law and, (b) on appeal, on the date that is 6 (six) months after the date that the applicable provisions of this By-law are approved by the Ontario Municipal Board.

2.5.7 Despite subsection 2.5.6, in those cases where the Approval is the subject of a referral or appeal to the Ontario Municipal Board, this Section ceases to apply to the Development that is the subject of the Approval on the date that is 6 (six) months after the date that such referral or appeal has been decided.

**SECTION 3
ESTABLISHMENT OF ZONES**

3.1 ZONES

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

ZONE	SYMBOL
Residential Zones	
Village Residential One Zone	R1
Village Residential Two Zone	R2
Shoreline Residential One Zone	SR1
Shoreline Residential Two Zone	SR2
Shoreline Residential Three Zone	SR3
Shoreline Residential Four Zone	SR4
Shoreline Residential Five Zone	SR5
Shoreline Residential Six Zone	SR6
Limited Service Residential Zone	LSR
Commercial Zones	
Village Commercial Zone	C1
Marine Commercial Zone	C2
Highway Commercial Zone	C3
Resort Commercial Zone	C4
Camping Establishment Zone	C5
Industrial Zones	
Village Industrial Zone	M1
General Industrial Zone	M2
Light Industrial Zone	M3
Airport Zone	AR
Airport Industrial Zone	ARI
Aggregate - Pit Zone	MP
Aggregate - Pit and Quarry	MQ
Institutional and Open Space Zones	
Institutional Zone	I
Open Space Zone	OS1
Major Open Space Zone	OS2
Lakeside Zone	LS

Rural Zones

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

Environmental Protection Zones

Environmental Protection Zone	EP
Environmental Protection One Zone	EP1

3.2 LANDS UNDER WATER

All lands under water of the lakes and rivers within the Township are subject to this By-law in addition to the requirements of both federal and provincial legislation. All lands under water not zoned Environmental Protection (EP) shall be zoned Lakeside (LS), and may be used in accordance with the zoning of abutting and appertaining lands and the regulations of this By-law and specifically Section 4.28.

3.3 ISLANDS

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

3.4 ZONE SYMBOLS

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

3.5 ZONE SCHEDULES

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

3.6 DETERMINING ZONE BOUNDARIES

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

- i) a boundary indicated as following a highway, street, lane, railway right-of-way, utility corridor or watercourse shall be the edge of such highway, street, lane, railway right-of-way, utility corridor or watercourse;
- ii) a boundary indicated as following a shoreline shall follow such shoreline, and in the event of change in the shoreline, the boundary shall be construed as moving with the actual shoreline;

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

3.7 SITE SPECIFIC ZONES

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

3.8 HOLDING ZONES

Notwithstanding any other provision in this By-law, where a Zone symbol is followed by the letter (H), no person shall use the land to which the letter (H) applies for any use other than the use which existed on the date this By-law was passed, until the (H) is removed in accordance with the policies of the Official Plan and the provisions of this By-law and/or the requirements of any amending By-law, and the requirements of the Planning Act, as amended.

SECTION 4 GENERAL PROVISIONS

4.1 ACCESSORY BUILDINGS, STRUCTURES AND USES

4.1.1 Permitted Uses

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

Accessory buildings shall not be used for:

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

4.1.2 Setback Requirements

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

4.1.3 Lot Coverage and Height

The total lot coverage of all accessory buildings and structures, excluding swimming pools, shall not exceed 15 per cent of the lot area in the R1 and R2 zones or 5 per cent in the LSR and SR zones nor shall the height of any accessory building or structure exceed 4.5 metres, except as otherwise permitted in this By-law.

4.1.4 Accessory Structure Encroachments

Notwithstanding the yard and setback provisions of this By-law to the contrary, drop awnings, clothes poles, flag poles, garden trellises, retaining walls less than 1.0 metres in height, fences 2.0 metres or less in height, signs or similar uses which comply with this By-law are permitted in any required yard or in the area between the street line and the required yard. Fences shall not be permitted in the required front yard of lots in the LSR and SR Zones.

4.1.5 Garages or Other Accessory Buildings or Structures

Notwithstanding the yard and setback provisions of this By-law to the contrary, an attached or detached private garage or other accessory building or structure may be erected and used in an interior side or rear yard, provided that:

a) Interior Side Yard

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

b) Rear Yard

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

c) Front Yard

For those lots which abut a lake or river, a permitted detached accessory building or structure may be located in the front yard but shall be located no closer than 20.0 metres to the front lot line, unless specifically permitted by this By-law.

4.1.6 Commercial and Industrial Uses

Notwithstanding the foregoing provisions, no building or structure accessory to a Commercial or Industrial use shall be erected closer than 1.5 metres to an interior side lot line.

4.1.7 Building Setbacks

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

4.1.8 Waterfront Accessory Structures

Notwithstanding Sections 4.1.2 and 4.1.5 above, in the case of a waterfront lot, a pumphouse, gazebo or a sauna may be located in the front yard provided that the pumphouse, gazebo or sauna is not located closer than the minimum required side yard and is located in compliance with the minimum shoreline buffer area requirement. Within the front yard the maximum floor area of a pumphouse, gazebo or sauna shall not exceed 24 square metres. Within the front yard the maximum uncovered deck that may be attached to a sauna shall be 12 square metres.

4.1.9 Guest Cabins

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

- a) One guest cabin shall be permitted on a lot as an accessory use to the residential dwelling.
- b) Guest cabins shall meet all required yards for the residential dwelling.
- c) The maximum floor area of a guest cabin shall be 60 square metres, including all decks.
- d) The maximum height shall not exceed 4.5 metres.
- e) A guest cabin shall not include a kitchen or cooking facilities.

4.1.10 Human Habitation

The use of any accessory building or structure for a habitable room is not permitted except in the case of a guest cabin or within the half storey of a one and a half storey boathouse or a detached garage where permitted. Only one guest cabin or a one and one half storey boathouse or a one and one half storey garage shall be permitted per lot. Where human habitation is permitted in an accessory building, the building shall not include a kitchen or cooking facilities.

4.2 ACCESSORY DWELLING UNITS

Where an accessory dwelling unit is a permitted use, and the principle dwelling is serviced by a private sewage disposal system, an accessory dwelling unit is permitted subject to the following provisions:

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

4.3 ANTENNAE, TOWERS, SATELLITE DISHES

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

4.4 BUFFER AREA

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

4.5 CONSTRUCTION USES

A tool shed, not exceeding 10 square metres, construction trailer, scaffold or other building or structure incidental to construction is permitted in all zones within the Township on the lot where construction is occurring and only for so long as it is necessary for the work in progress and until the work is completed or abandoned. For the purpose of this Section, abandoned shall mean the discontinuation of work for more than 120 consecutive days, or the failure to maintain a current building permit, and shall not exceed 18 months.

4.6 DWELLING UNITS PER LOT

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

4.7 ENVIRONMENTAL PROTECTION AREA

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

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

- a) No person shall erect any building or structure in any Zone after the date of passing of this By-law, unless the lot upon which such building or structure is to be erected has frontage upon an improved public street.
- b) Notwithstanding Section 4.8 a), where an existing lot of record does not front onto an improved public street, a building permit may be issued for a building or structure provided:
 - i) The lot in question meets all of the other requirements of this By-law and has access by way of a legal private right-of-way; and,
 - ii) The applicant, prior to a building permit being issued, enters into a Private Road Agreement with the Township. This Agreement shall indicate that:

- 1) the owner acknowledges and agrees that the lot in question does not front on an improved public street;
 - 2) the owner acknowledges and agrees that the Township does not maintain or snow plow the private road;
 - 3) the owner acknowledges and agrees that the Township will not take over or assume a private street as a public street unless it has been built according to provincial standards and in accordance with Township policy; and,
 - 4) the owner acknowledges and agrees not to request the Township to assume or take over the private road.
- c) Notwithstanding Section 4.8 (a), where a lot is accessed only by navigable water, a building permit may be issued provided that:
- i) the lot in question meets all other requirements of this By-law and is a lot as defined herein;
 - ii) the applicant, prior to a building permit being issued, enters into an agreement with the Township acknowledging that normal municipal services are not available for the lot in question; and,
 - iii) the Township has written confirmation of mainland parking exclusively for the water access lot.
- d) Notwithstanding the provisions of Sections 4.8 (a) a Hunt Camp shall be permitted if it is located on a lot which has access onto an unimproved public street or a private road.

4.9 GROUP HOMES

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

4.10 HEIGHT EXCEPTIONS

Notwithstanding the height provisions of this By-law to the contrary, nothing in this By-law shall apply to prevent the erection, alteration, or use of a silo, a church spire, a belfry, a flag pole, a chimney, a water tank, a radio or television tower or antenna, an air conditioner duct, a grain elevator, incidental equipment required for processing, external equipment associated with internal equipment or machinery and conveying equipment, which exceeds the maximum height requirements provided the main or principal use is permitted within the Zone in which it is located and provided all other applicable provisions of this By-law are complied with. All cupolas or other ornamental roof structures shall adhere to the requirements of Section 4.28.1(k).

4.11 HOME INDUSTRY

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

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

4.12 HOME OCCUPATION

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

- a) no person, other than a person living on the premises, shall be engaged in the occupation of providing merchandise and/or services to customers with the exception of one assistant who is not a resident in the dwelling;
- b) there shall be no goods, wares, or merchandise offered for sale or rent from the dwelling which are not manufactured or processed on the premises. The resale of products not manufactured or processed on the property is prohibited;
- c) not more than 25 percent of the gross floor area of the dwelling shall be used for the purposes of a home occupation, and such home occupation shall be conducted entirely within the dwelling;

- d) there shall be no outside storage of goods or materials in conjunction with the home occupation use; and
- f) a home occupation shall not include a boarding or lodging house, an eating establishment, a kennel, or a group home.

4.13 MINIMUM DISTANCE SEPARATION

- a) No building shall be constructed in the Rural (RU) zone which does not comply with the Minimum Distance Separation I (MDS I) and Minimum Distance Separation II (MDS II) Formulas as calculated using Schedules B and C to this By-law.
- b) Setbacks for new dwellings from barns containing livestock, other than dwellings on the lot containing the barn, shall be required in compliance with the MDS I Formula as calculated using Schedule B to this By-law.
- c) New barns or expansions to existing barns shall require setbacks in compliance with the MDS II Formula as calculated using Schedule C to this By-law.

4.14 MINIMUM OPENING ELEVATION AND SHORELINE SETBACK

- a) Georgian Bay Shoreline

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

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

No buildings or structures shall be permitted with a finished grade level below an elevation of 226.77 metres Canadian Geodetic Datum and no opening to any building or structure shall be below the elevation of 227.93 metres Canadian Geodetic Datum for all lands situated adjacent to the Lake Joseph, Lake Rosseau and Little Lake Joseph shoreline.

- c) All other Shorelines

Despite any other provision of this By-law, no building or structure except a boathouse, dock, wharf, or steam or sauna bath, gazebo, or pump house where permitted by this By-law, shall be erected closer than 20 metres from any shoreline, waterbody or controlled high water mark and any modification of the shoreline through filling, excavation or by other means is prohibited unless otherwise permitted by the Federal or Provincial agencies.

4.15 MULTIPLE USES ON ONE LOT

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

4.16 MULTIPLE ZONES ON ONE LOT

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

4.17 NON-COMPLYING LOTS, BUILDINGS AND STRUCTURES

a) Buildings on Undersized Lots

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

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

b) Reconstruction of Existing Building

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

c) Notwithstanding the provisions of Section 4.17 a) and b), where a detached dwelling encroaches into the required front yard of a waterfront lot, the dwelling may be enlarged, repaired, replaced or renovated in that yard provided that the enlargement, repair, replacement or renovation complies with the following provisions:

Table 4.1

Column 1	Column 2	Column 3	Column 4	Column 5
Existing Dwelling Distance from Shoreline	Maximum Floor Area Increase	Shoreline Width Increase (max) (1)	Height Increase (max) (2)	Maximum Ground Floor Area (3)
Less than 5 m	23 sq. m.	0%	1.0 m	93 sq.m
≥5 m & <10 m	32.5 sq. m.	20%	2.0 m	112 sq.m
≥10 m & <15 m	46 sq. m.	30%	2.5 m	125 sq.m.
≥15 m & < 20 m	56 sq. m.	60%	3.0 m	139 sq.m

For the purpose of applying these provisions, the most restrictive regulation shall apply to a non-complying building.

Footnotes for Table 4.1

- (1) Shoreline width of the dwelling shall be measured along the exterior wall of the building that faces the waterbody measured at right angles to the shoreline.
- (2) Notwithstanding the maximum height increase, the height of an existing dwelling may be increased by the amount necessary to meet the minimum slope requirements of the Ontario Building Code or to permit a ½ storey above the first storey.
- (3) Notwithstanding the maximum floor area increase of Column 2, a dwelling may be expanded to the maximum floor area set out in Column 5.

d) Existing Undersized Lots

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

e) Changes to Lot Size

Lots, which have been increased in size following adoption of this By-law, may also be used in accordance with this provision.

