

# **Comprehensive Zoning By-Law Number 2002-54 of the Municipality of Northern Bruce Peninsula**

A By-Law to Regulate  
the Use of Lands and the Character, Location  
and use of Buildings and Structures  
in the Municipality of Northern Bruce Peninsula

## **Housekeeping Updates**

April 2005 (2005-13)

October 2009 (2009-87)

October 2019 (2019-89)

August 2022 (2022-47)

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## **Office Consolidations**

September 2002	August 11, 2010	October 31, 2012	September 2015
April 22, 2008	July 18, 2011	January 23, 2013	January 2016
July 21, 2008	October 26, 2011	April 26, 2013	April 2016
March 27, 2009	January 11, 2012	July 23, 2013	January 2017
May 25, 2009	March 7, 2012	August 6, 2013	January 2019
December 4, 2009	April 27, 2012	August 2014	June 2022
April 21, 2010	July 20, 2012	December 2014	

For Office Use Only

Prepared by the County of Bruce  
Planning & Economic Development Department

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**The Corporation Of The Municipality Of  
Northern Bruce Peninsula  
By-Law 2002-54**

A by-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of land and the erection and use of certain buildings and structures in the Municipality of Northern Bruce Peninsula.

**WHEREAS** the Council of the Corporation of the Municipality of Northern Bruce Peninsula consider it advisable to restrict the use of land and the erection of buildings and structures on land situated within the Municipality of Northern Bruce Peninsula.

**AND WHEREAS** authority is granted under Section 34 of The Planning Act, R.S.O. 1990, to the Council of the Municipality of Northern Bruce Peninsula to exercise such powers;

**NOW THEREFORE** the Council of the Corporation of the Municipality of Northern Bruce Peninsula enacts as follows:

## **Section 1 - Title**

This By-law may be cited as the Comprehensive Zoning By-law of the Municipality of Northern Bruce Peninsula.

## **Section 2 - Application Of By-Law**

No building or structure shall hereafter be erected or altered, and the use of any building, structure or lot shall hereafter not be changed in whole or in part except in conformity with the provisions of this By-law.

## **Section 3 - Interpretation (Text)**

- 3.1 The particular shall control the general;
- 3.2 The word "shall" is mandatory and not discretionary; and the word "may" is permissive;
- 3.3 Words used in the present tense shall include the future; and words used in the singular number shall include the plural and the plural shall include the singular, unless the context clearly indicates the contrary;
- 3.4 A "Building" or "Structure" includes any part thereof.

## **Section 4 - Administrative Provisions**

### **4.1 Applications, Plans And Permits**

4.1.1 In addition to all the requirements of the Corporation's Building By-law or any other By-law of the Corporation, every application for a building permit shall be accompanied by a plan (prepared by an Ontario Land Surveyor if deemed necessary) in duplicate, (one copy of which shall be retained by the Chief Building Official) drawn to scale and showing the following:

- a) The true dimensions of the lot to be built upon or otherwise used; and
- b) The proposed location, height and dimensions of any building, structure or use proposed for such lot; and
- c) The proposed locations and dimensions of any yards, setback, landscaped open space, off-road parking and loading facilities required by this By-law; and
- d) The location of all existing buildings, structures, wells, hydro services, and sewage disposal systems on the lot; and
- e) A statement signed by the owner, disclosing the exact use proposed for each aforesaid building, structure or use and giving all information necessary to determine if such proposed or existing building, structure or use conforms to the requirements of this By-law.

4.1.2 No building permit shall be issued where the proposed building, structure or use would be in violation of any of the provisions of this By-law.

4.1.3 In addition to all other requirements of the Corporation, every application for a building permit shall be made in compliance with the Ontario Building Code Act, R.S.O. 1990, and amendments thereto.

### **4.2 Inspection Of Premises**

The Chief Building Official, By-law Enforcement Officer, or Zoning Administrator of the Corporation, upon producing proper identification, may enter at all reasonable times to inspect and examine any building or premises for which a permit or order has been issued and no officer or person acting under his instruction shall enter any room or place used as a dwelling unit without the consent of the owner or without a warrant issued pursuant to The Provincial Offences Act.

### **4.3 Violations And Penalties**

4.3.1 Pursuant to s.67 of the Planning Act, R.S.O. 1990, every person who contravenes any of the provisions of this By-law is guilty of an offence and on conviction is liable,

- i) on a first conviction to a fine of not more than twenty-five thousand dollars (\$25,000); and
- ii) on a subsequent conviction to a fine of not more than ten thousand dollars (\$10,000) for each day or part thereof upon which the contravention has continued after the day on which he was first convicted.

4.3.2 Pursuant to s.67 of the Planning Act, R.S.O. 1990, where a corporation contravenes any of

North Bruce Peninsula Comprehensive Zoning By-law 2002-54

the provisions of this By-law, the maximum penalty that may be imposed is:

- i) on a first conviction a fine of not more than fifty thousand dollars (\$50,000); and
- ii) on a subsequent conviction to a fine of not more than twenty-five thousand dollars (\$25,000) for each day or part thereof upon which the contravention continued after the day on which the Corporation was first convicted.

4.3.3. Every such fine shall be recoverable under the Provincial Offences Act, all the provisions of which apply, except that any imprisonment shall be as provided in The Municipal Act.

## **4.4 Remedies**

4.4.1. In case any building or structure is, or is proposed to be erected, altered, reconstructed, extended, or enlarged, or any building or structure (or part thereof) is, or is proposed to be, used in contravention of any requirement of this By-law, such contravention may be restrained by action at the insistence of any citizen of the Corporation.

4.4.2. Where a person guilty of an offence under this By-law has been directed to remedy any violation and is in default of doing any matter or thing required, such matter or thing shall be done at the expense of such person.

4.4.3. Where a person has refused or neglected to reimburse the Corporation for the cost of such work, thing or matter done, the same may be recovered by the Corporation by an action or otherwise in such amount shall be added to the collectors roll and form a lien in a like manner as municipal taxes.

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

## **4.5 Validity**

Should any section, clause or provision of this By-law be held by a court of competent jurisdiction to be invalid, the validity of the remainder of the By-law shall not be altered.

## **4.6 Licenses, Permits And Other By-Laws**

Nothing in this By-law shall exempt any person from complying with the requirements of the Building By-law or any other By-law in force with the Corporation or from obtaining any licence, permission, permit, authority, or approval required by this or any other By-law of the Corporation unless hereinafter specifically stated.

#### **4.7 Greater Restrictions Of Others To Govern**

Nothing in this By-law shall reduce the severity of restrictions lawfully imposed by a government authority having jurisdiction to make such restrictions.

#### **4.8 Health Approval**

Where the issuance of a permit for a building or structure or change of use of an existing building or structure may affect any sewage disposal system, either on the subject land or on adjacent lands or any water supply, no building permit shall be issued for such building or structure unless the building permit application is accompanied by approval in writing from the Ministry of the Environment or approving agency for the proposed method of sewage disposal and water supply.

#### **4.9 Metric And Imperial Measurement**

All measurement figures used in the By-law shall be metric measurement. The approximate imperial equivalents to the metric measurements used in this By-law are shown in brackets following each such metric measurement and are provided for information purposes only and do not form part of this By-law.

#### **4.10 Requests For Amendments**

Every request for an amendment to this By-law shall be accompanied by three copies of an "Application for Amendment" provided by and available from the Corporation of the County of Bruce.

## Section 5 – Definitions

For the purposes of this By-law, the definitions and interpretations given in this section shall govern.

“Abattoir” means a building or structure designed to accommodate the penning and slaughtering of live animals and the preliminary processing of animal carcasses and may include the packing, treating, storing and sale of the product on the premises.

“Accessory” when used to describe a use, building or structure subordinate means a use, building or structure, incidental and exclusively devoted to the principal use, building or structure located on the same lot therewith and not designed or intended for human habitation unless specifically permitted elsewhere in this By-law.

“Additional Residential Unit” shall mean a separate residential unit that is located within a detached house, semi-detached house, or rowhouse, or within a building or structure that is ancillary to a detached house, semi-detached house, or rowhouse.

“Administrative Building” means a building engaged in overall management and general supervisory functions.

“Aerodrome” means any area of land, water (including frozen surface thereof) or other supporting surface, used or designed, prepared, equipped or set apart for use either in whole or in part for the arrival and departure, movement or servicing of aircraft and includes any buildings, installation and equipment in connection therewith.

“Agricultural Use” means the use of land, buildings, and structures for the growing of field crops, berry crops, tree crops, flower gardening, truck gardening; for nurseries, greenhouses and aviaries, apiaries; farms for the grazing, breeding, boarding, training and raising of livestock and/or poultry; forestry and reforestation; and includes the sale of such produce, crops, livestock or poultry on the same lot, and may include a detached dwelling accessory to the above, but shall not include kennels. (Z-30-2009.68, By-law 2009-87, F&E 13Oct09)

“Agricultural Use, Intensive” means the housing of livestock and associated manure facilities for 150 animal units or more, or 1.5 animal units per tillable acre.

“Agricultural Use, Specialized” means an intensive farm or land on which market gardening, orchards or plant nursery provides the main occupation for the operator.

“Agriculture-related uses” shall mean those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity

“Airport” means an aerodrome for which an airport licence has been issued by the Minister of the Department of Transport.

“Airport Hanger” means a building or structure designed and used for the sheltering of aircraft.