4.18

NON-CONFORMING USES

a) Continuation of Existing Uses

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

b) Exterior Extension

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

c) Interior Alteration

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

d) Restoration

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

e) Reconstruction Of Existing Dwellings

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

Buildings damaged or destroyed as the result of natural flooding shall not be reconstructed except in accordance with the provisions of this By-law.

f) Building Permit Issued

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

4.19 OUTDOOR STORAGE

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

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

4.20 OUTDOOR WOODSTOVES

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

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

4.21 PERMITTED YARD ENCROACHMENTS

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

Table 4.2

Column 1 STRUCTURE	Column 2 YARDS IN WHICH PROJECTION IS PERMITTED	Column 3 MAXIMUM PROJECTION FROM MAIN WALL
Sills, belt courses, cornices, eaves or canopies, gutters, chimneys or pilasters	All yards	0.75m
Fire escapes and exterior staircase	Rear yard Side yard	0.9m over a maximum width of 3.0m
Bay windows	Front yard Rear yard Exterior side yard	0.75m over a maximum width of 3.6m
Balconies	Front yard Rear yard Exterior side yard	1.8m 1.8m 1.8m
Cantilevered Main walls	All yards	0.6m
Verandahs, decks, steps, landings, and porches not exceeding 1.2 metres above finished grade	Front yard Rear yard	3.0m 3.0m

4.22 PITS, QUARRIES AND PEAT EXTRACTION

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

4.23 PUBLIC USES

a) Public Uses

The provisions of this By-law shall not apply to prohibit the use of any lot or the erection or use of any building or structure for the purposes of a public use provided by the Township, or any Public Authority including any Department or Ministry of the Government of Canada or Ontario and, for

the purposes of this Section, shall include Hydro One, any telephone, telegraph or cable TV company and any natural gas company, which company possesses all the necessary powers, rights, licenses and franchises.

b) Outside Storage

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

c) Streets and Utility Installations

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

4.24 REDUCTION OF REQUIREMENTS

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

4.25 RESTRICTIONS ON DWELLING UNITS IN NON-RESIDENTIAL BUILDINGS

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

4.26 SETBACK FROM NATURAL GAS PIPELINE

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

4.27 SETBACK FROM RAILWAYS

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

4.28 SHORELINE STRUCTURES AND FACILITIES

a) Where an encroachment onto the bed of the waterbody is proposed, permission to construct or install the in-water and/or shoreline structure or facility shall only be permitted if approval to occupy the area has been obtained from or meets the prescriptive requirements of the authority having jurisdiction. Where a boathouse or boatport is permitted, the owner

shall have acquired the Shoreline Road Allowance, where existing, prior to the construction of the boathouse or boatport.

- b) No more than 25% or a maximum of 23 metres of the shoreline frontage of a lot, whichever is less, of any one residentially zoned property shall be occupied by in-water or shoreline structures and facilities.
- c) All boathouses, docks and marine facilities shall have a minimum setback from the side lot lines as set out in Table 4.3 based on a straight line projected into the water from the shoreline:

Table 4.3

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

4.28.1 Boathouses and Boatports

- a) Where permitted by this By-law, a maximum of one boathouse or one boatport shall be permitted per lot.
- b) The width of the boathouse measured parallel to the shoreline shall be included in the 25% or 23 metre limit on the construction or installation of in-water structures and facilities along the shoreline frontage of a lot in accordance Section 4.28 (b).
- c) No portion of the first storey of any boathouse or part thereof shall be used for human habitation including sleeping, cooking, or living area.
- d) Where a 1½ storey boathouse is permitted by this By-law, the ½ storey above the first storey may be used for sleeping accommodation or living area, but shall not include a kitchen or cooking facilities, and shall be considered as a sleeping cabin in accordance with this By-law. The maximum floor area for the ½ storey shall be 60 square metres.
- e) The first 3 metres of a boathouse supporting structure adjacent to the shoreline shall be an open span.
- f) A minimum of 50% of the total length of the boathouse supporting structure that extends out from the shoreline shall be open span.
- g) The maximum building height for a 1 storey boathouse shall be 5.0 metres with a maximum height of 3.1 metres to the highest main roof eave. The maximum building height for a 1½ storey boathouse shall be 6.7 metres with a maximum height to the highest main roof eave of 3.1 metres. For the purposes of this Section building height shall be the distance above the

normal or controlled water level. A gambrel or mansard roof shall not be permitted on a boathouse.

- h) A maximum of 50% of the roof area may be dormer.
- i) A maximum of 25% of the boathouse may be located inland of the natural shoreline and the boathouse shall be located no further than 15 metres from the shoreline.
- j) Boathouse Regulations
 - i) Boathouses shall only be permitted appurtenant to lots on the following lakes and in accordance with the regulations of Tables 4.3 and 4.4:
 - Lake Joseph
 - Lake Rosseau
 - Little Lake Joseph
 - Portage Lake
 - Georgian Bay
 - Whitefish Lake
 - Little Whitefish Lake
 - Horseshoe Lake
 - Otter Lake
 - ii) One and one half storey boathouses shall only be permitted appurtenant to those lots that front onto the following lakes and in accordance with Tables 4.3 and 4.4:
 - Lake Joseph
 - Lake Rosseau
 - Georgian Bay
 - Little Lake Joseph
 - Portage Lake

TABLE 4.4

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

Notes:

- (1) For an island or water access only lot that has a frontage greater than 30 metres and less than 60 metres, a one storey - one slip boathouse is permitted, having a maximum width of 6.8 metres and maximum length of 11 metres, and subject to the other regulations of this By-law.
 - (2) At least one of the permitted slips shall be a boat port.
 - (3) Where a third slip is constructed, it shall be a boat port.
- k) All cupolas or other ornamental roof structures shall have dimensions of a maximum 1.0 metres width by 1.0 metres length and a maximum 1.2 metres height.

- l) Where the by-law permits a boathouse a boatport shall be permitted in lieu of a boathouse subject to the same regulations.

4.28.2 Docks and Boat Lifts

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

4.28.3 Boat Launching Ramps & Marine Railways

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

4.28.4 Waterlines and Heat Pump Loops

Waterlines and Heat Pump loops shall be included in the 25% or 23 metre limit on the construction or installation of in-water structures or facilities along the shoreline frontage of a lot in accordance with Section 4.28 (b).

4.28.5 Structures and Facilities in Narrow Channels and Bays

- a) No dock shall be permitted in a waterway less than 31 metres in width.

- b) No boathouse shall be permitted in a waterway less than 61 metres in width.
- c) In a waterway equal to or greater than 31 metres but less than 61 metres in width , a dock 2.4 metres in length may be constructed parallel to the shoreline in accordance with the provisions of Section 4.28 (a), (b), (c).

4.28.6 Structures and Facilities in Environmental Protection (EP) Zones

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

4.29 SIGHT TRIANGLES

On a corner lot, within the triangular space formed by the street lines and a line drawn from a point in one street line to a point in the other street line, each point being as specified below, no vehicle shall be parked and no structure or fence in excess on 1.0 metre in height shall be erected and no land shall be used for the growing of shrubs or trees in excess of 1.0 metre in height. The triangular space is hereafter defined as a sight triangle.

Minimum sight triangles:

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

4.30 SIGNS

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

4.31 TEMPORARY HOUSING

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

4.32 THROUGH LOTS

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

4.33 TRAILER PARK AND PRIVATE RECREATIONAL USES

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

4.34 TRAILERS, MOTOR HOMES AND CAMPERS

The parking and storage of trailers, motor homes, truck campers, tent trailers and travel trailers shall be prohibited in all Zones except where such parking or storage is a permitted use in accordance with this By-law or is accessory to a dwelling located on the lot and the trailer, motor home, or camper is owned by the occupant of the lot.

4.35 MODEL HOMES AND TEMPORARY SALES STRUCTURE

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

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

iii) a minimum of 1 parking space shall be provided for each 20m² of net floor area of the sales structure.

**SECTION 5
PARKING AND LOADING STANDARDS**

5.1 APPLICABILITY OF THIS SECTION

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

5.2 PARKING

5.2.1 Restriction On Use Of Land, Buildings And Structures

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

5.2.2 Residential Parking Requirements

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

TABLE 5.1

Column 1	Column 2
Type or Nature of Use	Minimum Off-Street Parking Requirements
Detached Dwelling Semi Detached Dwelling Duplex Dwelling Linked Dwelling	2 parking spaces per dwelling unit.
Townhouse Dwelling	2 parking spaces per dwelling unit plus 0.25 spaces per unit for visitors on a lot with four or more dwelling units
Apartment Building	1.5 parking spaces per dwelling unit plus 0.25 parking spaces for visitor parking in a designated visitor parking area.

Column 1	Column 2
Type or Nature of Use	Minimum Off-Street Parking Requirements
Accessory Dwelling Unit	1 parking space per each 70m ² or portion thereof to a maximum of 2 parking spaces
Group Home	1 parking space for every staff member in addition to the required parking for the dwelling
Home Occupation	Parking spaces in addition to the required parking for the residential use shall be provided in accordance with the following: 0-10m ² floor area- no additional parking spaces >10m ² floor area- 1 parking space
Private Home Day Care	No requirement

5.2.3 Non-Residential Parking Requirements

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

TABLE 5.2

Column 1	Column 2
Type or Nature of Use	Minimum Off-Street Parking Requirements
Adult Day Centres And Day Nurseries	1.5 parking spaces per staff member plus 1 parking space per 30 m ² of net floor area
Museums	1 parking space per 100 m ² of net floor area where no retail; 1 per 60 m ² where retail component.
Business Offices	1 parking space per 30 m ² of net floor area
Commercial Fitness Centres, Private Clubs	1 parking space per 15 m ² of net floor area
Financial Institutions	1 parking space per 25 m ² of net floor area
Funeral Homes	1 parking space per 20 m ² of net floor area.
Golf Courses	12 parking spaces per hole
Hospitals	1.5 parking spaces per bed
Hotels, Motels, Tourist Cabins	1 parking space per guest room or cabin, plus 1 parking space per 10 m ² of net floor area devoted to meeting, dining and banquet facilities, plus 0.25 spaces per guest room or cabin for visitor spaces.
Industrial Uses	a) If associated office and retail net floor areas are 15% or less of the total net floor area: Up to 5000 m ² - 1 parking space per 60 m ² net floor area 5000 to 10,000 m ² - 83 parking spaces, plus 1 parking space per 90 m ² of net floor area over 5000 m ² Over 10,000 m ² - 139 parking spaces, plus 1 parking space per 170 m ² of net floor area over 10,000 m ²

Column 1	Column 2
Type or Nature of Use	Minimum Off-Street Parking Requirements
	b) If associated office and retail net floor areas are more than 15% of the total net floor area: In addition to the standards contained above in (a), the applicable net floor areas exceeding 15% shall be subject to the applicable office or retail parking requirements.
Laundry or Dry Cleaning Depots or Laundromats	1 parking space per 20 m ² of net floor area
Long Term Care Facilities	0.5 parking spaces per bed
Clinic and Veterinary Hospital	1 parking space per 16.5 m ² net floor area
Motor Vehicle Body Shops, Motor Vehicle Repair Facilities, Motor Vehicle Service Stations	3 parking spaces per service bay plus 1 parking space per 20 m ² of net floor area for the office and any retail use.
Motor Vehicle Gas Bars	1 space per 20 sq.m. net floor area exclusive of fuel dispensing spaces
Motor Vehicle Rental, Motor Vehicle Sales (New and Used) Establishments	1 space per 20 sq.m. net floor area exclusive of display and storage parking
Park, Passive	5 spaces per hectare
Place of Assembly, Place of Entertainment	the greater of 1 parking space per 6 seats capacity or 1 parking space per 10 m ² of net floor area whichever is greater
Places of Worship	1 parking space per 6 persons design capacity of the worship area capacity or 1 parking space for 10 m ² of net floor area of the worship areas and any accessory use areas, excluding residential uses.
Public Self-Storage Warehouses	1 parking space per 30 m ² of net floor area within the office; plus 1 parking space per 100 m ² of net floor area of the building.
Recreational Uses	30 parking spaces per baseball field 30 parking spaces per soccer field 4 parking spaces per tennis court
Restaurants, Banquet Halls	1 parking space per 15 m ² of net floor area
Retail Stores, Service and Repair Shops, Personal Service Shops, Factory Outlets, Grocery Stores, Supermarkets, Merchandise Service	1 parking space per 20 m ² of net floor area

Column 1	Column 2
Type or Nature of Use	Minimum Off-Street Parking Requirements
Shops, Video Outlet/Rental Stores, Light Equipment Rental Establishment	
Schools	Elementary - 1 space per 100 m ² of gross floor area and 1 space per portable Secondary - 1.5 spaces per 100 m ² of gross floor area and 1 space per portable
Sports Arena	1 space per 6 seats of design capacity
Training Facility	1 parking space per 30 m ² of net floor area.
Warehouses, Transportation Depots	a) If associated office or retail net floor areas are 15% or less of the total net floor area: Up to 7,000 m ² - 1 parking space per 90 m ² net floor area or portion thereof 7,000 to 20,000 m ² - 78 parking spaces, plus 1 parking space per 145 m ² of net floor area over 7000 m ² Over 20,000 m ² - 168 parking spaces, plus 1 parking space per 170 m ² of net floor area over 20,000 m ² b) If associated office or retail net floor areas are more than 15% of the total net floor area: In addition to the standards contained above in (a), the applicable net floor areas exceeding 15% shall be subject to the applicable office or retail parking requirements.
Warehouse, Retail	1 space per 30 m ² net floor area
Warehouse, Wholesale	1 space per 80 m ² net floor area
Uses permitted by this By-law other than those listed in this Table	1 parking space per 45 m ² of total floor area

5.2.4 Calculation Of Parking and Loading Requirements

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

5.2.5 More Than One Use On A Lot

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

5.2.6 Barrier-Free Parking

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

TABLE 5.3

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

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

TABLE 5.4

Column 1	Column 2
Number of Parking Spaces in Parking Lot	Number of Barrier Free Parking Spaces
1 to 9	1
10 to 30	2 minimum
31 to 60	3 minimum
61 to 100	4 minimum
For each additional 30 or part thereof	1 minimum to a maximum of 12

5.2.7 Exclusive Use Of A Parking or Loading Space

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

5.2.8 Location Of Required Parking and Loading Spaces - C1 Zone

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

5.2.9 Cash-In Lieu Of Parking

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

5.2.10 Parking Required For Outdoor Patios

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

5.2.11 Location Of Parking On A Lot Used For Residential Purposes

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

5.2.12 Size Of Parking Spaces

- a) Where parking spaces are provided in a surface parking area, each parking space shall have a width of not less than 2.75 metres and a length of not less than 6.0 metres, with the exception of a barrier-free parking space which shall have a width of not less than 3.7 metres and a length of not less than 6.0 metres.
- b) Where parking spaces are provided in an enclosed or underground parking garage, such parking spaces shall have a width of not less than 2.6 metres and a length of not less than 5.8 metres.
- c) Where parking spaces are provided to serve water access lots, such parking shall not be permitted within 20.0 metres of the high water mark or within 6.0 metres of any lot line.

5.2.13 Width Of Aisles

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

5.2.14 Width Of Access Ramps And Driveways

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

5.2.15 Width Of Driveways Accessing Individual Residential Dwellings

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

5.2.16 Surface Treatment

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

5.2.17 Parking Garages

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

5.2.18 Parking Area Location On A Non-Residential Lot

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

5.2.19 Illumination

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

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

5.2.20 Queuing Lane Requirements

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

5.2.20.1 Queuing Space Requirements

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

TABLE 5.5

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

5.2.20.2 Location of Ingress and Egress Spaces

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

5.2.20.3 Length of Queuing lane

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

5.2.20.4 Multiple Queuing Lane Requirements

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

5.2.20.5 Size of Queuing Space

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

5.2.20.6 Setbacks for Order Boxes and Queuing Lanes

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

5.2.20.7 Delineation Of Queuing Lane Requirements

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

5.3 **PARKING AREA LOCATION ON A LOT**

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

TABLE 5.6

Column 1 Zone	Column 2 Yard in Which Required Parking Permitted
R1 and R2	All yards. For corner lots, no part of any parking spaces, shall be located closer than 6.0 metres, measured from the point of intersection of the two street lines.
SR1, SR2, SR3, SR4, SR5, SR6, LSR	All yards except the front yard provided that no part of any parking area, other than the ingress and egress points used for access from the street, is located closer than 7.5 metres to any street line and no closer than 6.0 metres to any other lot line.
Commercial, Institutional, and Industrial Zones including AR and AR1	All yards provided that no part of any parking area, other than the ingress or egress points, is located closer than 1.0 metres to any street line and no closer than 1.5 metres to any other lot line and provided that no part of any parking area is located in a minimum planting strip adjacent to a street line as required by this By-law.
Rural Zones	All yards provided that no part of any parking area, other than the ingress and egress points used for access from the street, is located closer than 7.5 metres to any street line and no closer than 5.0 metres to any other lot line.

5.4 **VEHICLE STORAGE AND DISPLAY**

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

5.5 LOADING SPACE REQUIREMENTS

5.5.1 Off-Street Loading Spaces

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

TABLE 5.7

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

5.5.2 Size Of Loading Space / Loading Area

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

5.5.3 Location Of Loading Spaces

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

5.5.4 Access To Loading Spaces

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

SECTION 6 RESIDENTIAL ZONES

6.1 GENERAL PROHIBITION

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

6.2 PERMITTED USES

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

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

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

Table 6.1

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

Footnotes for Table 6.1
Space Reserved

6.3 ZONE REQUIREMENTS

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

TABLE 6.2

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

Footnotes For Table 6.2

- (1) Where buildings or structures are located wholly or partially within 60.0 metres of the shoreline, the maximum lot coverage for those buildings and structures in the SR1, SR2, SR3, SR4, SR5, SR6 and LSR Zones shall be in accordance with Table 6.3 and based on the lot area of the lot within 60.0 metres of the shoreline.

Where buildings and structures are located more than 60.0 metres from the shoreline, the permitted coverage for those buildings and structures shall be calculated based on the total lot area.

TABLE 6.3

Column 1	Column 2	Column 3
LOT FRONTAGE	MAXIMUM LOT COVERAGE %	MAXIMUM DWELLING GROSS FLOOR AREA
less than or equal to 30 m	10	1.25 times Column 2
>30 m to <60 m	8	1.25 times Column 2
61 m to 70 m	7.5	1.25 times Column 2
71 m to 80 m	7.25	1.25 times Column 2
81 m to 90 m	7	1.25 times Column 2
91 m to 100 m	6.75	1.25 times Column 2
101 m to 110 m	6.5	1.25 times Column 2
111 m to 120 m	6.25	1.25 times Column 2
121 m to 130 m	6	1.25 times Column 2

131 m to 140 m	5.75	1.25 times Column 2
141 m to 150 m	5.5	1.25 times Column 2
151 m to 160 m	5.25	1.25 times Column 2
>160 m	5	1.25 times Column 2

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

Maximum Gross Floor Area 700 sq. m.

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

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

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

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

- i) Minimum Lot Area - 280 sq.m./unit
- ii) Minimum Lot Frontage - 8 m/unit
- iii) Minimum Interior Side Yard
- with attached wall - Nil
- iv) Maximum number of units per lot - 5

6.4 RESIDENTIAL ZONES - EXCEPTIONS

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

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

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

Table 6.4

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
R1-1	Retail store				
LSR-2				Minimum lot frontage – 70.0 m Maximum lot frontage used for recreational buildings or structures – 10.0 m	
LSR-3				Minimum lot frontage – 70.0 m	
SR6-4			Sleep cabin		
SR6-5			Sleep cabin Commercial Studio		
LSR-6				Maximum gross floor area for each detached dwelling – 464.5 sq.m	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
LSR-7				Minimum required front yard – 12.8 m Minimum gross floor area for a dwelling – 117.0 sq.m Maximum gross floor area for a sleep cabin – 1.87 m	
LSR-8				Minimum required front yard – 5.0 m Maximum cumulative width of shoreline structures – 47.0 m Maximum length of a boathouse – 11.6 m	A boatport is permitted to be located in its existing location only.
SR1-9				Minimum front yard: Lot 2 – 35.0 m Minimum Vegetative Buffer: Lot 1 and 3 – 15.0 m Lot 2 – 30.0 m Minimum setback for sewage system – 45.0 m Maximum dwelling ground floor area – 418.0 sq.m Maximum dwelling gross floor area – 750.0 sq.m	
SR1-10				Minimum required front yard – 12.67 metres Minimum required front yard for an attached deck – 9.0 metres Notwithstanding Section 6.3, Table 6.3	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
SR1-10 (cont'd)				<p>Maximum Lot Coverage, a replacement dwelling for the existing dwelling shall be permitted having a maximum ground floor area of 170 square metres and a new detached garage having a maximum floor area of 53.6 square metres.</p> <p>Minimum Rear Yard – 7.3 metres</p> <p>(amended under 2007-063)</p>	
SR1-11				<ul style="list-style-type: none"> • Minimum required front yard – 30.0 m • Minimum shoreline setback for a leaching bed – 90.0 m • Only a dock, boathouse or pumphouse may locate within the minimum front yard. • The minimum front yard in Part 1, Plan 42R-17884 shall constitute a shoreline buffer area and shall be used for no other purpose except: <ul style="list-style-type: none"> ○ A pumphouse not greater than 1.0 sq. m ○ A dock ○ A pathway not more than 2.0 m in width for access to the shoreline ○ A pathway along the shoreline 	<p>A building existing as of January 25th, 2003 is permitted to expand, provided that its setback from the shoreline is not reduced.</p> <p>A leaching bed existing as of January 25, 2003 is permitted to be reconstructed in its present location or relocated within the lot in which it is located, provided that its setback from the shoreline is not reduced.</p>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6																
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions																
LSR-12				Minimum required frontage 120 m Minimum required area 1.2 ha																	
SR1-13				To allow for the replacement of the existing garage in its current location as per registered survey 42R 6091, with the following dimensions: <table border="1" data-bbox="1060 537 1598 824"> <tr> <td>Building</td> <td>Garage</td> </tr> <tr> <td>Ground Floor Area (m2)</td> <td>63m²</td> </tr> <tr> <td>Gross Floor Area (m2)</td> <td>94m²</td> </tr> <tr> <td># of Stories</td> <td>1.5</td> </tr> <tr> <td>Length (m)</td> <td>7.3m</td> </tr> <tr> <td>Width(m)</td> <td>9.0m</td> </tr> <tr> <td>Height (m)</td> <td>4.5m</td> </tr> <tr> <td>East side yard</td> <td>2.0m</td> </tr> </table>	Building	Garage	Ground Floor Area (m2)	63m ²	Gross Floor Area (m2)	94m ²	# of Stories	1.5	Length (m)	7.3m	Width(m)	9.0m	Height (m)	4.5m	East side yard	2.0m	
Building	Garage																				
Ground Floor Area (m2)	63m ²																				
Gross Floor Area (m2)	94m ²																				
# of Stories	1.5																				
Length (m)	7.3m																				
Width(m)	9.0m																				
Height (m)	4.5m																				
East side yard	2.0m																				
SR1-14				<ul style="list-style-type: none"> • Minimum front yard setback for an accessory building- 12 m • Maximum Lot Coverage for a lot having a frontage of 41.1 m frontage – 10% • 																	
LSR-15				<ul style="list-style-type: none"> • Minimum front yard - 35 m • Minimum Lot Frontage – 120 m • Minimum Lot Area – 0.95 hectares 	<ul style="list-style-type: none"> • No boathouses shall be permitted on the north shore of Emerald Island • All new dwellings shall front on and be oriented to the south shoreline of Emerald Island 																
LSR-16				<ul style="list-style-type: none"> • Minimum front yard setback – 30 m • Minimum Lot Frontage – 90 m 																	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
				<ul style="list-style-type: none"> • Minimum Lot Area – 0.79 hectares 	
SRI-17				<ul style="list-style-type: none"> • Minimum front yard setback for a cottage – 16.3 m • Minimum front yard setback for a deck – 13.3 m • Minimum side yard setback for a garage – 3.5 m • Minimum rear yard setback for a garage – 9 m • Minimum front yard setback for a sleeping cabin – 10 m from north and south shorelines 	
SR1-18				<ul style="list-style-type: none"> • Minimum lot frontage – 70 m • Minimum lot area – .5 ha 	
SR1-19	<ul style="list-style-type: none"> • Agriculture • Equipment Storage Building • Livestock Facility 				
SR1-20				<ul style="list-style-type: none"> • Maximum cumulative width of docks and/or boathouses – 34.2% • Maximum cululative width of docks and/or boathouses – 14.0 m • Minimum required front yard setback for main building – 12.4 m • Minimum front yard setback for open deck – 5.2 m • Minimum side yard setback from main 	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
SR1-20 (cont'd)				building to east side yard – 2.84 m <ul style="list-style-type: none"> • Maximum lot coverage – 11% • Maximum projection of an open deck from main dwelling – 9 m • Maximum projection into required front yard for stairs connecting to an open deck – 12.0 m 	
LSR-21				<ul style="list-style-type: none"> • Minimum front yard – 35 m within 30 m of side yard • Minimum front yard – greater than 30 m from side yard – 25 m • Minimum Lot Frontage – 120 m • Minimum Lot Area – 0.95 ha 	<ul style="list-style-type: none"> • No boathouses shall be permitted on the north shore of Emerald Island • All new dwellings shall front on and be oriented to the south shoreline of Emerald Island
LSR-22				Maximum Lot Coverage within 60m of shoreline – 11.8% Maximum Lot Coverage - 7.8% Maximum Dwelling Gross Floor Area – 747 square metres Maximum Boathouse Height (Roof Ridge) – 7.8 metres Maximum Combined Surface Area of docks and boat lift – 227 sq.m.	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
LSR-23				<p>Maximum Lot Coverage within 60m of shoreline – 8%</p> <p>Permitted Boathouse – 1 ½ storey, maximum 2 slips.</p>	
LSR-24				<p>Maximum Lot Coverage within 60m of shoreline – 7%</p> <p>Notwithstanding Section 4.28.1 j), Table 4.4, on those lands zoned Limited Service Residential Exception “LSR-24”, a 1 ½ storey boathouse with attached boat port shall be permitted subject to the following:</p> <ul style="list-style-type: none"> • Maximum of 3 boat slips, one of which shall be a boat port including deck above. • Maximum width and length of the boathouse shall be 10.7 metres. • Maximum width and length of the boat port shall be 4.6 metres and 10.7 metres respectively, excluding overhangs less than 0.6 metres . • The Maximum floor area of the boathouse and boat port shall be 162.6 square metres. 	
LSR-25				<p>Notwithstanding Section 4.28.1 j), Table 4.4 and Section 6.3, and Tables 6.2 and 6.3, a one (1) storey 2 slip boathouse shall be permitted, subject to the other provisions of Section 4.28.</p>	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
LSR-26				Notwithstanding Section 6.3, Table 6.3, a 3 slip - 1 ½ storey boathouse, with one slip being a boatport, shall be permitted.	
SR1-27				Maximum Lot Coverage within 60m of shoreline – 8.2%	The maximum lot coverage as set out in Column 5 shall only be applicable in respect of the demolition of the existing dwelling and provided that the new single dwelling to be constructed complies with the yards, lot coverage, gross floor area and height of the existing dwelling including the addition under Permit #2006-5229
SR1-28				Maximum Lot Coverage within 60m of shoreline – 10.4% Maximum Dwelling Gross Floor Area – 1.3 times Column 2 of Table 6.3 Maximum Gross Floor Area – 717 sq. m.	The Maximum Lot Coverage as set out in Column 5 shall only be applicable in respect of the demolition of the two existing dwellings and the construction of a new single dwelling on the foot print of the main dwelling.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
LSR-29				Maximum Lot Coverage – 10.3% (within 60 metres of shoreline excluding docks and decks associated with the boathouse)	
SR1-30				Minimum Lot Frontage – 61.2 m Minimum Lot Area - .65 ha	
SR1-31				<p>a) A 1 storey 1 slip boathouse or boat port and dock not more than 11.5 m in cumulative width for each lot shall be permitted;</p> <p>b) The maximum width of a dock, access ramp or finger dock shall not exceed 2.0 metres;</p> <p>c) One boathouse per lot having a maximum width of 4.5 metres and maximum length of 11.0 metres shall be permitted. The private offshore dock facility and boathouse shall have a minimum offshore setback of 3.0 metres, apart from the access ramp;</p> <p>There shall be a 33 metre development setback from the high water mark of Turtle Bay/Little Lake Joseph for all primary and accessory buildings and structures and tile fields/filter beds</p>	
SR1-32				<ul style="list-style-type: none"> • Three boat slips allowed, one being a boat port • Maximum cumulative frontage width of shoreline structures including eaves and overhangs – 27.1% (24.4 metres) • Maximum length of boathouse/port structure – 11.5 metres • Maximum width of one storey boathouse/port 	The construction is limited to a flat roofed boat port extension, supported by steel peers and no additional walls, docks, or decks above the boat port.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
				<ul style="list-style-type: none"> structure – 14.3 metres Maximum height of a one storey boathouse 5.48 metres Maximum lot coverage – 11.6% 	
LSR-33				<ul style="list-style-type: none"> Notwithstanding Section 4.28(c), a dock may project 9.4 metres past the straight line projection of the easterly side lot line, but shall be located no closer than 20 metres to its intersection with the shoreline 	
LSR-34				<ul style="list-style-type: none"> Maximum lot coverage - 13 per cent 	
LSR-35				<ul style="list-style-type: none"> Maximum lot coverage - 10 per cent 	
LSR-36				<ul style="list-style-type: none"> Lot Frontage (Minimum) - 120 m Lot Area (Minimum) - 1.2 ha <p>Notwithstanding Section 4.28, a 1 ½ storey, 3 slip boathouse is permitted subject to the following standards:</p> <ul style="list-style-type: none"> Minimum Side Yard – 9 m Maximum Height from water to eave – 3.46 m Maximum cumulative surface area of docks and decks – 203 sq. m. 	
SR1-37				Notwithstanding Section 4.28, a one storey, one slip boathouse is permitted subject to the	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
				following standards: <ul style="list-style-type: none"> • Maximum width – 4.6m • Maximum length – 8.2 m • Maximum Height from water to eave – 4 m 	