“Airport Basic Strip” means the land area containing one or more runways plus additional graded land on both sides and both ends of the runway or runways.

“Alter” when used in reference to a building or part thereof, means to change any one or more of the internal or external dimensions of such building or to change the type of construction of the exterior

walls or roof thereof. When used in reference to a lot, the word "alter" means to decrease or increase the width, depth, or area of any required yards setback, landscaped open space or parking area, to change the location of any boundary of such lot with respect to a road or land, whether such alteration is made by conveyance or alienation of any portion of said lot, or otherwise. The word "altered" and "alteration" shall have a corresponding meaning.

"Arcade Establishment" means a building or structure, or part thereof, used for the provision of three or more indoor entertainment and amusement activities such as coin operated machines, video machines, devices and games of skill, exhibits and displays, including the sale of souvenirs, food and beverages, but does not include premises licensed under the Liquor License Act.

"Amusement Ride" means a device, or a combination of devices designed or intended to entertain and amuse people by physically moving them.

"Animal Unit" means the number of that kind of livestock or poultry as defined through provincial guidelines and regulations.

"Assembly Hall" means a building or structure, or part of a building or structure used for the assembly of persons, and without limiting the generality of the foregoing includes assembly for religious, charitable, philanthropic, cultural, recreational or educational purposes.

"Attached" when used in reference to a building, means a building otherwise complete in itself which depends for structural support or complete enclosure upon a division wall or division walls shared in common with adjacent building or buildings.

"Automobile Gas Bar" means a lot, containing not more than eight fuel pumps and may include a structure of not greater than 18.5 m<sup>2</sup> (199 ft<sup>2</sup>) used for the sale of fuel to vehicles, but shall not include any other automotive use defined in this By-law.

"Automobile Service Station" means a lot, building or structure, where such goods are sold and such minor services are provided as are essential to the running operation of motor vehicles and may include the selling of refreshments to the travelling public by way of vending machines, and may include a coffee shop, but does not include a retail store, an automobile repair shop, the business of selling cars or other vehicles, and does not include a mechanical or coin-operated car washing establishment except that cars may be washed by the operator or an employee of the station with or without the aid of semi-automatic equipment.

"Automobile Repair Establishment" means a building and/or lot used for the servicing, repair, cleaning, polishing and greasing of motor vehicles and may include vehicular body repair and re-painting, but shall not include any other automotive use defined in this By-law.

"Automobile Sales Establishment" means a building and/or lot used for the display and sale of new or used motor vehicles and may include the servicing, repair, cleaning, polishing and greasing of motor vehicles, the sale of automotive accessories and related products and the leasing or renting of motor vehicles, but shall not include any other automotive use defined in this By-law.

"Automotive Wrecking Establishment" means a building and/or lot used for the wrecking or dismantling of motor vehicles and for the storage and sale of scrap material, salvage and parts obtained there from, as licensed by the Corporation, but does not include any other automotive use defined in this By-law.

"Bank Or Trust Company" means the use of land, buildings or structures for the purpose of depositing, keeping, lending, or exchanging money, and other related financial services.

"Barber Shop" means land, building or structure used for the purpose of cutting and trimming human hair, shaving and trimming beards, and related services.

"Basement" means that portion of a building between two floor levels which is partly below finished grade level, but which has at least fifty per cent of its height from finished floor to finished ceiling above adjacent finished grade level for at least seventy-five (75) per cent of the building perimeter.

"Bed & Breakfast Establishment" means a detached dwelling, licensed by the corporation containing not more than three rooms available for sleeping accommodation of the vacationing or travelling public for not more than eight (8) persons in which breakfast shall be offered. A bed and breakfast establishment shall not include a restaurant and the owner/operator must occupy said dwelling.

"Boathouse" shall mean a building or structure, or part thereof, primarily used for the storage of private boats and equipment accessory to their use, which is an accessory use to a residential use.

"Boat Launching & Docking, Municipal" means the use of land owned and maintained by the Corporation for the launching and docking of boats.

"Building" means any structure other than a fence being a permanent edifice fixed to, or supported by the soil, and used or intended to be used for the shelter, accommodation or enclosure of persons, animals or things.

"Building By-Law" means any "Building By-law" within the meaning of the Building Code Act, R.S.O. 1992.

"Building, Principal" or "Principal Structure" means the building or structure in which is conducted the principal use of the lot on which it is situated.

"Building Setback" means the horizontal distance between a lot line and the nearest part of any building or structure on the lot.

"Building Supply And Sales" means the use of land, building or structure for the sale, storage and/or display of goods, merchandise or equipment used in building and construction.

"Bulk Sales Establishment" means the use of land, a structure or a building for the purposes of buying and selling fuels, oil, wood, coal, nursery stock, but does not include manufacturing, assembling or processing uses.

"Bulk Sales Establishment - Agricultural" means the use of land, structure or building for the purposes of buying and selling agricultural products, nursery stock and/or garden supplies.

"Business Or Professional Office" means any building or part thereof in which one or more persons are employed in the management, direction or conducting of an agency, business, brokerage, labour or fraternal organization but shall not mean a health care clinic or veterinary clinic.

"Campground" means a lot used for not more than seven (7) months in any consecutive ten (10) month period, for the parking and use of travel trailers, tent-trailers, tents or similar transportable accommodation together with all yards and open space defined in this By-law but shall not include a mobile home park as defined in this By-law. Where licensed by the Corporation, a campground may include the off-season storage of travel trailers, tent-trailers or similar transportable accommodation.

"Campground Plot" means a parcel of land within a campground intended for occupancy by travel trailers, tents, camp trailers and similar recreation vehicles together with all yards and open space defined in this By-law but shall not include a mobile home lot or plot.

"Canopy" means a roof free of enclosing walls over an entrance to a building, structure or gasoline pump island.

"Carport" means a covered structure attached to the wall of a building and used for the storage of passenger motor vehicles. The roof of said structure shall be supported only by piers or columns so that a portion of its wall area is unenclosed.

"Car Wash" means a building or structure, or lot or part thereof used for the washing and cleaning of motor vehicles and shall not include any other automotive use defined in this By-law. This shall not include any other automobile use defined in this By-law.

"Car Wash, Closed Loop" means a building or structure or lot or part thereof used for the washing and cleaning of motor vehicles. A "car wash, closed loop" uses water recycling technology such that no wastewater or effluent is disposed of to the ground. "Car Wash, Closed Loop" shall not include any other automotive or automobile use defined in this By-law. (Myles, OMB PL021153)

"Cellar" means that portion of a building that has more than fifty percent of its height from finished floor to finished ceiling below adjacent finished grade level for at least seventy-five percent (75%) of the building perimeter.

"Cemetery" means a cemetery or columbarium within the meaning of the Cemeteries Act of Ontario.

"Centre Line" means the centre line of any road, roadway, or lane.

"Chief Building Official" means the officer or employee of the Corporation for the time being charged with the duty of enforcing the provisions of the Building By-law and zoning by-law of the Corporation and the Building Code.

"Church" means any building dedicated to religious worship and may include a church hall, church auditorium, Sunday school, convent, monastery, parish hall or synagogue.

"Clinic, Health Care" or "Health Care Clinic" means a building in which two (2) or more rooms are used by people in the health care professions and their staff for the purpose of consultation, diagnosis and office treatment of human patients, but does not include a hospital. Without limiting the generality of the foregoing, a clinic may include administrative offices, waiting rooms, treatment rooms, laboratories, pharmacies, and dispensaries directly associated with the clinic.

"Clinic, Veterinary" or "Veterinary Clinic" means a building in which two (2) or more rooms are used by a veterinary surgeon for the treatment of diseases and injuries of domestic and other animals. Without limiting the generality of the foregoing, a veterinary clinic may include administrative offices, waiting rooms, treatment rooms, laboratories, pharmacies, and dispensaries directly associated with the clinic.

"Club, Private" or "Private Club" means a building or part of a building or lot used as a meeting place for members of a chartered organization.

"Columbarium" shall mean a structure designated for interring cremated human remains in sealed compartments known as a niche.

"Commercial College Or School" means a commercial establishment which provides instruction in any subject for profit or gain; and, without limiting the generality of the foregoing, includes a secretarial college or school, a dance school or studio, a school of music, a modelling school, a charm or finishing



school, a ceramics or other crafts school or studio, but does not include a public school, separate school or private school as defined in The Education Act or a day nursery, as defined in this By-Law.

"Commercial Motor Vehicle" means a motor vehicle having permanently attached thereto a truck or delivery body and includes ambulances, hearses, casket wagons, fire apparatus, police patrols, motor buses, motorized construction vehicle and commercial tractors used for hauling purposes on the highways.

"Commercial Wind Energy Turbine" means a structure designed to convert wind to useable energy for the purpose of inclusion into the electrical grid system.

"Commercial Use" means the use of any land, building or structure for the purpose of offices or retail buying or selling of commodities and services, but does not include use for warehousing, wholesaling, manufacturing or assembling of goods.

"Conservation Area" means an area of land owned by a public authority and managed for the purposes of preserving and improving the natural features of the environment.

"Construction Trailer" means a building or structure that is designed to be made mobile and drawn by a separate vehicle, and is used for the purpose of storage, administration and or temporary accommodation provided work is in progress and a valid building permit is in effect for the work being undertaken for a period not exceeding two years from the date of issuance of the building permit.

"Convenience Store" means a retail establishment that provides its immediate vicinity with incidental items of household necessity.

"Contractor's Yard - Contracting Business" means a place, building or structure where were contracting equipment and building material are stored, and may include office space as an accessory use, but shall not include retail sales.

"Corporation" means the Corporation of the Municipality of Northern Bruce Peninsula.

"Council" means the Municipal Council of the Corporation.

"County" means the Corporation of the County of Bruce.

"Court" means with respect to a motel or hotel, an open area bounded on all sides by buildings and used for such uses as a passive recreational area, swimming pool and deck, and children's play area.

"Crematorium" means a building fitted with the proper appliances for the purposes of the cremation of human remains and includes everything incidental or ancillary thereto.

"Day Nursery" means a place that receives for temporary custody for a continuous period not exceeding twenty-four (24) hours, more than five (5) children under ten (10) years of age not of common parentage, and that is not; (a) part of a public school under The Public Schools Act, (b) part of a private school registered under The Department of Education Act, or (c) a children's mental health centre under The Children's Mental Health Centres Act.

"Delicatessen" means an establishment where sandwiches and prepared meats, breads, preserved eggs and produce are available for sale and/or consumption on the premises or for take-out.

"Dock" shall mean an accessory structure built at or anchored over water at which watercraft can be berthed or secured to, which can be used for the purposes of swimming, fishing and sunbathing and which may provide a foundation for a boathouse. For the purposes of this by-law, boat lifts,

boat/swim ramps and swim rafts are considered associated and/or similar uses which are subject to "dock" zoning provisions.

"Dormitory" means a building or part of a building operated by an institution and containing a room or rooms forming one or more habitable units which are used or intended to be used by residents of the institution for living and sleeping, but not for cooking.

"Driveway" means a vehicular passageway having at least one end thereof connected to a public thoroughfare and providing ingress to and/or egress from a lot.

"Drive-In Theatre" means a place of public assembly intended for the screening and viewing of motion pictures by customers seated in motor vehicles parked therein.

"Dry Cleaning Establishment" means an establishment for the collection and dry cleaning of clothing.

"Dwelling" means a building occupied or capable of being occupied exclusively as a home, residence or sleeping place by one or more persons, and one or more families, but shall not include any mobile home, construction trailer, travel trailer, hotels, motels, a home for the aged, nursing home, hospital, or living quarters for a caretaker, watchman or other person or persons using living quarters which are accessory to a Non-Residential building.

- i) "Accessory Detached Dwelling" means a detached dwelling subordinate and incidental to the principal use, building or structure located on the same lot therewith.
- ii) "Apartment Dwelling" means a building consisting of three (3) or more dwelling units, which units have a common entrance from road level and the occupants of which obtain access to their dwelling units through common halls.
- iii) "Converted Dwelling" means a building on a lot originally designed, intended and used as a one-family dwelling which has been lawfully altered or converted so as to provide two (2) or more dwelling units, none of which is located in the cellar.
- iv) "Cottage Dwelling" means a detached building, which may be occupied on a seasonal basis, used for and containing only one dwelling unit, which is designed and/or constructed for year-round human habitation.
- v) "Detached Dwelling" means a separate building designed for and containing only one dwelling unit and constructed for year-round human habitation.
- vi) "Duplex Dwelling" means a building that is divided horizontally into two separate dwelling units, each of which has an independent entrance either directly from the outside or through a common vestibule.
- vii) "Fourplex Dwelling" means a building which consists of two (2) attached duplex dwellings, or a building containing only two storeys exclusive of basement, divided vertically into four (4) dwelling units with either one or two complete walls in common with adjoining units and an independent entrance, either directly or through a common vestibule.
- viii) "Semi-Detached Dwelling" means one of a pair of attached single dwelling units constructed for permanent use with a common party wall dividing the pair of dwelling units vertically for the full height of the building, each of which has an independent entrance.

- ix) "Townhouse Dwelling" means a building that is divided vertically into three or more dwelling units, each of which has independent entrances to a front and rear yard immediately abutting the front and rear walls of each dwelling unit, or a front and side yard in the case of a dwelling unit located at the end of the townhouse building.
- x) "Triplex Dwelling" means a building that is divided horizontally or vertically into three (3) separate dwelling units each of which has an independent entrance, either directly or through a common vestibule.

"Dwelling Unit" means a suite of two (2) or more habitable rooms, occupied by one or more persons, in which sanitary conveniences are provided and in which facilities are provided for cooking or for the installation of cooking equipment, and with an independent entrance, either directly from outside the building or from a common corridor inside the building.

- (a) "Accessory Dwelling Unit" means a dwelling unit that is part of a permitted Non-Residential Use.
- (b) "Bachelor Dwelling Unit" means a dwelling unit consisting of one bathroom and not more than two (2) habitable rooms designed to provide living, dining and kitchen accommodation in appropriate individual rooms or combination of rooms.

"Dwelling Unit Floor Area" means the habitable area contained within the inside walls of a dwelling unit, excluding any private garage, carport, porch, veranda, unfinished attic, cellar, or sunroom designed for summer use only, and excluding common hallways, common stairways or other common areas and the thickness of exterior walls.

"Eating Establishments"

- (a) "Restaurant" means a building or structure, or part thereof used to prepare food and offer for sale and sell food for immediate consumption within the building or structure, or adjacent patio or deck and may include an accessory take-out service.
- (b) "Drive-In Restaurant" means a building or structure or part thereof where food is prepared and offered for sale to the public for consumption within or outside the building or structure.
- (c) "Take-Out Restaurant" means a building or structure or part thereof where food is prepared and offered for sale to the public to be taken out and/or delivered, for the consumption off or on the premises.
- (d) "Portable Food Outlet" means a trailer, tent or vehicle that is designed to be made mobile, from which food is prepared and offered for sale to the public for consumption outside. A Portable Food Outlet may only be permitted as an accessory use to a public event held on municipal lands for a period of time not exceeding seven consecutive days.
- (e) "Food Truck" shall mean any vehicle, trailer, tent cart or other structure designed to be made mobile and not placed on a foundation and is equipped for the storage, preparation, and sale of food, beverages, and confections and where such items are offered for sale directly to the public for consumption outside and includes chip wagons, mobile canteens, and any other similar mobile refreshment vehicle. ***Where stated as a permitted use a Food Truck may only be permitted as an accessory use to the principal use on a commercially zoned property.***

"Erect" when used in this By-law includes building, construction, reconstruction and relocation and, without limiting the generality of the word, also includes:

- (a) altering any existing building or structure by an addition, enlargement, extension or other structural change; and
- (b) any work for the doing of which a building permit is required under The Ontario Building Code.

"Erected" and "Erection" shall have a corresponding meaning.

"Existing" unless otherwise indicated, means existing on the date of passing of this By-law. A substandard lot that does not comply with the minimum lot area and/or frontage requirements of this by-law may be increased in area and/or frontage and still be considered an existing lot for the purposes of this by-law.

"External Design" means the arrangement and/or pattern of materials forming the exterior of a building or structure.

"Family" means an individual, or two or more persons inter-related by blood, marriage or legal adoption arrangement, or a group of unrelated persons living together as a single house-keeping unit, and includes non-paying guests, domestic servants, or not more than three of any combination of roomers or boarders.

"Farm Implement Establishment" means a retail establishment which deals in the sale of new and/or used agricultural machinery and may include the servicing of such machinery and farm vehicles as a secondary use but does not include the sale of new and/or used automotive vehicles or supplies.

"Farm Implement Repair Establishment" means a building and/or lot used for the servicing, repair, cleaning, polishing and greasing of farm implements and may include body repair and re-painting.

"Farmers Market" means a lot, building or structure where food and farm related products are sold at retail from either open-air area designated for individual retailers or within designated buildings or structures and may include the sale of arts and crafts as an ancillary use. (Z-30-2009.68, By-law 2009-87, F&E 13Oct09)

"Floor Area, Gross" means the sum of the horizontal areas of each floor, whether any such floor is above or below grade, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, but shall not include areas used for the parking of motor vehicles.

"Floor Area, Ground" or "Ground Floor Area" means the maximum area of a building measured to the outside walls at grade, excluding in the case of a dwelling house, any private garage, carport, porch, veranda, or sunroom (unless such sunroom is habitable at all seasons of the year).

"Floor Area, Habitable" or "Habitable Floor Area" means the total of the floor areas of all storeys contained within the inside walls of a dwelling unit, excluding any private garage, carport, porch, veranda, cellar, unfinished attic, unfinished basement, and excluding public or common halls or stairways.

"Flour Mill" means an establishment where the preparations of grains are made into flour. A flour mill may include the sale of flour and grains as an accessory use as a wholesale establishment.

"Forestry" means the management and care of trees and the harvesting of them or parts thereof for commercial purposes through proper forest management practices, and without limiting the generality of the foregoing includes the use of a portable sawmill provided the raw material being milled originate on the same parcel of land the mill is operating.

"Fuel Storage" means a building or structure, or depot designed and used exclusively as a storage

facility for combustible liquids.

"Funeral Home" means a commercial use for the purpose of furnishing funeral supplies and services to the public and includes facilities for the preparation of dead human bodies for interment or cremation.

"Furniture And Appliance Sales" means an establishment for the sale of furniture and household appliances.