SECTION 7 COMMERCIAL ZONES

7.1 GENERAL PROHIBITION

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

7.2 PERMITTED USES

Uses permitted in a Zone are noted by the symbol ‘✓’ in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 7.1. A number(s) following the symbol ‘✓’, zone heading or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone. Special Conditions are listed in the Footnotes below the Permitted Use Table, Table 7.1.

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

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

Table 7.1

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

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

Footnotes For Table Above

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

7.3

ZONE REQUIREMENTS

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

TABLE 7.2

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

Footnotes for Table 7.2

- (1) Within the Commercial Zones maximum lot coverage shall be calculated based on the lot area within the Commercial Zone.
- (2) A minimum of 90 percent of the front yard shall be used as a shoreline buffer area.
- (3) A planting strip shall be required along any portion of a rear lot line and any portion of a side lot line which abut a Residential Zone or which abut a lot containing a Residential use.

7.4 COMMERCIAL ZONES - EXCEPTIONS

In Table 7.3

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

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

TABLE 7.3

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

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

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
C5-6 (continued)				Notwithstanding Section 4.28.2, for all C5-6 zones, the Maximum combined surface area for all docks shall be 485 sq. m.	<p>that may contain washroom facilities, that is used for staff or guest accommodation from May to October only, that is not built or occupied as a dwelling unit and that is not designed or available for year-round habitation or use.</p> <p>“Meeting and retreat facility” in the C5-6 zones shall mean an establishment which is situated on land that is owned, used, and occupied by a religious, charitable, or other not-for-profit corporation; is owned and operated by a religious, charitable, or other not-for-profit corporation; provides accommodation and meeting facilities to organized groups year round and accommodation for staff; does not provide accommodation or services to the general traveling and vacationing public; has common dining and recreational facilities; and offers recreational, educational, social, and cultural programs to the permitted guests.</p> <p>“Summer Camp” in the C5-6 zones shall mean an establishment which is situated on land that is</p>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
C5-6 (continued)					<p>owned, used and operated by a religious, charitable, or other not-for-profit corporation; is owned and operated by a religious, charitable, or other not-for-profit corporation; is a “Class A Camp” as defined in Regulation 568, made under the <i>Health Protection and Promotion Act</i>; provides accommodation to registered individuals for extended stays from May to October only, and accommodation for staff; does not provide accommodation or services to the general traveling and vacationing public; has common dining and recreational facilities; and offers recreational, educational, social, and cultural programs to the permitted guests.</p> <p>In the definitions of “summer camp” and “Meeting and retreat facility”, the provisions “is situated on land that is owned, used, and occupied by a religious, charitable, or other not-for-profit corporation” and “is owned and operated by a religious, charitable, or other not-for-profit corporation” do not apply at any time that the total gross floor area of all enclosed buildings in all zones does not exceed 7000</p>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
C5-6 (continued)					<p>sq.m., and in any event cease to apply after December 31, 2026.</p> <p>Notwithstanding Section 4.1.8, unenclosed structures for passive use by staff or guests, such as gazebos or chapels, are permitted to encroach into the required front yard.</p> <p>Pedestrian boardwalks and bridges are permitted to encroach into the required front yard but not into the abutting Lakeside Zone.</p> <p>Notwithstanding Section 4.17, a legally existing building within the required front yard may be extended to further encroach into the front yard, provided the extension is to the rear of the existing building and does not increase building height.</p> <p>Clearing of vegetation is not permitted within the required front yard, except to enable construction of permitted buildings and structures, to provide for pedestrian pathways, or to remove dead or decaying</p>

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

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
C5-6-B (cont'd)		Greenhouse Equipment storage building Forestry Hunt Camp Kennel Livestock facility Horticultural nursery Accessory produce outlet Produce storage building Park, Private Horseback riding Tents Buildings and structures for guest and staff recreational use			
C5-6-C		Detached dwelling Home occupation Guest Cabin Agriculture Forestry Park, Private		Maximum gross floor area of all enclosed buildings - 750 sq.m Maximum gross floor area per building - 350.0 sq.m Maximum lot coverage - 10%	All provisions of the C5-6 Zone shall also apply to this Zone. From May to October, an accommodation building may be used for any other permitted use.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
C5-6-C (continued)		<p>Horseback riding</p> <p>Accommodation buildings designed and available for year round use</p> <p>Buildings and structures for guest and staff recreational use</p> <p>Common administrative, maintenance, and storage buildings designed and available for year-round use</p>			
C5-6-D1		<p>Park, Private</p> <p>Horseback riding</p> <p>Cabin, Camp</p> <p>Tents</p> <p>Buildings and structures for guest and staff recreational use</p> <p>Common administrative, maintenance, and storage buildings designed and available for year</p>		<p>Maximum gross floor area, all enclosed buildings - 1,500 sq.m</p> <p>Maximum gross floor area per enclosed building - 350.0 sq.m</p> <p>Maximum number of camp cabins - 10</p> <p>Maximum length of time that a tent may be erected - 7 days</p> <p>Maximum lot coverage - 10%</p>	All provisions of the C5-6 Zone shall also apply to this Zone.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
C5-6-D1 (cont'd)		round use			
C5-6-D2		Tents	Buildings, except for minor accessory buildings	Maximum number of docks - 1 Maximum length of time that a tent may be erected - 3 days Maximum lot coverage - 0.3%	All provisions of the C5-6 Zone shall also apply to this Zone. For this Zone, "minor accessory buildings" means those such as outhouses or storage sheds.
C5-6-D3		Detached dwelling, accessory Park, Private Horseback riding Common administrative, maintenance, and storage buildings designed and available for year round use		Maximum number of detached dwellings, accessory - 3 Maximum gross floor area, all enclosed buildings - 750.0 sq.m Maximum gross floor area per building - 250.0 sq.m Maximum lot coverage - 10%	All provisions of the C5-6 Zone shall also apply to this Zone.
C5-6-E		Agriculture Forestry Resource Management Flood protection uses Conservation uses Passive Recreation Bank stabilization			All provisions of the C5-6 Zone shall also apply to this Zone.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
C1-7				Minimum required number of parking spaces - As existed on November 7, 2005	
C3-8		Office, Accessory Private club Retail store Service and repair shop		Maximum gross floor area - 600.0 sq.m Maximum height of building - 2 storeys Minimum required number of parking spaces - 28	
C1-9	Single detached dwelling				A single detached dwelling shall be permitted prior to a commercial use being established on the lot.
C3-10		Hotel Motel Motor Vehicle Repair Facility Motor Vehicle Service Station Retail Store Service and Repair Shop Tourist Establishment Warehouse and Storage Building			

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
C4-11		Fitness Centre, Accessory Hotel or motel containing tourist establishment units Office Restaurant Retail Store Wellness Centre		Maximum number of tourist establishment units permitted - 147 Maximum lot coverage - 21.5% Minimum required front yard for community-related accessory amenity buildings, excluding a swimming pool, a cabana, a pump house and a family centre - 130.0 m Minimum gross floor area of hotel or motel - 92.9 sq. m. Maximum gross floor area of hotel or motel - 250.83 sq. m. Minimum required rear yard - 10.0 m Minimum required yard for fitness centre, accessory from the northwest corner of the property - 7.0 m Minimum required yard from Barnwood Drive - 5.3 m	<ul style="list-style-type: none"> All lands in the C4-11 zone are deemed to be one lot for development purposes. No new docks or extensions to existing docks shall be permitted. A restaurant is permitted within a pool cabana only. All required rear yards shall be used as a landscaping area only. For the purposes of this zone, a driveway is permitted within a landscaping area. <p>For this purposes of this zone, “tourist establishment unit” means a self-contained unit that is available for rental at least one week per calendar year and includes sleeping facilities, private sanitary facilities, and may contain cooking facilities, and which forms part of a “tourist establishment”.</p>
C3-12				Notwithstanding the Zone Requirements of Table 7.2, the following special standards shall apply: Front yard (min) - 3m Rear yard (min) - 5m	<ul style="list-style-type: none">

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
C3-13				<p>Notwithstanding the Zone Requirements of Table 7.2, the following special standards shall apply:</p> <p>Minimum required front yard - 3.0 m</p> <p>Minimum required rear yard - 5.0 m</p>	

SECTION 8 INDUSTRIAL ZONES

8.1 GENERAL PROHIBITION

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

8.2 PERMITTED USES

Uses permitted in a Zone are noted by the symbol '✓' in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 8.1. A number(s) following the symbol '✓', zone heading or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone. Special Conditions are listed in the Footnotes below the Permitted Use Table, Table 8.1.