"Garage, Private" or "Private Garage" means a detached accessory building or portion of a dwelling designed and used for the sheltering of private motor vehicles, travel trailers, boats, and the storage of household equipment incidental to the residential occupancy and in which no business, occupation or service is conducted, except as otherwise specifically permitted by this by-law.

"Garage, Public" or "Public Garage" means a municipal, county, or provincial facility used for the storage and servicing of road construction and maintenance equipment and materials.

"Garden Centre" means the use of land, buildings, or structures where trees, shrubs, plants are grown or stored for the purpose of transplanting or for the purpose of retail sale or wholesale, and may include the sale of soil, planting materials, fertilizers or similar materials, lawn and garden equipment or lawn furnishings. (Z-30-2009.68, By-law 2009-87, F&E 13Oct09)

"Garden Suite" shall mean a detached residential building containing one dwelling unit that is accessory to a principal residential building and that is designed to be portable and provide year-round living accommodations in accordance with the garden suite provisions of the Planning Act.

"General Store" means a retail establishment that deals primarily in goods required by the residents of the immediate vicinity to meet their day-to-day household and shopping needs.

"Golf Course" means a public or private area operated for the purpose of playing golf and may include a driving range, miniature golf course, clubhouse and restaurant if located on the same property, accessory to the golf course facility provided such facility contains a minimum of nine holes.

"Government Office" means the use of land, buildings or structures for a municipal office, courthouse, registry office, health and welfare centre, employment office, post office, or other office use for the purpose of local or other government administration.

"Grade" when used with reference to a building or structure, means the average finished ground elevation immediately adjoining the wall or walls in question or the base of the structure exclusive of any artificial embankment. When used with reference to a road, 'Grade' means the finished elevation of such road, road or highway as established by the Corporation or other authority having jurisdiction.

"Greenhouse" means a building for the growing of vegetables, fruit, flowers, plants, shrubs, trees and similar vegetation and which includes the sale of those produces directly from such building at wholesale or retail. (Z-30-2009.68, By-law 2009-87, F&E 13Oct09)

"Grocery Store" means an establishment for the sale of food. Accessory uses may include delicatessen, butcher shop and other similar food services.

"Group Home" means a single housekeeping unit in a residential dwelling in which three (3) to ten (10) residents live as a family under responsible supervision consistent with the requirements of its residents. "Residents" do not include staff or the receiving family. A group home is licensed and/or funded under Federal or Provincial Statute and in compliance with Municipal By-laws.

"Guest Cabin", "Private Guest Cabin" means an accessory detached building or structure to a maximum of one storey in height without kitchen facilities and maintained for the accommodation of non-paying guests having a maximum ground floor area of 23.2 m<sup>2</sup> (249.7 ft<sup>2</sup>).

"Guest Room" means a room or suite of rooms that contain no facilities for cooking or for the installation of cooking equipment and which is used or designed for gain or profit by providing accommodation to the travelling or vacationing public.

"Health Care Clinic" means building or structure where health services, as generally defined, are provided. A health care clinic may include a pharmacy.

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

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

Where the height is designated in terms of storeys, it means the designated number of storeys above and including the first storey.

"Home For The Aged" or "Rest Home" means a 'home for the aged' as defined under The Homes for the Aged and Rest Homes Act, R.S.O. 1990, as amended.

"Home Based Business" means, unless stated to the contrary, any occupation which is conducted for gain or profit within a dwelling unit.

"Hospital" means a hospital as defined under The Public Hospitals Act, R.S.O. 1990, or under The Private Hospitals Act, R.S.O. 1990, as amended.

"Hotel" means any hotel, tavern, inn, or public house in one main building or in two or more buildings used mainly for the purposes of catering to the needs of the travelling public by supplying food and furnishing sleeping accommodation of not less than ten guest rooms and includes all premises licensed under The Liquor License Act and permanent staff accommodation but does not include any other establishment otherwise defined or classified in this By-law.

"Industrial Use" means the use of any land, building or structure for the purpose of manufacturing, assembling, making, preparing, inspecting, ornamenting, finishing, treating, altering, repairing, warehousing, storing or adapting for sale any goods, substance, article or thing, or any part thereof, and the storage of building or construction equipment and materials, as distinguished from the buying and selling of commodities and the supplying of personal services.

"Industry, Non-Effluent Producing" or "Non-Effluent Producing Industry" means an industrial use which does not utilize process waters, and which does not produce waste waters during the manufacturing process.

"Kennel" means a place where dogs or other household pets other than poultry are bred and raised and/or sold or kept for sale or boarded.

"Landscaped Open Space" means the open unobstructed space on a lot accessible from the road on which the lot is located and which is suitable for the growth and maintenance of grass, flowers, bushes and other landscaping and includes any surfaced walk, patio, planting area, or similar area but does not include any driveway or ramp, whether surfaced or not, any curb, retaining wall, parking area or any open space beneath or within any building or structure.

"Lane" means a public or private access not more than 9 m (29.5 ft) in width, which affords access to abutting property.

"Laundromat" means a building or part of a building used for the purpose of receiving articles or goods of fabric or leather and subjecting such articles or goods to a cleaning and drying process.

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

"Library" means a library or branch library to which the provisions of The Public Libraries Act, R.S.O. 1990, apply.

"Livestock Housing Capacity" means the total maximum number of livestock that can be accommodated in a livestock facility at any one time.

"Livestock Unit" means the equivalent values for various types of animals and poultry based upon manure production and production cycles.

"Loading Space" means an off-road space on the same lot as the building, or contiguous to a group of buildings for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which is accessible to a road, lane, or other appropriate means of access.

"Lodge" means one main building and/or two or more buildings used primarily for the purpose of catering to the needs of the tourist and travelling public by supplying furnishings, sleeping accommodations, recreation and leisure facilities, staff accommodations and which may additionally include eating facilities.

"Lot"

- (i) means a parcel of land or contiguous parcels of land under one ownership, and which is described in a deed or other document legally capable of conveying an interest in land and which deed is on record in the Registry Office or Land Titles Office for the Bruce Registry Division; or
- (ii) means a parcel of land shown as a lot or block on a Registered Plan of Subdivision, but a Registered Plan of Subdivision for the purposes of this paragraph does not include a Registered Plan of Subdivision which has been deemed not to be a Registered Plan of Subdivision under a By-law passed pursuant to Section 50(4) of The Planning Act, or a predecessor thereof.

"Lot, Backlot" "Backlot" means a lot not having frontage onto Lake Huron or Georgian Bay or navigable waterway.

"Lot, Waterfront", "Waterfront Lot" means a lot having direct frontage onto Lake Huron or Georgian Bay, or a lot fronting onto a navigable waterway. For the purposes of this by-law a lot located adjacent to a shore road allowance shall be considered a waterfront lot.

"Lot Area" means the total horizontal area within the lot lines of a lot, excluding the horizontal area of such lot covered by water, or between the rim of the banks of a river or watercourse, provided that and except as otherwise provided only the lot area lying within the zone in which a proposed use is permitted may be used in calculating the minimum lot area under the provisions of this By-law for such permitted use. In the case of corner lots having a road line rounding of a radius six metres (6 m) (19.6 ft) or less, the lot area of such lot shall be calculated as if the lot lines were produced to their point of intersection.

"Lot, Corner" or "Corner Lot" means a lot situated at the intersection of two or more roads or two parts of the same road of which the two adjacent sides upon the road line or road lines include an angle of not more than one hundred and thirty-five (135) degrees and where such adjacent sides shall be deemed to be the angle formed by the intersection of the tangents of the road lines drawn through the extremities of the interior lot lines.

"Lot Coverage" means that percentage of the total lot area covered by buildings or structures, including accessory buildings or structures, above finished grade level.

"Lot Depth" means the horizontal distance between the front and rear lot lines. If the front and rear lot lines are not parallel, "lot depth" means the length of a straight line joining the middle of the front lot line with the middle of the rear lot line. Where there is no rear lot line, "lot depth" means the length of a straight line joining the middle of the front lot line with the apex of the triangle formed by the side lot lines.

"Lot Frontage" means the horizontal distance adjacent to a road and/or lane measured between the side lot lines.

"Lot, Interior" or "Interior Lot" means a lot other than a corner lot and having frontage on one road and /or lane only.

"Lot Line" means any boundary of a lot.

"Lot Line, Front" or "Front Lot Line" in the case of an interior lot, means the line dividing the lot from the road. In the case of a corner lot, the shorter lot line abutting a road shall be deemed the front lot line and the longer lot line abutting a road shall be deemed a side lot line. In the case of a through lot two front lot lines shall exist. Where the lot does not abut a road, the front lot line" shall be determined to be the boundary of the lot closest to the road from which access to the lot is gained.

"Lot Line, Rear" or "Rear Lot Line" means the lot line farthest from and opposite to the front lot line in the case of a lot having four (4) or more lot lines. If a lot has less than four (4) lot lines, there shall be deemed to be no rear lot line.

"Lot Line, Side" or "Side Lot Line" means any lot line other than a front lot line or rear lot line.

"Lot, Through" or "Through Lot" means a lot bounded on two opposite sides by roads but does not include a corner lot.

"Lumber Yard" means the use of land, buildings or structures for the storage and sale of wood products used in the construction industry.

"Machine Shop" means a non-effluent producing industrial use



"Marina" means a building, structure or place, containing docking facilities and located on a navigable waterway, where boats and boat accessories are stored, serviced, repaired or kept for sale and where facilities for the sale of marine fuels and lubricants may be provided. A marina building or structure used for the storage, repair and sales of boats does not have to be located on a navigable waterway.

"Medical Clinic" means a building or structure where health services, as generally defined, are provided. A medical clinic may include a pharmacy.

"Merchandise And Small Engine Repair Establishment" means a building and/or lot used for the servicing, repair, cleaning, polishing and greasing of merchandise and small engines.

"Miniature Golf Course" means an area of land, building or structure or part thereof operated as a commercial enterprise in which facilities are provided to simulate the game of golf or any aspect of the game of golf on a small scale, but shall not include a driving range.

"Mini-Storage Unit" means any commercial or industrial building or structure where things may be stored for a price.

"Mobile Home" means any dwelling unit that is designed to be made mobile and constructed or manufactured to provide a permanent residence for one or more persons but does not include a travel trailer or tent trailer or trailer otherwise designed. A mobile home shall be distinguished from other forms of prefabricated transportable housing by reason of a design which is in accordance with Regulation Z-240.2.1-1979 of the Canadian Standards Association, as amended from time to time.

"Motel" means one or more buildings used primarily for the purpose of catering to the travelling public by furnishing temporary or transient sleeping accommodation in rooms having independent entrances to a front or rear yard. A motel may include permanent staff quarters, an accessory restaurant, or sleeping and housekeeping units, but does not include any other establishments otherwise defined or classified in this By-law.

For the purposes of this Section, a

- (a) "Housekeeping Unit" means a unit for the overnight accommodation of the travelling public that may include sanitary and food preparation facilities.
- (b) "Sleeping Unit" means a unit for the overnight accommodation of the travelling public but does not include food preparation facilities.

"Motor Home" means a self-propelled dwelling unit.

"Motor Vehicle" means an automobile, truck, motorcycle and any other vehicle propelled or driven otherwise than by muscular power but does not include cars of electric or steam railways or other motor vehicles running only upon rails.

"Municipal Drain" means drainage works as defined by The Drainage Act, as amended from time to time.

"Museum" means a public museum within the meaning of The Mortmain and Charitable Uses Act, R.S.O. 1990, as amended from time to time.

"Non-Conforming Use" means a use of land, building or structure for purposes not permitted by this By-law.

"Non-Complying Use" means a permitted use of land, building or structure which is permitted by this by-law, but which does not comply with a provision or provisions of this by-law.

"Non-Residential" means designed, intended, or used for a purpose other than a dwelling or dwelling unit.

"Nursery" means land used for the growing of sod, flowers, bushes, trees or other gardening, landscaping or orchard stock for wholesale or retail sale. (Z-30-2009.68, By-law 2009-87, F&E 13Oct09)

"Nursing Home" as defined in the Nursing Homes Act, R.S.O., 1990, as amended, means any premises maintained and operated for persons requiring nursing care or in which such care is provided to two or more unrelated persons, but does not include any premises falling under the jurisdiction of the *Homes for the Aged and Rest Homes Act*, R.S.O., 1990, *the Private Hospitals Act*, R.S.O., 1990 or the *Public Hospitals Act*, R.S.O., 1990, as amended.

"Office" means a room or suite of rooms designed, intended, or used for the conduct of a profession, occupation, or business, but shall not include the office of a veterinarian, the retailing of merchandise, the manufacturing, repairing, or storage of goods or any place of assembly or amusement.

"On-farm diversified use" shall mean uses that are secondary to the principal agricultural use of the property and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agritourism uses, and uses that produce value added agricultural products. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses.

"Open Storage" means the storage of goods, merchandise, or equipment in the open air and in unenclosed portions of buildings which are open to the air on the sides.

"Park, Public" means an area of land owned by a public authority which may contain playground or play fields, one or more athletic fields, field houses, bleachers, swimming pools, wading pools, greenhouses, bandstands, skating rinks, tennis or badminton courts, bowling greens, fairgrounds, or similar uses.

"Park, Private" means an area of land not owned by a public authority which may contain playground or play fields, one or more athletic fields, field houses, bleachers, swimming pools, wading pools, greenhouses, bandstands, skating rinks, tennis or badminton courts, bowling greens, fairgrounds, or similar uses.

"Parking Area" means an area provided for the parking of motor vehicles and includes aisles, parking spaces and related ingress and egress lanes but shall not include any part of a public road.

"Parking Space" means a space enclosed in a principal or accessory building or unenclosed, that is available for the parking of a motor vehicle, and which is accessible from a road or lane.

"Parking Lot" means any commercial parking area other than a parking area required under the provisions of this By-law.

"Parking Space, Angle" means a parking space which is accessed from an aisle or driveway, and which permits the entry or exit from said parking space without the need to travel over any other parking space.

"Parking Space, Parallel" means a parking space that is accessed from an aisle, road or driveway that is beside and runs the same direction as the aisle, road, or driveway.

"Parking Space, Stacked" means a parking space which is only accessed by travelling over another or other parking spaces.

"Person" means any human being, association, firm or partnership, incorporated company, corporation,

agent or trustee, and the heirs, executors, or other legal representatives of a person to whom the context can apply according to law.

"Personal Service Establishment" means a building or part thereof in which services are provided and administered to the individual and personal needs of persons and without limiting the generality of the foregoing shall include a barber shop, hairdresser, shoe repair shop, a tailor, a photographic studio, fitness club, spa, or other similar use.

"Pit" means a place where unconsolidated gravel, stone, sand, earth, clay, fill, other material is being or has been removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes, but does not include a wayside pit. For the purposes of this By-law, a pit must be licensed pursuant to the *Aggregate Resources Act* R.S.O. 1990, as amended, or succeeded.

"Place Of Entertainment" means a motion picture or other theatre, arena, auditorium, public hall, billiard or pool room, bowling alley, ice- or roller-skating rink but does not include any place of entertainment or amusement otherwise defined or classified in this By-law.

"Planting Area" means an area used for no other purpose than planting a hedgerow or screen of shrubs and/or evergreen trees located immediately adjacent to the lot line or portion thereof along which a planting area is required by this By-law. The remainder of the ground surface of any required planting area shall be planted with any combination of shrubs, flowerbeds, or grass.

"Portable Asphalt Plant" means a facility with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt-paving material and includes stockpiling and storage of bulk materials used in the process. A portable asphalt plant is not of permanent construction but is designed to be dismantled and moved to another location as required.

"Post Office" means any government run establishment where the primary use is for the collection and distribution of parcels. A post office may include the sales of stamps, packaging materials and other items necessary for the postal system to operate.

"Principal" when used to describe a use, building or structure, means a use, building or structure, one to which any other is subordinate and constitutes the main use of a lot therewith.

"Printing Establishment" means a business that furnishes a service of printing or for the publication of periodical or otherwise written material.

"Public Use" means any use, building or structure owned or leased by a municipal corporation, the County of Bruce, any local board, or commission of either the Corporation or the County, any Conservation Authority, any Ministry or Commission of the Province of Ontario or the Government of Canada, and in which government activities are conducted.

"Utility" means any water works, gas works, electric heat, light or power works, cable T.V., telegraph and telephone lines and works for the transmission of gas, oil, water or electrical power or energy, or any similar works supplying the general public with necessary services or conveniences.

"Quarry" means a place where consolidated rock has been or is being removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes, but does not include a wayside quarry. For the purposes of this By-law, a quarry must be licensed pursuant to the *Aggregate Resources Act* R.S.O. 1990, as amended, or succeeded.

"Recycling Depot" means a building, structure or lot used for temporary storage of recyclable materials and does not include a building or structure where materials are recycled.

"Recycling Plant" means a facility that is not a salvage yard and in which recoverable resources, such

as newspapers, magazines, books, and other paper products, glass, metal cans, and other products are recycled, reprocessed and treated to return such products to a condition in which they may be used for production.

"Retail Floor Area" means the aggregate of the areas of all rooms where goods and services are made available for sale but shall not include storage areas or other commercial uses.

"Retail Store" means a building or part of a building in which goods, wares, merchandise, substances, articles, or things are offered or kept for sale at retail but does not include any establishment otherwise defined or classified in this By-law.

"Riding Club" means an establishment where horses and ponies are boarded and cared for, where instruction in riding, jumping, and showing may be offered, or where the general public, for a fee, may hire horses or ponies for riding.

"Road" means a public highway that affords the principal means of access to abutting lots but does not include a public lane or a private right-of-way.

"Road, Improved" or "Improved Road" means a public road that has been assumed by the Ministry of Transportation, the County of Bruce or by the Corporation as a public highway and has been constructed in such a manner so as to permit its use by vehicular traffic.

"Road Line" means the dividing line between a lot and a road.

"Rural Residential Cluster" means four or more adjacent non-farm residential lots sharing a common boundary. Lots located directly across the road from one another shall be considered as having a common boundary.

"Salvage Yard" means an establishment licensed by the corporation where goods, wares, merchandise, articles, or things are processed for further use, and where such goods, wares, merchandise, articles or things are stored wholly or partly in the open and includes a junk or scrap metal yard and an automotive wrecking establishment.

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

Secondary Dwelling Unit means an additional attached dwelling unit intended to provide alternate forms of housing for seniors/retirees or individuals largely dependent upon others for their day-to-day care. (By-law 2009-87, F&E 13Oct09)

"Portable Sawmill" means a trailer, or vehicle that is designed to be made mobile from which is used for the cutting and sawing of timber, either to finished lumber or as an intermediary step.