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

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

Table 8.1

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

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

Footnotes for Table 8.1

Space Reserved

8.3 ZONE REQUIREMENTS

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

Table 8.2

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8
ZONES							
STANDARD	M1	M2	M3	MP	MQ	AR	AR1
Lot Area (Minimum):	1.0 ha	2.0 ha	1.0 ha	10.0 ha	10.0 ha	1.0 ha	1.0 ha
Lot Frontage (Minimum)	40 m	60 m	50 m	120 m	120 m	45 m	45 m
Lot Coverage (Maximum)	30%	30%	30%	20%	20%	20%	30%
Required Yards:							
Front Yard (Minimum)	10 m	15 m	12 m	30 m	50 m	12 m	12 m
Exterior Side Yard (Minimum)	7.5 m	15 m	12 m	15 m	50 m	12 m	12 m
Rear Yard (Minimum)	10 m	15 m	12 m	30 m	50 m	15 m	15 m
Interior Side Yard (Minimum)	7.5 m	10 m	10 m	30 m	30 m	5 m	5 m
Excavation Setbacks (Minimum)							
From any lot line				50 m	50 m		
From any street line				50m	50m		
From Residential Zone or use				120 m	300 m		
From any Watercourse				30 m	30 m		
Open Storage Area Setbacks (Minimum)							
From any lot line				30 m	30 m		
From any lot which abuts a Residential Zone				90 m	90 m		
Building Height (Maximum)	12 m	12 m (1)	12 m (1)	12 m (1)	12 m (1)	15 m	15 m
Landscaping Area (Minimum)	15%	10%	10%	5%	5%	15%	15%
Planting Strip Width (Minimum)	3 m	6 m	6 m	15 m	15 m	7.5 m	7.5 m
Planting Strip Location	(2)	(2)	(2)	(2)	(2)	(2)	

Footnotes For Table 8.2

- (1) The maximum height for an accessory detached dwelling shall be 10 metres.
- (2) A planting strip having a minimum width of 3.0 metres shall be required along each front lot line and along any portion of a rear lot line, which abuts a Residential Zone line or a lot containing a Residential use, and along any portion of a side lot line which abuts a Residential zone or a lot containing a Residential use.

8.4 INDUSTRIAL ZONES - EXCEPTIONS

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

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

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

TABLE 8.3

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

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
MP-2	Open Storage Area, Accessory Portable Ready Mix Plant Washout Facility, Accessory		Motor Vehicle Repair Facility		
M3-3	Dwelling Unit - Accessory				

**SECTION 9
INSTITUTIONAL AND OPEN SPACE ZONES**

9.1 GENERAL PROHIBITION

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

9.2 PERMITTED USES

Uses permitted in a Zone are noted by the symbol ‘✓’ in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 9.1. A number(s) following the symbol ‘✓’, zone heading or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone. Special Conditions are listed in the Footnotes below the Permitted Use Table, Table 9.1.

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

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

Table 9.1

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

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

Footnotes for Table 9.1

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

9.3

ZONE REQUIREMENTS

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

Table 9.2

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

Footnotes For Table 9.2

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

9.4 INSTITUTIONAL AND OPEN SPACE ZONES - EXCEPTIONS

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

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

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

TABLE 9.3

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

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6								
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions								
OS2-2 (cont'd)				<p>Maximum building height - the lesser of 10.5 m or 2 storeys</p> <p>Maximum ground floor area, all buildings and structures - 1700.0 sq.m</p> <p>Minimum required number of parking spaces - 50</p> <p>Minimum setback from the high water mark - 30.0 m</p> <p>Minimum percentage of the yard between all buildings and structures and the high water mark to be maintained in a natural vegetated state - 100%</p>	<p>course, driving range, pro shop, club house and associated restaurant.</p> <p>For the purposes of this Zone, "private road" means a road which is in private condominium ownership and is maintained as such.</p>								
I-3	<p>Detached Dwellings for staff</p> <p>Multiple Dwelling</p> <p>Office</p> <p>Park</p> <p>Restaurant</p>			<p>Minimum Lot Frontage 200 m</p> <p>Minimum Lot Area - 8.0 ha</p> <p>Minimum Lot Depth - 100 m</p> <p>Maximum Lot Coverage - 35%</p> <p>Minimum Required Yards:</p> <table> <tr> <td>Front</td> <td>15.0 m</td> </tr> <tr> <td>Interior side</td> <td>5.0 m</td> </tr> <tr> <td>Exterior side</td> <td>15.0 m</td> </tr> <tr> <td>Rear</td> <td>5.0 m</td> </tr> </table>	Front	15.0 m	Interior side	5.0 m	Exterior side	15.0 m	Rear	5.0 m	
Front	15.0 m												
Interior side	5.0 m												
Exterior side	15.0 m												
Rear	5.0 m												

**SECTION 10
RURAL ZONES**

10.1 GENERAL PROHIBITION

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

10.2 PERMITTED USES

Uses permitted in a Zone are noted by the symbol ‘✓’ in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 10.1. A number(s) following the symbol ‘✓’, zone heading or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone. Special Conditions are listed in the Footnotes below the Permitted Use Table, Table 10.1.

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

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

Table 10.1

Column 1	Column 2	Column 3	Column 4	Column 5
	ZONES			
USE	RU	RR	RI	RC
Agriculture	✓			
Bed and Breakfast Operations	✓			✓
Cemetery	✓			
Commercial Greenhouse	✓			✓
Contractor’s Facility			✓	✓
Convenience Store				✓
Custom Workshop			✓	✓
Dwelling Unit, Accessory	✓	✓	✓ (1)	✓ (1)
Dwelling, Detached	✓	✓	✓	✓
Emergency Service Facility	✓			
Equipment Storage Building	✓			
Forestry	✓		✓	✓
Gasoline Pump Island, Accessory	✓		✓	✓
Group Home Type 1	✓	✓		

Column 1	Column 2	Column 3	Column 4	Column 5
	ZONES			
USE	RU	RR	RI	RC
Group Home Type 2				
Camping Establishments				√
Home Industry	√			
Home Occupation	√	√		
Hunt Camp	√			
Kennel	√			
Livestock Facility	√			
Marine Sales and Service Establishment				√
Nursery, Horticultural	√			√
Produce Outlet, Accessory	√			
Produce Storage Building	√			
Recreation Trails	√			
Recreational Vehicle Sales and Service Establishment				√
Saw Mill			√	
Workshop			√	
Veterinary Clinic				√

Footnotes for Table 10.1

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

10.3 ZONE REQUIREMENTS

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

Table 10.2

Column 1	Column 2	Column 3	Column 4	Column 5
	ZONES			
STANDARD	RU	RR	RI	RC
Lot Area (Minimum)	4.0	1.2	2.0	2.0
Lot Frontage (Minimum)	120 m	60 m	150 m	120 m
Coverage (Maximum)	5%	5%	5%	5%
Required Yards (Minimum):	(1)(2)	(1)(2)	(1)(2)	(1)(2)
Front Yard	15 m	10 m	15 m	15 m
Exterior Side Yard	15 m	10 m	15 m	15 m
Interior Side Yard	10 m	5 m	10 m	10 m
Rear Yard	15 m	10 m	15 m	15 m
Building Height (Maximum)	10 m	10 m	10 m	10 m

Footnotes For Table 10.2

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

10.4 RURAL ZONES - EXCEPTIONS

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

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

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

Table 10.3

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
RC-1		Building supply outlet Contractors yard Farmer's market Marina Marina sales and service establishment			

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
RC-1		Restaurant Retail store Service and repair shop Veterinary clinic Warehouse Workshop			
RC-2	Commercial self-storage facility Storage of wood poles, electrical equipment, line and bucket trucks, commercial heavy equipment, truck trailers				
RI-3		Dwelling, accessory Industrial use Outside display or sales area Retail store, accessory		Permitted location for outside display or sales area - The required yard between the main building and Highway 69/400	

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
RC-4		Recreational vehicle sales and service establishment Retail store, accessory Service and repair shop Snowmobile dealer Storage, accessory Workshop		Maximum gross floor area for all buildings and structures - 560.0 sq.m Maximum number of main buildings - 2 Maximum number of accessory buildings - 1	
RR-5				Minimum elevation for a dwelling unit - 3.65 m above the CN Rail track on adjacent lands Minimum landscape buffer required adjacent to CN Rail track- 30.0 m	Any dwellings constructed on the property shall be constructed using a brick veneer or acoustic masonry equivalent.
RR-6		Single detached dwelling		Maximum number of single detached dwellings - 235 Maximum number of bedrooms per dwelling unit - 4 Minimum gross floor area per	For the purposes of this Zone, "single detached dwelling" means a single detached dwelling owned as a single condominium unit and may be used for year round occupancy subject to the requirements of this Zone.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
RR-6 (cont'd)				unit - 112.0 sq.m Maximum gross floor area per unit - 252.0 sq.m Maximum lot coverage - 25% Maximum building height - the lesser of 10.5 m or 2 storeys Minimum setback for the front façade of a dwelling and a garage from a public road or private road - 7.5 m Minimum area for outdoor living area - 30.0 sq.m Minimum setback from the high water mark - 30.0 m Minimum setback from the high water mark for Lots 152, 153, 154, 155, 159, and 160 - 15.0 m Minimum percentage of the yard between the dwelling and the high water mark to be maintained in a natural vegetated state - 90% Minimum setback from the	For the purposes of this Zone, “private road” means a road which is in private condominium ownership and is maintained as such. A maximum two-car garage is permitted per dwelling.

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
RR-6 (cont'd)				<p>CPR right-of-way - 30.0 m</p> <p>Maximum footprint of docks and supporting structures for lots with access to Lower Richmond Lake - 15.0 sq.m</p> <p>Maximum length of docks for lots with access to Lower Richmond Lake - 5.0 m</p> <p>Maximum width of docks structures for lots with access to Lower Richmond Lake - 2.0 m</p>	
RC-7		Retail Warehouse			
RI- 8	Water-taking use				<p>The Holding (H) provision shall be removed subject to the following: the completion of a hydrological study to the satisfaction of the Township, which shall identify the volume of water to be extracted daily and advise that there will be no negative impacts on the ground water supplies in the area; the registration of a Site Plan Agreement on title; and the</p>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
R1-8 (cont'd)					acquisition of a Permit to Take Water should the use propose to extract more than 50,000 L/day of water.
RU-9		Accessory Building			
RU-10					The erection of one detached dwelling on lands not fronting upon and improved public street shall be permitted
RU-11				<ul style="list-style-type: none"> • Minimum front yard setback for a Hunt Camp- 30 m • Minimum Lot Coverage Area - 23 ha 	

**SECTION 11
ENVIRONMENTAL PROTECTION ZONES**

11.1 GENERAL PROHIBITION

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

11.2 PERMITTED USES

Uses permitted in a Zone are noted by the symbol ‘✓’ in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 11.1. A number(s) following the symbol ‘✓’, zone heading or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone. Special Conditions are listed in the Footnotes below the Permitted Use Table, Table 11.1.

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

- EP Environmental Protection
- EP1 Environmental Protection One

Table 11.1

Column 1	Column 2	Column 3
	ZONE	
USE	EP	EP1
Agriculture, Existing	✓	
Archaeological Site	✓	
Conservation Use	✓	✓
Forestry	✓	
Historical Site	✓	
Passive Recreation	✓	✓
Resource Management	✓	
Recreational Trail	✓	✓

Footnotes for Table 11.1

- 1) A dock meeting the requirements of the Department of Fisheries and Oceans or the requirements of other authorities having jurisdiction shall be permitted in an EP1 or EP2 Zone where the dock is accessory to a permitted use on the appertaining lands and meets the requirements of Section 4.28.