"School" means a school under the jurisdiction of a Board as defined in *The Education Act*.

"School Bus" means a vehicle for transporting persons to or from school as defined in the *Highway Traffic Act*, R.S.O. 1990.

"School Bus Storage" includes a lot and/or premises for the storage of school buses.

"Service Establishment" means a building or part thereof in which business services are provided for individuals or businesses.

"Setback" means the shortest horizontal distance from a specified lot line to the nearest permitted part of any building or structure on a lot.

"Sewage":

- (a) "Communal Sewage Disposal System" means a system of underground conduits operated privately, which takes sewage to a place of treatment that meets with the approval of the Corporation and the Ministry of the Environment.
- (b) "Privy" means a Class I System as defined by regulations made under The *Environmental Protection Act*, R.S.O. 1990.
- (c) "Sanitary Sewer" or "Municipal Sewer" means a system of underground conduits, operated by a municipal corporation or by the Ministry of the Environment which carries sewage to a place of treatment which meets with the approval of the Ministry of the Environment.
- (d) "Sewage Disposal System" means a Class 4 or Class 6 system as defined by regulations made under The *Environmental Protection Act*, R.S.O. 1990.
- (e) "Sewage Treatment Works" means a facility that meets the approval of the Ministry of the Environment used for treatment of domestic and/or industrial sewage.

"Shipping Containers" shall mean a prefabricated metal container having a floor, ceiling or roof, walls, and door(s) designed for and used in the storage, packing or transport of freight, articles, goods, non-toxic materials, or commodities by ship, rail, or truck. For the purpose of this definition, a shipping container does not have wheels and does not include a motor or transport trailer. For the purposes of this By-law, a shipping container shall be deemed to be an accessory building when permanently located on a lot and shall not be used for human habitation. (HSPK #4, 2022-47)

"Shopping Centre" means a group of non-residential uses predominantly retail commercial in nature and designed, developed and managed as a unit by a single owner or tenant, or group of owners or tenants.

"Short Term Accommodation" shall mean a private residential dwelling that is rented to provide accommodations to a person or persons on a temporary basis for a period of less than 30 days and to which the Residential Tenancies Act, 2006, 5.0. 2006, c.17, as may be amended from time to time, does not apply. Short-Term Accommodations do not include bed and breakfast establishments, hotels, motels, lodges, or other commercially zoned accommodation uses for the travelling public. See related By-law 2021-84 for further details related to this use.

"Site Plan" means a scale drawing prepared to illustrate the relation between the lot lines and the uses, buildings, or structures existing or proposed on a lot, including such details as parking areas, walkways, landscaped areas, lighting, building areas, minimum yards, floor areas, easements, drainage contours, and areas for special uses.

"Sight Visibility Triangle" means the triangular space formed by the road lines of a corner lot and a line drawn from a point in one road line to a point in the other road line, each such point being measured 10 m (32.8 ft) from the point of intersection of the road lines (measured along the road lines) in the case of municipal roads. In the case of the intersection of a municipal road and a Provincial or County Road, such point shall be measured 30 m (98 ft) from the point of intersection of the road lines. Where two road lines do not intersect at a point, the point of intersection of the road lines shall be deemed to be the intersection of the projection of the road lines or the intersection of the tangents to the road lines.

"Snowmobile Repair Establishment" means a building and/or lot used for the servicing, repair, cleaning, polishing and greasing of snowmobiles and may include body repair and re-painting.

"Sod Farm" means the use of land for the purpose of eventual removal of such grasses, and the soil that supports them, for any retail or wholesale commercial purposes.

"Specialty Shop" means a retail store in which thematic items are offered for sale or trade.

"Storey" means that portion of a building which is situated between the surface of any floor and the surface of the floor next above and directly over it and, if there is no floor above it, that portion between the surface of any floor and the ceiling above it. A 'Storey' includes an attic having a height of more than 2 m (6.5 ft) for at least 2/3 (two-thirds) of the area of the floor next below ground if the ceiling of such part is 2 m (6.5 ft) or more above finished grade.

"Storey, Half" or "Half Storey" means that portion of a building within a sloping roof having a height of more than 2 m (6.5 ft) for at least one-half (1/2) but less than two-thirds (2/3) of the area of the floor next below.

"Structure" means anything constructed or erected, the use of which requires location on the ground, or on water, or attachment to something having a fixed location on the ground or on water, and without limiting the generality of the foregoing, includes walls, floors, roofs, signs and billboards, private outdoor swimming pools, satellite dishes, and an object designed and intended to float, but does not include free standing walls, hedges and fences, drainage culverts, retaining walls or sewage disposal systems.

"Swimming Pool" means any body of water located indoors or outdoors contained by artificial means and having a depth of greater than 0.6 m (1.9 ft) at any point, and used and maintained for the purpose of swimming, wading, diving, or bathing.

"Tavern" means a tavern as defined by the *Liquor License Act*, as amended from time to time.

"Temporary Building" means a building or structure intended for removal or demolition within a prescribed time not exceeding two years and having a maximum floor area of 9.29 m<sup>2</sup> (100 ft<sup>2</sup>) as set out in a building permit.

"Tent" means a temporary structure used for temporary human shelter that is not permanently fixed to the ground and is capable of being easily moved.

"Tillable Acres" means the total area of land including pasture that can be worked or cultivated.

"Tiny Home" shall mean a detached residential building containing one dwelling unit that is accessory to a principal residential building and that is designed to be portable and provide year-round living accommodations in accordance with the garden suite provisions of the *Planning Act*, but does not include recreational vehicles, travel trailers, tent trailers or motor homes.

"Tourist Cottage" means a detached housekeeping unit associated with a Tourist Cottage Rental Establishment.

"Tourist Home" means a detached dwelling containing four (4) or more guest rooms and not more than ten (10) guest rooms which are available for sleeping accommodation for the vacationing or travelling public in which the owner or manager supplies, for hire or gain, lodging with or without meals.

"Trades Person Business" means a business or service operated by a self-employed electrician, plumber, carpenter or similar trades person, such business may include office space as an accessory use, but shall not include retail sales, or outside storage.

"Transportation Depot" means the use of land, buildings or structures where commercial motor vehicles pick up and discharge fare paying passengers and may include as an accessory use a ticket office, a restaurant, luggage checking and/or parcel shipping facilities, and offices accessory to the main use, but does not include the display or sale of any motor vehicle.

"Transmission Tower" means a structure, over 20 m (65.6 ft) in height, designed and erected for the

purpose of transporting or carrying hydroelectric power in quantities equal to, or greater than, 100,000 volts or for the purpose of transmitting and receiving radio and telecommunication frequency.

"Travel Trailer" means a structure designed, intended, and used exclusively for travel, recreation and vacation and which is capable of being drawn or propelled by a motor vehicle or is self-propelled and includes tent trailers or similar transportable accommodation excepting a mobile home.

"Trust Company or Bank" means the use of land, buildings, or structures for the purpose of depositing, keeping, lending, or exchanging money, and other related financial services.

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

"Use" as a noun, means any of the following depending on the context:

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

"Variety Store" means a retail commercial establishment in which goods or materials such a tobacco products and smokers' supplies, confections, soft drinks, stationary supplies, reading materials, patent medicines and first aid supplies, housewares and notions, souvenirs and similar goods are offered for sale to the general public, any may include groceries and dairy products as a secondary use.

"Veterinary Clinic" means a building or part of a building used for the care, diagnosis, and treatment of sick, ailing, infirm, or injured animals, and those that are in need of medical or surgical attention. Such clinics may not provide long-term lodging for healthy animals.

"Warehouse" means a building used or intended to be used for the bulk storage of goods, merchandise or materials and shall include wholesale establishments.

"Waste Disposal Site" means any land upon, into or through which waste is deposited or processed and any machinery or equipment or operation for the treatment or disposal of waste but does not include the treatment or disposal of liquid industrial waste or hazardous waste but does include a recycling processing plant.

"Watercourse" means the natural channel of a stream.

"Water Closet" shall mean a room that contains a flush toilet and a washbowl or sink but does not include showering or bathing facilities.

"Water Frontage" means that part of a piece of land that fronts on and provides access to a bay or lake or navigable water course.

"Water Supply, Piped" Or "Municipal Water" means a distribution system of underground piping and related storage, including pumping and purification appurtenances operated by a municipal corporation and/or the Ministry of the Environment and/or any public utilities commission for public use and which have been approved by the Ministry of the Environment.

"Wayside Pit" Or "Wayside Quarry" means a temporary pit or quarry licensed under the Aggregate Resources Act R.S.O. 1990 opened and used by a public road authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

"Well" means an underground source of water which has been rendered accessible by the drilling or digging of a hole from ground level to the water table and may include a private piped water system from a surface water source

"Wholesale Establishment" means any establishment that sells merchandise to others for resale and/or to industrial or commercial users.

"Wildlife Sanctuary" means land used or intended to be used for the preservation of wildlife and plant life.

"Yard" means a space appurtenant to a building or structure located on the same lot therewith and which space is open, uncovered, and unoccupied from the ground upward except for such accessory buildings, structures, or uses as are specifically permitted elsewhere in this By-law.

"Yard, Exterior Side" Or "Exterior Side Yard" means the minimum side yard setback required immediately adjoining a road for all buildings and structures.