11.3 ZONE REQUIREMENTS

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

Table 11.2

Column 1	Column 2	Column 3
	ZONES	
STANDARDS	EP	EP1
Lot Area (Minimum)	Nil	Nil
Lot Frontage (Minimum)	Nil	Nil
Coverage (Maximum)	5%	5%
Building Setbacks (Minimum):		
Front Yard	9 m	9 m
Exterior Side Yard	9 m	9 m
Interior Side Yard	6 m	6 m
Rear Yard	9 m	9 m
Building Height (Maximum)	8 m	8 m

Footnotes For Table 11.2

Space Reserved

11.4 ENVIRONMENTAL PROTECTION ZONES - EXCEPTIONS

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

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

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

TABLE 11.3

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

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
EP-1 (cont'd)				<p>Maximum length of storage building - 12.0 m</p> <p>Maximum width of storage building - 15.0 m</p> <p>Minimum elevation of accessory building, including slab on grade foundation - 0.31 m above the highest elevation in the building envelope of the accessory building</p>	<p>The entire area zoned EP-22 shall be deemed to be one lot for the purposes of this By-law.</p> <p>The remainder of the site is to remain in a natural vegetated state.</p>
EP-2	Landscaped golf course facilities such as cart paths, boardwalks, tees, greens and fairways				
EP-3		Boathouse Dock	Septic System Driveway	Maximum height of a boathouse - 4.0 m	Lands subject to the provisions of this Zone are to be preserved in their natural state.
EP-4		Floating dock, floating decking, or floating boardwalk One public access dock on Lower		Minimum length of any dock, decking, or boardwalk projecting off the shore of Lower Richmond Lake - 10.0 m	<p>For the purposes of this Zone, "private road" means a road which is in private condominium ownership and is maintained as such.</p> <p>Any dock, decking, or</p>

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements	Other Special Provisions
EP-4 (cont'd)		Richmond Lake Recreation, non-intensive		Maximum number of non-motorized boats permitted to moor along any dock, decking, or boardwalk - 5 Maximum width of boardwalk - 1.5 m	boardwalk projecting off the shore of Lower Richmond Lake shall be limited in extent so as to not interfere with vegetation and fish habitat. Any dock, decking, or boardwalk projecting off the shore of Lower Richmond Lake shall be floating or shall be pole or pile supported.
EP-5			All buildings or structures		

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

12.1 HOLDING PROVISIONS

Notwithstanding any other provision in this By-law, where a Zone symbol is followed by the letter “H” and a number (for example M2-(H1) or R1-(H2) no person shall use the land to which the letter (H) applies for any use other than the use which existed on the date this By-law was passed, until the (H) is removed in accordance with the policies of the Official Plan and the Planning Act, as amended.

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

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

12.1.2 List of Holding Provisions

The following holding provisions apply to the properties specified:

TABLE 12.1

Column 1	Column 2	Column 3	Column 4
Zone Designation	Property/Legal Description	Condition for Removal	Date Enacted
RI-8(H)	Parts 1 and 2, Parcel 21543, Plan 42R-8057 located in Lot 7, Concession 11 in the Geographic Township of Conger	<ul style="list-style-type: none"> • The completion of a hydrogeological study which is to be completed to the satisfaction of the Municipality. The study must identify the volume of water to be extracted daily and advise that there will be no negative impacts on the groundwater supplies in the area. • The completion of a Site Plan Agreement • If the water taking use proposes to extract more than 50,000 litres of water per day, a permit to take water must also be 	Nov. 7, 2005

Column 1	Column 2	Column 3	Column 4
Zone Designation	Property/Legal Description	Condition for Removal	Date Enacted
R1-8(H) (cont'd)		obtained from the Ministry of the Environment.	
MQ-LF(H) RU-LF(H)		<ul style="list-style-type: none"> Hydrogeological report confirming no contamination of ground water or water supply. 	
LSR-12(H)	Pt. Island D or Yoho Island in Lake Joseph, being Part 1, Plan 42R-6361 and as in Instrument No. 31283	<ul style="list-style-type: none"> Final subdivision approval 	March 5, 2007
RR(H)	(a) Pt. Lots 32 and 33, Concession 11 (Foley)	The completion of a Subdivision Agreement	May 7, 2007
SR1-18(H)	(a) Pt. Lots 26, 27 and 28, Concessions 1 and 2 (Foley)	The completion of a Subdivision Agreement	May 7, 2007
M3(H)	Pt. Lots 142 and 143, Concession A, geographic Township of Foley	Site Plan Agreement	December 11, 2007
C3(H)	Part Lot 121 and 122, Concession B, geographic Township of Foley, designated as Part 1, Plan 42R-16275	Site Plan Agreement	July 16, 2007
SR1-31(H)	Part of Lots 14 and 15, Concession 1, in for former Township of Humphrey, being Parts 2, 3, 9-11,	<ul style="list-style-type: none"> Site Plan Approval 	

Column 1	Column 2	Column 3	Column 4
Zone Designation	Property/Legal Description	Condition for Removal	Date Enacted
SR1-31(H) (cont'd)	13, 17, 18, 20 & Part 17 Parcel 26210 S/S Little Lake Joseph		
LSR-36(H)	Pt. Island D or Yoho Island in Lake Joseph, being Part 1, Plan 42R-6361 and as in Instrument No. 31283	<ul style="list-style-type: none"> Final subdivision approval 	March 5, 2007

12.2 TEMPORARY USE ZONES

Where on Schedules to this By-law, a zone symbol is preceded by the letter “T” and a dash, and followed by a zone designation and a number (for example T-SR3-1), one or more additional uses are permitted on the lands noted until the permission granted by the Site Specific Temporary Use By-law expires. Table 12.2 identifies the Temporary Use Zones within the Municipality.

12.2.1 List of Temporary Use Zones

TABLE 12.2

Column 1	Column 2	Column 3	Column 4	Column 5
Zone Designation	Property/Legal Description	Temporary Uses	Date Enacted	Date Expires
T-SR3-1	Part 1 of Plan 42R-7071, Parts of Lots 24 and 25, Concession 7, Former Township of Foley	Garden Suite	August 23, 2004	August 23, 2014

SECTION 13 DEFINITIONS

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

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

Adult Video Store means a premise:

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

Agriculture means general farming and shall include:

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

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

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

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

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

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

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

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

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

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

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

Balcony means a partially enclosed platform attached to and extending horizontally from one or more exterior walls of a building and used as an outdoor porch or sundeck.

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

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

Boathouse means either a one storey boathouse or a one and a half storey boathouse.

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

Boathouse, One and a Half Storey means an accessory building or structure which has a first storey, designed and used for the sheltering of boats or other forms of water transportation and for the storage of equipment which is incidental to the use of the main building or boating, and a half storey above, designed and used for storage or human habitation and which may contain a leisure room, a recreation room and accessory sleeping accommodation with associated washroom facilities, but shall not include a kitchen or cooking facilities.

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

Boat Slip means the space adjacent to a dock assigned for the parking of one boat having a minimum width of 3.0 metres and a minimum length of 6.0 metres.

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

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

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

Building means a structure occupying an area greater than 10 m² and consisting of any combination of walls, roof and floor or any structural system serving the function thereof, including all associated plumbing, works, fixtures and service systems. This definition shall also include a private sewage system.

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

Building, Apartment means a building containing three or more dwelling units that share a common external access to the outside through a common vestibule and a common corridor system or a combination thereof.

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

Building Envelope means the total horizontal area of a building calculated by perpendicular projection onto a horizontal plane. This definition shall not include:

- a) sills, belt courses, chimneys, cornices, eaves, gutters, parapets, pilasters or similar ornamental structures unless such structure projects more than 1.0 metre horizontally from an exterior wall of the building; or
- b) unenclosed porches, balconies or steps unless such structure projects more than 2.0 metres horizontally from an exterior wall of the building.

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

- a) the highest point of the roof surface of a flat or domed roof; or
- b) the deck line of a mansard roof; or
- c) the median level between eaves and ridge of a gable, gambrel or hip roof.

When applied to boathouses and boat ports the height shall be measured from the normal or controlled high water mark.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Commercial Greenhouse means a building or structure enclosed by glass or similar material and used for the cultivation of plants and may include the sale of plans to the general public.

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

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

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

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

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

- a) any preliminary operation such as excavating, filling or draining; or
 - b) altering any existing building or structure by an addition, enlargement, extension or other structural change; or
 - c) any work which requires a building permit.
- “Constructed” and “construction” shall have corresponding meanings.

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

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

Corporation means the Corporation of the Township of Seguin.

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

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

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

Custom Workshop means:

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

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

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

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

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

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

Drive-Through Service Facility means a building or structure or part thereof where goods and/or services are offered to the public within a parked or stationary vehicle by way of a service window or kiosk, where goods, money or materials are exchanged. Kiosks within a parking garage or associated with a surface parking area are not considered to be drive-through service uses.

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

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

Dry Cleaning or Laundry Outlet means a premises used for the purpose of receiving articles or goods of fabric to be subjected to the process of laundering or dry cleaning at another location and may include facilities for the pressing or ironing of such articles.

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

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

Dwelling Unit, Accessory means a dwelling unit which is part of and accessory to a permitted principal use.

Dwelling, Accessory means a use, separate building, or structure, which is usually incidental, subordinate, exclusively devoted to and located on the same lot as the principle use, building or structure but not including a building or structure which is used as a dwelling unless specifically permitted.

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

Dwelling, Duplex means a dwelling divided horizontally into two separate dwelling units, each such dwelling unit having an independent entrance either directly from outside the building or through a common vestibule.

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

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

Dwelling, Mobile Home means a transportable, factory-built dwelling unit manufactured in accordance with CSA Standards Z240 or Z241 that is intended to provide permanent residence but does not include any trailer otherwise defined in this By-law.

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

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

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

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

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

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

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

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

Equipment Storage Facility means a building or buildings leased to individuals for the purpose of dry goods storage.

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

Existing for the purposes of Section 4.18 of this By-law means existing as of the date of the passing of By-laws No. CT100-83, Z200-97 (Humphrey), 93-1000 (Foley), R100-80 (Rosseau) and CT100-83 (Christie and Monteith).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Gasoline Pump Island, Accessory means a gasoline pump island used to dispense gasoline solely to vehicles owned or leased by the occupant of the lot where such gasoline pump island is located. This definition shall not include an automobile service station or any other facility for the sale of fuels.

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

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

Grocery Store means a retail establishment engaged in the business of selling groceries, meat, fruit and vegetables to the general public, and having a minimum gross floor area of 300 m² and a maximum gross floor area of 2230 m².

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

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

- persons who have been placed on probation under the provisions of the Probation Act, the Criminal Code of Canada, or any Act passed to replace the forgoing Act, the Criminal Code of Canada, or any Act passed to replace the foregoing Acts;
- persons who have been released on parole under the provisions of the Ministry of Correctional Services Act, or Parole Board of Canada or any Act passed to replace the foregoing Acts;
- persons who have been charged under the Young Offenders Act but who have been placed in open or secure custody;
- persons who require temporary care, and transient or homeless persons;
- persons requiring treatment and rehabilitation for addiction to drugs or alcohol; or,
- persons housed in a group home that satisfies all the requirements of a Group Home Type 1 except that it accommodates in excess of 6 residents.

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

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

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

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

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

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

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

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

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

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

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

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

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

Laundromat means a premises where coin-operated laundry machines, using only water and detergent, are made available to the public for the purpose of cleaning laundry.

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

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

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

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

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

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

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

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

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

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

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

Lot Coverage means the area of a lot covered by all buildings and structures excluding decks less than 1.0 metres in height but including all permitted structures appurtenant to a lot such as a boathouse.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Motel means a premises used to provide temporary accommodation to the travelling public with the rooms being accessed from the outside and may include accessory services such as

restaurants, meeting facilities, recreation facilities, banquet facilities and accommodation for staff.

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

Motor Vehicle Gas Bar means a premises where gasoline or other motor fuels and oil are kept for sale and delivery directly into a motor vehicle, and does not include a motor vehicle repair facility, car wash or a motor vehicle service centre.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Specified Body Areas means one or more of the following:

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

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

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

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

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

Storey, Basement means any storey below the first storey which is at least 50% above finished grade (measured from finished floor to finished ceiling).

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

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

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

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

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

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

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

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

Structure means anything constructed, the use of which requires location on or in the ground, or attached to something having location on or in the ground.

Summer Camp means an establishment which is situated on land that is owned and operated by a religious, charitable, or other not-for-profit corporation; is a “Class A Camp” as defined in Regulation 568, made under the *Health Protection and Promotion Act*; provides accommodation to registered individuals for extended stays during the summer, and accommodation for staff; does not provide accommodation or services to the general travelling and vacationing public; has common dining and recreational facilities; and offers recreational, educational, social, and cultural programs to the permitted guests.

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

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

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

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

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

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

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

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

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

Use, Main means the principal use of a lot.

Veterinary Clinic means a building or part of a building where animals or pets are given medical or surgical treatment or grooming, within which there may be shelter facilities provided for

short-term overnight medical treatment but shall not include an animal kennel. This definition shall not include any facilities for the cremation or disposal of dead animals.