"Yard, Front" or "Front Yard" means the minimum required setback from an area extending across the full width of a lot, measured perpendicularly from the front lot line to the closest wall of any permitted buildings or structures on the said lot.

"Yard, Rear" or "Rear Yard" means the minimum required setback from an area extending across the full width of a lot, measured perpendicularly from the rear lot line to the closest wall of any permitted building or structure on the said lot.

"Yard, Side" or "Side Yard" means the minimum required setback from an area extending from the front yard, or front lot line where no front yard is provided, to the rear yard, or rear lot line where no rear yard is provided, measured perpendicularly from the side lot line to the closest wall of any permitted building or structure on the said lot.

"Zone" means an area delineated on a Zoning Map Schedule and established and designated by this By-law for a specific use.

"Zoning Administrator" means the officer or employee of the Corporation for the time being charged with the duty of administering and enforcing the provisions of the Zoning By-law of the Corporation.



## **Section 6 - General Provisions For All Zones**

### **A. General Land Use Regulations**

#### **6.1 Permitted Uses In All Zones**

##### **6.1.1 Services and Utilities**

- a) Nothing contained in this By-law shall prevent the Corporation, any telephone or telegraph company, any cable T.V. company, any natural gas company, any transportation system owned or operated by or for the Corporation, any Department of the Federal Government, or Ministry of the Provincial Government, Hydro One, any railway company and any local or County Board or Commission from installing a water main, sanitary sewer main, storm sewer main, gas main, electric power facilities, pipeline or overhead or underground hydro, cable T.V. service, telephone line, road or road and any required accessory service buildings, provided that the location of any accessory building conforms to all yard, lot coverage and height restrictions of the zone in which it is located. Any, municipally owned and operated sewage and/or water pumping station and telecommunication switching boxes may be erected within 0.5 m (1.6 ft) of the front lot line and may be exempt from the lot coverage provisions of the zone in which it is located.

Notwithstanding the generality of the foregoing, municipal approval does not apply to any undertaking that has been approved under the *Environmental Assessment Act*.

- b) Any electric power facilities of the Municipality of Northern Bruce Peninsula or Hydro One, and any receiving or transmitting tower and facilities of any radio or television station existing on the date of passing of this By-law are permitted.
- c) Wayside pits and quarries and portable asphalt plants operated by a public authority are permitted in all zones, except Residential zones.

##### **6.1.2 Construction Facilities**

Nothing contained in this By-law shall prevent the erection or location of any temporary building, scaffolds, construction trailers or other structures incidental to building construction on the premises for so long as the same is necessary for work in progress which has neither been finished, nor abandoned provided any necessary permits are obtained.

##### **6.1.3 Ornamental Structures**

A statue, monument, cenotaph, fountain or other such memorial or ornamental structure shall be permitted in all zones.

##### **6.1.4 Signs and Signals**

Any government authorized traffic sign or signal, any public election list or government proclamation, a real estate advertising sign having a maximum area of 0.4 m<sup>2</sup> (4ft<sup>2</sup>) or any sign permitted by the municipal sign by-law shall be permitted in all zones.

##### **6.1.5 Sewage Disposal Systems**

A sewage disposal system is permitted in any zone except the Environmental Hazard (EH) Zones.

## **6.2 Public Uses, Buildings And/or Structures**

Despite [Section 6.1.1](#), the erection of any building or structure designed for the use of office, storage or other uses, the construction or erection of transmission towers, and the use of land for outside storage, by the Corporation, any local or County Board or Commission, or Corporation, any telephone or telegraph company, any transportation system owned or operated by or for the Corporation, any Department of the Federal or Provincial Government, Hydro One and any railway company must conform to the provisions of this By-law.

## **6.3 Accessory Uses**

### **6.3.1 Where Permitted**

Where this By-law provides that a lot may be used or a building or structure may be erected or used for a purpose, that purpose shall include any accessory building or structure or accessory use but shall not include (1) any occupation for gain or profit conducted within a dwelling unit on the lot, except as specifically permitted in this By-law, or (2) any building used for human habitation except as specifically permitted in this By-law.

### **6.3.2 Number of Accessory Buildings**

Save and except for an agricultural use, in no case shall the number of accessory buildings on one lot exceed three (3).

### **6.3.3 Location**

Except as otherwise provided, in any zone other than a residential zone or non-farm residential use in a Rural Zone, the yard requirements herein shall apply to both main and accessory buildings. Attached buildings accessory to dwellings shall be considered as part of the main building and all yards shall be provided in accordance with the relevant yard regulations.

### **6.3.4 Yards for Residential Uses**

Despite any other provisions of this by-law, any accessory building or structure, in any residential zone or non-farm residential use in a Rural Zone, may be erected in any yard subject to the following restrictions:

- i) When located in a rear yard, such accessory building or structure shall be located no closer than 1 m (3 ft) to the side and/or rear lot line. Further, any part of such accessory building or structure shall be setback 3 m (9.8 ft) from any part of a dwelling on an adjoining lot.
- ii) When located in an interior side yard, an accessory building or structure may be positioned no closer than 1 m (3 ft) to an interior side lot line. Where a mutual private garage is erected on the lot line between two lots, no interior side yard setback is required.
- iii) Where erected in an exterior side yard no accessory building or structure shall be located closer than 6 m (19.6 ft) to any road line.
- iv) Detached garages or any part thereof, may be located in front of the principal structure provided it complies with the minimum front yard setback requirements and minimum side yard requirements.

### **6.3.5 Pump houses**

Despite [Section 6.3.4](#), in any Zone one pump house to supply domestic water may be located in the front yard provided such pump house shall not exceed a height of 2.4 m (7.8 ft) and a floor area of 4.6 m<sup>2</sup> (49 ft<sup>2</sup>).

### **6.3.6 Separation from the Main Building**

The minimum distance between a detached accessory building and the main building to which it is accessory shall be 2 m (6.5 ft).

### **6.3.7 When Permitted**

Notwithstanding any of the provisions of this By-law, no accessory building, structure, or use shall be erected, or used until the principal building, structure or use is completed in compliance with the provisions of this By-law, however an accessory building may be erected in conjunction with the construction of the principal structure.

### **6.3.8 Private Guest Cabin**

Where listed as a 'Permitted Use', a Private Guest Cabin may be permitted as an accessory use to a detached structure to be used in accordance with the following:

- i. A maximum of one (1) Private Guest Cabin per 'Lot of Record' shall be permitted;
- ii. A 'Private Guest Cabin' shall not be permitted on a lot that does not meet the minimum lot area requirements for the zone in which it is located;
- iii. The Private Guest Cabin shall have a maximum height of 5.0 m (16 ft.);
- iv. There shall be no kitchen/cooking facilities in the Private Guest Cabin;
- v. A water closet may be permitted in the Private Guest Cabin;
- vi. The Private Guest Cabin shall be for the accommodation of non-paying guests only;
- vii. The Private Guest Cabin shall have a Minimum 'Floor Area, Gross' of 10.2 m<sup>2</sup> (110 ft<sup>2</sup>) and a Maximum 'Floor Area, Gross' of 23.2 m<sup>2</sup> (249.7 ft<sup>2</sup>) and shall be constructed to the minimum standards of the Ontario Building Code for human habitation;
- viii. A Private Guest Cabin shall be subject to all other Zone Provisions for Principal/Primary/Main buildings. Where the principal building is legally non-complying with a yard setback, the Private Guest Cabin may be located along the same building line.

### **6.3.9 Boathouse**

A 'Boathouse' may be permitted only on a 'Waterfront Lot' subject to the following provisions:

- i. May be erected 0 m (0 ft.) from the Lot line that abuts the water body on a 'Waterfront lot';
- ii. Shall be no closer than 5.0 m (16 ft.), and parallel to, side lot lines;
- iii. The Maximum Building Height measured from the side of the structure that abuts the water body shall be 5.0 m (16 ft.);
- iv. The Maximum 'Floor Area, Gross' shall be 55.7 m<sup>2</sup> (600 ft<sup>2</sup>);
- v. Prior to installation of any boathouse, as defined in this By-law, required permitting from the Ministry of Northern Development, Mines, Natural Resources and Forestry (MDMNR) shall be obtained.

### **6.3.10 Docks**

A 'Dock' may be permitted only on a 'Waterfront Lot' subject to the following provisions:

- i. Docks shall be no closer than 5.0 m (16 ft) to side lot lines;
- ii. The length of a dock shall be parallel to side lot lines or parallel to the shoreline;
- iii. Prior to installation of any dock, as defined in this By-law, all relevant federal, provincial, and municipal permits shall be obtained. These permits include, but are not limited to, Ministry of Northern Development, Mines, Natural Resources and Forestry (MDMNR), Transport Canada (Navigation Protection Program (NPP) and municipal permits.
- iv. Docks located within waterways regulated by National Parks shall be subject to all relevant federal requirements in addition to the provisions of this By-law.

### **6.3.11 Lighting**

- i. The Municipality of Northern Bruce Peninsula is a 'Dark Skies' community, and any outdoor lighting shall be 'dark sky compliant'.

### **6.3.12 Farmers Market**

- i. Notwithstanding the provisions of the applicable zone, where a Farmers Market is a permitted use and consists solely of freestanding outdoor booths, tables, stands, tents, or similar portable or semi-portable structures, no freestanding outdoor booth, stand, table, tent or similar portable or semi-portable structure shall be located closer than 3 m (9.8 ft) to any residential zone or use.