Video Outlet/Rental Store means an establishment where pre-recorded video tape, video discs, game cartridges, DVD's or other similar pre-recorded materials are offered for rent or sale and where video cameras or video players/recorders may be offered for rent, but shall not include the sale of electronic video equipment and other electronic home entertainment products or an Adult Video Store.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**SECTION 14
ENACTMENT**

14.1 FORCE AND EFFECT

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

14.2 READINGS BY COUNCIL

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

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

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

MAYOR: (Original signed by David Conn)

(Municipal Seal)

CLERK: (Original signed by Craig Jeffery)

14.3 CERTIFICATION

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

CLERK: _____

MINIMUM DISTANCE SEPARATION I (MDS I)

CALCULATION SHEET FOR NON-AGRICULTURAL USES

SCHEDULE 'B' TO BY-LAW 2006-125

USE: To determine the required Minimum Distance Separation (MDS I) for non-agricultural *uses* establishing or expanding in proximity to livestock facilities

PURPOSE: To reduce the potential for odour conflicts between *existing* livestock facilities and proposed neighbouring land *uses*

APPLICATION: MDS will be used for:

- Assessing official plan amendments
- assessing zoning by-law amendments
- evaluating consent applications
- other land *use* proposals

The following information is to be completed as it relates to the livestock operation. A separate calculation sheet is to be filled out for each livestock operation in proximity to the proposed non-agricultural *use*.

APPLICANT'S NAME: _____ PHONE: _____

ADDRESS: _____ POSTAL CODE: _____

FARMER'S NAME: _____ PHONE: _____

ADDRESS: _____ POSTAL CODE: _____

COUNTY/REGION: _____ TOWNSHIP: _____ LOT: _____ CONC: _____

FILE #: _____ EVALUATION DATE: _____ EVALUATOR: _____

Minimum Distance Separation required from Livestock Facility = _____ metres (from Table 2)

Actual distance as reported or estimated from Livestock Facility = _____ metres

Minimum Distance Separation required from Manure Storage = _____ metres (from Table 3)

Actual distance as reported or estimated from Manure Storage = _____ metres

This application MEETS DOES NOT MEET MDS requirements for the barn and manure storage.

ASSESSMENT OF THE LIVESTOCK FACILITY

To calculate Livestock Units, complete Step 1 based on information in Table 1 below.

STEP 1 TOTAL LIVESTOCK UNITS

Column 1 TYPE OF LIVESTOCK	Column 2 HOUSING CAPACITY	Column 3 NUMBER OF ANIMALS PER LIVESTOCK UNIT (From Table 1)	Column 4 NUMBER OF LIVESTOCK UNITS (Col. 2/Col. 3)
	(A) – TOTAL LIVESTOCK UNITS (sum of Column 4)		(A)

If there are more than 300 livestock units, reference must be made to full set of tables available from the Ontario Ministry of Agriculture and Food and Rural Affairs

TABLE 1: ANIMAL GROUPS

ANIMAL GROUP 1	ANIMAL GROUP 2	ANIMAL GROUP 3	ANIMAL GROUP 4	ANIMAL GROUP 5
1 Livestock Unit equals	1 Livestock Unit equals	1 Livestock Unit equals	1 Livestock Unit equals	1 Livestock Unit equals
200 Chicken Broilers 1 Horse ³	4 Adult Sheep ³ 1 Beef Cow ¹ confinement 10 Feeder Lambs 100 Ducks 5 Emu 4 Adult Goats ³ 10 Feeder Goats 3 Ostrich 500 Pullets 50 Turkeys (>10kg) 75 Turkeys (5- 10kg) 100 Turkeys (<5kg)	1 Beef Cow ¹ Yard/Barn 2 Beef Feeder Yard/Barn 1 Dairy Cow ^{1,2} 2 Dairy Heifer Yard/Barn 40 Adult Rabbits 3 Red Veal <300kg 125 Chicken Breeder Layers 75 Turkey Breeder Layers	80 Adult Mink ⁴ 40 Adult Fox ⁴ 125 Caged Layers	4 Feeder Hogs 5 Sows/Boars 20 Weaners 4- 30kg 6 White Veal

1 – includes calf to 150 kg

2- Multiply the number of milking cows by 1.5 to account for dry cows, heifers and calves on the same farm

3 – Includes offspring until weaned

4 – Includes offspring to market size

Select Animal Group 1, 2, 3, 4 or 5, depending on type of animals on farm. If there are animals from different groups, select the highest group number. The group number is used when referring to Table 2.

STEP 2 LAND BASE ASSESSMENT (B)

Number of tillable hectares * on site _____ x 5 = _____(B) Potential Livestock Units

* Maximum (B) is 150 Livestock Units.

STEP 3.

Enter the GREATER OF (A) Total Livestock Units OR (B) Potential Livestock Units

Use this figure to enter Column 1 of Table 2.

TABLE 1: FACTOR ‘A’ (Barn Odour Potential)
And Animals per Livestock Unit (based on housing capacity)

Animals per Livestock Unit			Factor A:	
BEEF	1	Beef Cow ¹	(barn confinement)	0.7
	1	Beef Cow ¹	(barn with yard)	0.8
	2	Beef Feeders	(barn confinement)	0.7
	2	Beef Feeders	(barn with yard)	0.8
CHICKEN	125	Caged Layers	(Manure stored in barn)	1.0
	125	Caged Layers	(daily manure removal)	0.8
	125	Chicken Breeder Layers		0.8
	200	Chicken Broilers/Roasters		0.65
	500	Pullets (replacement layers)		0.7
DAIRY	1	Milking Cow ^{1,2}	(tie stall)	0.65
	1	Milking Cow	(free-stall)	0.7
	2	Dairy Heifers	(barn confinement)	0.7
	2	Dairy Heifers	(barn with yard)	0.8
DUCK	100	Ducks		0.7
EMU	5	Emu		0.7
FOX	40	Adult Fox ⁴		1.1
GOAT	4	Adult Goats ³		0.7
	10	Feeder Goats (>20kg)		0.7
HORSE	1	Horse ³		0.65
MINK	80	Adult Mink ⁴		1.1
OSTRICH	3	Ostrich		0.7
RABBIT	40	Adult Rabbits ⁴		0.8
SHEEP	4	Adult Sheep ³		0.7
	10	Feeder Lambs (>20kg)		0.7
SWINE	5	Sows/Boars		1.0
	20	Weaners (4-30kg) ⁵		1.0
	4	Feeder Hogs (30-120 kg)		1.0
TURKEY	50	Meat Turkeys (>10kg)		0.7
	75	Meat Turkeys (5-10 kg)		0.7
	75	Turkey Breeder Layers		0.8
	100	Meat Turkeys (<5kg)		0.7
	500	Pullets (replacement breeders)		0.7
VEAL	6	White Veal		1.0
	3	Red Veal (<300 kg)		0.8

Notes: For all other animals/poultry use 1 livestock unit per 450 kg housed at one ($A=0,8$)

1 – Includes calf to 150 kg

2 – A dairy farm usually has milking cows, dry cows, heifers and calves. Multiply the number of milking cows by 1.5 to account for the followers when they are all kept on the same farm.

3 – Includes offspring until weaned

4 – Includes offspring to market size

5 – Multiply number of sows by 2.4 to determine the number of weaners.

STEP 4. TABLE 2 MINIMUM DISTANCE SEPARATION FROM LIVESTOCK FACILITY

Read across appropriate line from Column 1 to respective Animal Group and Land Use type. This number is the Minimum Distance Separation requirements in metres from a livestock facility.

COLUMN 1 Greater of Livestock Units (A) or Potential Livestock Units (B)	TYPE "A" LAND USE To permit: <input type="checkbox"/> up to 3 rural residential lots, either by consent or by plan of subdivision <input type="checkbox"/> the severance of an existing dwelling <input type="checkbox"/> passive recreational <input type="checkbox"/> the building of a dwelling on an existing lot of record <input type="checkbox"/> agriculturally related commercial <input type="checkbox"/> industrial					TYPE "B" LAND USE To permit: <input type="checkbox"/> residential subdivision <input type="checkbox"/> active recreational <input type="checkbox"/> institutional <input type="checkbox"/> commercial <input type="checkbox"/> urban expansion <input type="checkbox"/> multiple residential <input type="checkbox"/> or result in a Rural Residential Cluster				
	Animal Group					Animal Group				
	1	2	3	4	5	1	2	3	4	5
1-5	39	42	48	60	85	73	78	90	112	160
10	55	60	68	85	98	104	112	128	160	183
15	65	70	80	100	115	122	132	151	188	215
20	72	78	89	111	127	135	146	167	208	238
25	78	84	95	119	136	146	157	179	224	256
30	82	88	101	126	144	154	166	189	237	271
35	86	92	106	132	151	161	173	198	247	283
40	89	96	110	137	157	167	180	206	257	294
45	92	99	113	142	162	173	186	213	266	304
50	95	102	117	146	167	178	192	219	274	313
55	98	105	120	150	172	183	197	225	282	322
60	100	108	123	154	176	188	202	231	289	330
65	102	110	126	158	180	192	207	236	295	338
70	105	113	129	161	184	196	211	241	302	345
75	107	115	131	164	188	200	215	246	308	352
80	109	117	134	167	191	204	219	251	313	358
85	111	119	136	170	194	207	223	255	319	364
90	112	121	138	173	198	211	227	259	324	370
95	114	123	140	176	201	214	230	263	329	376
100	116	125	143	178	204	217	234	267	334	382
110	119	128	146	183	209	223	240	275	343	392
120	122	131	150	188	214	229	246	281	352	402
130	125	134	154	192	219	234	252	288	360	411
140	127	137	157	196	224	239	257	294	368	420
150	130	140	160	200	228	244	262	300	375	428
160	133	143	164	205	234	250	269	307	384	439
170	136	147	168	210	240	256	275	314	393	449
180	139	150	172	214	245	262	282	322	402	460
190	143	154	175	219	251	268	288	329	411	470
200	146	157	179	224	256	273	294	336	420	480
210	149	160	183	229	262	279	301	344	429	491

COLUMN 1	TYPE "A" LAND USE					TYPE "B" LAND USE				
	To permit:					To permit:				
	<input type="checkbox"/> up to 3 rural residential lots, either by consent or by plan of subdivision <input type="checkbox"/> the severance of an existing dwelling <input type="checkbox"/> passive recreational <input type="checkbox"/> the building of a dwelling on an existing lot of record <input type="checkbox"/> agriculturally related commercial <input type="checkbox"/> industrial					<input type="checkbox"/> residential subdivision <input type="checkbox"/> active recreational <input type="checkbox"/> institutional <input type="checkbox"/> commercial <input type="checkbox"/> urban expansion <input type="checkbox"/> multiple residential <input type="checkbox"/> or result in a Rural Residential Cluster				
Greater of Livestock Units (A) or Potential Livestock Units (B)	Animal Group					Animal Group				
220	152	164	187	234	267	285	307	351	439	501
230	155	167	194	239	273	291	313	358	448	512
240	158	171	195	244	278	297	320	365	457	522
250	162	174	199	248	284	303	326	373	466	532
260	165	177	203	253	290	309	332	380	475	543
270	168	181	207	258	295	315	339	387	784	553
280	171	184	210	263	301	321	345	395	793	564
290	174	188	214	268	306	327	352	402	502	574
300	177	191	218	273	312	333	358	409	511	584

STEP 5 TABLE 3 MINIMUM DISTANCE SEPARATION FROM MANURE STORAGE

The following table is used to calculate MDS requirements in metres from manure storages associated with livestock facilities. Using the resulting MDS distance from Table 2m read across the appropriate line to Column 1, 2, 3 or 4. Select the distance under the appropriate Land Use type.

This is the MINIMUM DISTANCE SEPARATION REQUIREMENT from the manure storage of a livestock facility for the establishment of a non-farm use.

- Column 1: Roofed or covered storages for manure, runoff, and milkhouse washwater. Includes any covered or roofed concrete, steel or earthen storages, in-barn solid manure packs, and storages under fully slatted floors.
- Column 2: Open solid manure pile on concrete slab. Includes the runoff storages (concrete or earthen) used for capturing seepage liquids from solid manure storage or runoff liquids from yards. If yards are scraped into runoff storage, use column 3 when runoff storage is a concrete or steel tank and column 4 when runoff storage is earthen. Milkhouse washwater may be added to runoff storage.
- Column 3: Open concrete or steel tanks used for storing liquid manure, milkhouse washwater, or yard runoff where yard is scraped into storage.
- Column 4: Open earth-sided or earth-sided storage with concrete floor to be used for storing liquid manure or yard runoff when yard is scraped into storage or milkhouse washwater.

MANURE STORAGE DISTANCE

Distance for Livestock Facility from Table 2 (Step 4) (m)	COLUMN 1		COLUMN 2		COLUMN 3		COLUMN 4	
	Covered Storage Systems (m)		Open Solid and Runoff Storage Systems (m)		Open Liquid Tank and Runoff Storage Systems (m)		Earthen Liquid and Runoff Storage Systems (m)	
	Type "A" Land Use	Type "B" Land Use	Type "A" Land Use	Type "B" Land Use	Type "A" Land Use	Type "B" Land Use	Type "A" Land Use	Type "B" Land Use
40	40	-	55	-	119	-	324	-
45	45	-	60	-	123	-	326	-
50	50	-	65	-	127	-	328	-
55	55	-	70	-	132	-	331	-
60	60	-	74	-	136	-	333	-
65	65	-	79	-	140	-	335	-
70	70	70	84	103	144	241	337	686
75	75	75	89	107	149	246	339	689
80	80	80	94	112	453	250	342	691
85	85	85	99	117	157	254	344	693

Distance for Livestock Facility from Table 2 (Step 4) (m)	COLUMN 1		COLUMN 2		COLUMN 3		COLUMN 4	
	Covered Storage Systems (m)		Open Solid and Runoff Storage Systems (m)		Open Liquid Tank and Runoff Storage Systems (m)		Earthen Liquid and Runoff Storage Systems (m)	
	Type "A" Land Use	Type "B" Land Use	Type "A" Land Use	Type "B" Land Use	Type "A" Land Use	Type "B" Land Use	Type "A" Land Use	Type "B" Land Use
90	90	90	103	122	161	258	346	695
95	95	95	108	127	165	263	348	698
100	100	100	113	132	170	267	351	700
110	110	110	123	141	178	275	355	704
120	120	120	133	151	187	284	359	709
130	130	130	142	161	195	292	364	713
140	140	140	152	171	203	301	368	717
150	150	150	162	180	212	309	373	722
160	160	160	172	190	220	318	377	726
170	170	170	181	200	229	326	382	731
180	180	180	191	209	237	335	386	735
190	190	190	201	219	246	343	390	740
200	200	200	210	229	254	351	395	744
210	210	210	220	239	263	360	399	749
220	220	220	230	248	271	368	404	753
230	230	230	239	258	280	377	408	757
240	240	240	249	268	288	385	413	762
260	260	260	268	287	305	402	421	771
280	280	280	288	307	322	419	430	780
300	300	300	307	326	339	436	439	788
320	320	320	327	346	356	453	448	797
340	340	340	346	365	372	470	457	806
360	360	360	366	385	389	487	466	815
380	380	380	385	404	406	504	475	825
400	400	400	404	423	423	521	483	833
450	450	450	453	472	465	563	506	855
500	500	500	501	520	508	605	528	877
550	550	550	550	569	550	648	550	899

MINIMUM DISTANCE SEPARATION II CALCULATION FORM

SCHEDULE 'C' TO BY-LAW 2006-125

Farm Name/Owner _____

Type of Livestock/ Poultry	Existing Barn Capacity	Livestock Units	Additional Barn Capacity	Livestock Units	Total Barn Capacity	Livestock Units	
Total 1			Total 2			Total 3	

Calculation of Percentage Increase: Total 2 → []
Total 1 → [] X 100 = [] %

Factor A: _____ Livestock/poultry to be added. Table []
 1 Factor A: _____
 Factor B: Total number of livestock units. Table 2 Factor B: []
 Factor C: Percentage increase. Table 3 Factor C: []
 Factor D: _____ Type of manure system (Solid = 0.7, Liquid = 0.8) Factor D: []

Building Base distance (A x B x C x D) Base Distance F: []

Manure Storage Base Distance table 4 Base Distance S: []

MINIMUM DISTANCE SEPARATION SUMMARY:		BUILDING 'F' Base Distance [] metres		MANURE 'S' STORAGE [] Base Distance metres	
Column 1	Col. 2	Col. 3	Col. 4	Col. 5	Col. 6
Neighbouring land use or boundary	Factor	Distance 'F' x Col. 2 (m)	Actual Distance (m)	Distance 'S' x Col. 2 (m)	Actual Distance M
Nearest Neighbour's Dwelling	1.0				
Areas <i>Zoned</i> or designated Agriculturally Related <i>Commercial Use</i> , Passive Recreational or Industrial	1.0				
Areas <i>Zoned</i> or designated Residential, Institutional, Active Recreational or Commercial, Urban Areas	2.0				

MINIMUM DISTANCE SEPARATION SUMMARY:		BUILDING 'F' Base Distance [] metres		MANURE 'S' STORAGE [] Base Distance metres	
Column 1	Col. 2	Col. 3	Col. 4	Col. 5	Col. 6
Nearest Side or <i>Rear Lot Line</i>	0.2				
Nearest Road Allowance (Side or <i>Front Lot Line</i>)	0.25				

Table 1: FACTOR 'A' (Barn Odour Potential)
and Animals per Livestock Unit (based on housing capacity).

Animals per Livestock Unit			Factor A:
BEEF	1	Beef Cow ¹	(barn confinement) 0.7
	1	Beef Cow ¹	(barn with yard) 0.8
	2	Beef Feeders	(barn confinement) 0.7
	2	Beef Feeders	(barn with yard) 0.8
CHICKEN	125	Caged Layers	(Manure stored in barn) 1.0
	125	Caged Layers	(daily manure removal) 0.8
	125	Chicken Breeder Layers	0.8
	200	Chicken Broilers/Roasters	0.65
	500	Pullets (replacement layers)	0.7
DAIRY	1	Milking Cow ^{1,2}	(tie stall) 0.65
	1	Milking Cow	(free-stall) 0.7
	2	Dairy Heifers	(barn confinement) 0.7
	2	Dairy Heifers	(barn with yard) 0.8
DUCK	100	Ducks	0.7
EMU	5	Emu	0.7
FOX	40	Adult Fox ⁴	1.1
GOAT	4	Adult Goats ³	0.7
	10	Feeder Goats (>20kg)	0.7
HORSE	1	Horse ³	0.65
MINK	80	Adult Mink ⁴	1.1
OSTRICH	3	Ostrich	0.7
RABBIT	40	Adult Rabbits ⁴	0.8
SHEEP	4	Adult Sheep ³	0.7
	10	Feeder Lambs (>20kg)	0.7
SWINE	5	Sows/Boars	1.0
	20	Weaners (4-30kg) ⁵	1.0
	4	Feeder Hogs (30-120 kg)	1.0

Animals per Livestock Unit			Factor A:
TURKEY	50	Meat Turkeys (>10kg)	0.7
	75	Meat Turkeys (5-10 kg)	0.7
	75	Turkey Breeder Layers	0.8
	100	Meat Turkeys (<5kg)	0.7
	500	Pullets (replacement breeders)	0.7
VEAL	6	White Veal	1.0
	3	Red Veal (<300 kg)	0.8

Notes: For all other animals/poultry use 1 livestock unit per 450 kg housed at one (A=0,8)

1 – Includes calf to 150 kg

2 –A dairy farm usually has milking cows, dry cows, heifers and calves. Multiply the number of milking cows by 1.5 to account for the followers when they are all kept on the same farm.

3 – Includes offspring until weaned

4 – Includes offspring to market size

5 – Multiply number of sows by 2.4 to determine the number of weaners.

Table 2: Factor ‘B’ (Final Livestock Units).

Livestock Units	Factor B	Livestock Units	Factor B	Livestock Units	Factor B	Livestock Units	Factor B				
5	-	107	95	-	313	500	-	578	1600	-	821
6	-	119	100	-	318	520	-	585	1650	-	829
7	-	129	110	-	327	540	-	592	1700	-	836
8	-	138	120	-	335	560	-	598	1750	-	844
9	-	145	130	-	343	580	-	605	1800	-	851
10	-	152	140	-	350	600	-	611	1850	-	858
12	-	164	150	-	357	620	-	617	1900	-	865
14	-	175	160	-	366	640	-	623	1950	-	872
16	-	183	170	-	374	660	-	629	2000	-	879
18	-	191	180	-	383	680	-	635	2100	-	892
20	-	198	190	-	392	700	-	640	2200	-	905
22	-	205	200	-	400	720	-	646	2300	-	917
24	-	210	210	-	409	740	-	651	2400	-	929
26	-	216	220	-	418	760	-	656	2500	-	941
28	-	221	230	-	426	780	-	661	2600	-	952
30	-	225	240	-	435	800	-	666	2700	-	963
32	-	230	250	-	444	850	-	679	2800	-	974
34	-	234	260	-	452	900	-	690	2900	-	985
38	-	241	280	-	470	1000	-	713	3200	-	1015
40	-	245	290	-	478	1050	-	723	3400	-	1034
45	-	253	300	-	487	1100	-	733	3600	-	1053
50	-	261	320	-	501	1150	-	743	3800	-	1071
60	-	275	360	-	522	1250	-	762	4200	-	1105
65	-	281	380	-	531	1300	-	771	4400	-	1121
70	-	287	400	-	540	1350	-	780	4600	-	1136
75	-	293	420	-	548	1400	-	789	4800	-	1152
80	-	298	440	-	556	1450	-	797	5000	-	1166

Livestock Units	Factor B	Livestock Units	Factor B	Livestock Units	Factor B	Livestock Units	Factor B
85	- 304	460	- 564	1500	- 805	7500	- 1326
90	- 309	480	- 571	1550	- 813	10000	- 1455

Table 3: Factor ‘C’ (Percentage Increase).

Percentage Increase	Factor C	Percentage Increase	Factor C	Percentage Increase	Factor C
0.50	- 0.70	120	- 0.86	280	- 1.03
55	- 0.72	130	- 0.88	300	- 1.04
60	- 0.73	140	- 0.90	325	- 1.05
65	- 0.75	150	- 0.91	350	- 1.06
70	- 0.76	160	- 0.92	375	- 1.07
75	- 0.77	170	- 0.94	400	- 1.08
80	- 0.78	180	- 0.95	425	- 1.09
85	- 0.79	190	- 0.96	450	- 1.10
90	- 0.81	200	- 0.97	500	- 1.11
95	- 0.82	220	- 0.99	550	- 1.12
100	- 0.83	240	- 1.00	650	- 1.13
110	- 0.85	260	- 1.02	700	- 1.14

TABLE 4: SITING DISTANCES FOR MANURE STORAGE (metres).

- Column 1: Roofed or covered storages for manure, runoff, and milkhouse washwater. Includes any covered or roofed concrete, steel or earthen storages, in-barn solid manure packs, and storages under fully slatted floors.
- Column 2: Open solid manure pile on concrete slab. Includes the runoff storages (concrete or earthen) used for capturing seepage liquids from solid manure storage or runoff liquids from yards. If yards are scraped into runoff storage, use column 3 when runoff storage is a concrete or steel tank and column 4 when runoff storage is earthen. Milkhouse washwater may be added to runoff storage.
- Column 3: Open concrete or steel tanks used for storing liquid manure, milkhouse washwater, or yard runoff where yard is scraped into storage.
- Column 4: Open earth-sided or earth-sided storage with concrete floor to be used for storing liquid manure or yard runoff when yard is scraped into storage or milkhouse washwater.

MANURE STORAGE BASIC DISTANCE ‘S’

Minimum Base Distance ‘F’ for the Building (m)	Column 1 Covered Storage Systems (m)	Column 2 Open Solid and Runoff Storage Systems (m)	Column 3 Open Liquid Tank and Runoff Storage Systems (m)	Column 4 Earthen Liquid and Runoff Storage Systems (m)
40	40	55	119	324
45	45	60	123	326
50	50	65	128	328
55	55	70	132	331
60	60	74	136	333
65	65	79	140	335
70	70	84	144	337
75	75	89	149	340
80	80	94	153	342
85	85	99	157	344
90	90	104	161	346
95	95	108	166	348
100	100	113	170	351
105	105	118	174	353
110	110	123	178	355
115	115	128	182	357
120	120	133	187	360
125	125	138	191	362
130	130	142	195	364

	Column 1	Column 2	Column 3	Column 4
Minimum Base Distance 'F' for the Building (m)	Covered Storage Systems (m)	Open Solid and Runoff Storage Systems (m)	Open Liquid Tank and Runoff Storage Systems (m)	Earthen Liquid and Runoff Storage Systems (m)
135	135	147	199	366
140	140	152	204	368
145	145	157	208	371
150	150	162	212	373
160	160	172	220	377
170	170	181	229	382
180	180	191	237	386
190	190	201	246	391
200	200	210	254	395
210	210	220	263	399
220	220	230	271	404
230	230	239	280	408
240	240	249	288	413
260	260	269	305	422
280	280	288	322	430
300	300	307	339	439
320	320	327	356	448
360	360	366	389	466
380	380	385	406	475
400	400	404	423	484
420	420	424	440	492
440	440	443	457	501
480	480	482	491	519
500	500	502	508	528
550	550	550	550	550