### 6.3.13 Tents, Trailers, and Recreational Vehicles

Except where otherwise provided for in this By-law, the use of tents, trailers, and recreational vehicles for human habitation shall be prohibited except:

- i. For the occasional and temporary accommodation of non-paying guests, provided that a detached dwelling exists on the property; and
- ii. In accordance with the driveway provisions outlined in [Section 6.32.6](#); or in accordance with the minimum side and rear yard setback requirements for the Zone; and
- iii. In accordance with the Municipality's Tent and Trailer By-law.

### 6.3.14 Shipping Containers

A shipping container may be permitted as an accessory detached building in the following zones: RU1, RU2, HCM, RCM, EX, and I, subject to the following provisions:

- i. The permanent placement of shipping containers shall only be permitted as an accessory use to a main permitted building on a property.
- ii. The minimum lot size for shipping container use shall be 4000 square metres.
- iii. A maximum of 4 shipping containers per lot shall be permitted.
- iv. Shipping containers shall be located in interior side yards and rear yards only and shall comply with all setbacks and other regulations of the applicable zone in which they are located
- v. In any zone other than a Rural zone, Shipping containers shall be subject to the provisions related to Open Storage Areas and shall require a Planting Area / Visual Screening.
- vi. In a Rural zone a Planting Area / Visual Screening from the street and any dwelling on an adjacent lot shall be required and may be located adjacent to the container.
- vii. Shipping Containers shall not be used for the purpose of a 'warehouse, self-storage'
- viii. Shipping containers shall not be stacked;
- ix. Unless otherwise permitted in this By-law a shipping container shall not be located in a required parking area;
- x. A shipping container shall not be placed or used for the purpose of display or advertising.

### 6.3.15 Additional Residential Units

In addition to all other provisions of this By-law, the following provisions shall apply to Additional Residential Units:

#### 6.3.15.1 General Requirements for Additional Residential Units

- i. Additional Residential Units are permitted within a single detached dwelling, a semi-detached dwelling, a rowhouse and within an accessory building in the R1 Zone, R3 Zone and R4 Zone, subject to compliance with minimum lot area requirements.
- ii. Additional Residential Units are permitted within a single detached dwelling in the R2 Zone on lots greater than 4000 sq m. No type of additional dwelling unit is permitted within an accessory building in the R2 Zone.
- iii. Additional Residential Units are permitted within a single detached dwelling and within an accessory building in the RU1 Zone and RU2 Zone. The minimum lot size for one (1) Additional Residential Unit in the RU1 and RU2 zones shall be 4000 sq m. The minimum lot size for two (2) Additional Residential Units in the RU1 and RU2 zones shall be 6000 sq m.
- iv. A maximum of two (2) Additional Residential Units shall be permitted per lot, which may include one (1) in the Principal Dwelling and one (1) in an accessory building, in the R1 Zone, R3 Zone, R4 Zone, RU1 Zone and RU2 Zone. For the purposes of this provision, a temporary garden suite, tiny home and/or temporary farm accommodation located in a building shall be counted as an Additional Residential Unit.
- v. Additional Residential Units shall be of a size which is less than the Gross Habitable Area of the principal dwelling.
- vi. Additional Residential Units are subject to the availability of adequate servicing whether such servicing is provided via municipal services or private individual on-site services.
- vii. Additional Residential Units shall comply with the 100-year flood elevation requirements as per [Section 6.30](#) of this By-law.
- viii. Additional Residential Units shall be constructed in conformity with the Ontario Building Code to be suitable for habitation year-round.
- ix. Access from a Public Street to an Additional Residential Unit shall be provided via an existing residential laneway.
- x. A minimum of one (1) off-street parking space shall be provided for an Additional Residential Unit, in addition to any parking space required by this Bylaw for the principal dwelling and may include a stacked parking space located in a permitted laneway.
- xi. Where a principal dwelling is legally non-complying an Additional Residential Unit is permitted within the existing principal building.

- xii. Where a principal dwelling is legally non-complying an Additional Residential Unit is permitted to be attached to the principal dwelling provided any new development associated with the Additional Dwelling Unit complies with this By- law.
- xiii. An Additional Residential Unit shall comply with the Maximum Lot Coverage provisions of the applicable zone.
- xiv. A Home occupation in accordance with Sections 6.7 and 6.8 of this By-law shall be permitted within an Accessory Residential Unit.

#### 6.3.15.2 Additional Provisions for Additional Residential Units in Detached Accessory Buildings

An Additional Residential Unit in a detached accessory building is not subject to the accessory building provisions of this By-law unless otherwise noted below, and will be permitted in accordance with the following criteria:

- i. An Additional Residential Unit in a detached accessory building shall comply with the minimum yard setbacks and the maximum building height applicable to the principal dwelling in the zone in which such use is located unless otherwise noted herein.
- ii. An Additional Residential Unit in a detached accessory building may be located within an interior side yard or rear yard, to a minimum setback of 1.5 m from the interior side lot line and rear lot line, provided the Additional Residential Unit does not exceed the maximum accessory building height of 5.0 m.
- iii. The Additional Residential Unit shall comply with the Minimum Distance Separation Formulae.
- iv. An Additional Residential Unit in a detached accessory building shall be located no closer than 2.0 m to the principal dwelling on the lot.
- v. An Additional Residential Unit located in a detached accessory building in the RU1 Zone and the RU2 Zone shall be located no further than 50 m from an existing residential dwelling located within the existing building/farm cluster.

## 6.4 Detached Accessory Dwelling

Where a detached dwelling is permitted as accessory to a permitted use, such dwelling shall conform with the following provisions:

Provision types	Provision values
minimum setbacks	7.5m (24.6ft) from any lot line or road allowance
minimum lot area	minimum lot area for non-residential use plus 465m <sup>2</sup> (5,005ft <sup>2</sup> )
minimum lot frontage	plus 15m (49ft)
minimum habitable floor area	70m <sup>2</sup> (753ft <sup>2</sup> )
maximum building height	10m (32.8ft)
maximum lot coverage	6%

## 6.5 Accessory Dwelling Unit Contained Within A Non-Residential Building Or Structure

No person shall use any part of a non-residential building as an accessory dwelling unit except in accordance with the following provisions:

### 6.5.1 Setbacks and Yards

Minimum setbacks and yards shall be provided in accordance with the minimum setback and yard provisions for the non-residential building or structure in which the dwelling unit is located.

## 6.6 Apartment Dwelling Unit Sizes

Where listed as a permitted use, no person shall construct or use any apartment dwelling unit in a multiple family dwelling or any accessory dwelling unit to a non-residential building unless the proposed dwelling unit maintains the following minimum floor area:

- (a) Bachelor dwelling unit 40m<sup>2</sup> (430.5ft.<sup>2</sup>)
- (b) Dwelling unit containing one-bedroom 60m<sup>2</sup> (645.8ft<sup>2</sup>)
- (c) Dwelling unit containing two bedrooms 70m<sup>2</sup> (753ft<sup>2</sup>)
- (d) Dwelling unit containing three bedrooms 90m<sup>2</sup> (968.7ft<sup>2</sup>)
- (e) Dwelling unit containing more than three bedrooms for each bedroom in excess of three 90m<sup>2</sup> (968.7ft<sup>2</sup>) + 10m<sup>2</sup> (107.6ft<sup>2</sup>)



## **6.7 Home Based Business - Professional Uses**

Where listed as a permitted use, Home Based Business - Professional Use may be carried on within a dwelling unit, such uses may include uses such as a trades person business, accountants, architects, auditors, engineers, insurance agents, land surveyors, lawyers, notaries, realtors and photographers and professional consultants, hair dressing salon for professional purposes, and other similar uses, provided that:

- 6.7.1 The said dwelling unit is occupied as a residence by the professional user.
- 6.7.2 There shall be no more than one (1) assistant who is not a resident in the building.
- 6.7.3 Not more than twenty-five (25) per cent of the total floor area of the dwelling is devoted to the Home-Based Business.
- 6.7.4 There shall be no advertising other than a plate or sign which is not flashing and not larger than 0.4m<sup>2</sup> (4ft<sup>2</sup>) in area.
- 6.7.5 There is no external storage of goods or materials.
- 6.7.6 One off-road parking space is provided for every 19m<sup>2</sup> (204.5ft<sup>2</sup>) of floor space occupied by the professional use; and
- 6.7.7 The residential character of the dwelling is not changed.
- 6.7.8 Where the Professional Home-Based Business is in the form of a trades-person business, the storage of equipment and material necessary to conduct the Home Based Business shall be permitted within an accessory building.

## **6.8 Home Based Business - Domestic And Household Arts**

Where listed as a permitted use, a domestic or household art may be conducted as a Home Based Business within a dwelling unit and shall include uses such as dressmaking, instruction in music, dancing, arts and crafts to not more than six pupils or students at any one lesson, tailoring, weaving, painting, sculpting, furniture refinishing and repair, and moulding or otherwise making or repairing of garden or household ornaments, articles of clothing, personal effects or toys, or other provided that:

- 6.8.1 The said dwelling unit is occupied as a place of residence by the individual operating the Home-Based Business.
- 6.8.2 There is no display of goods or advertising other than a plate or sign which is not larger than 0.4m<sup>2</sup> (4ft<sup>2</sup>) in area, not flashing.
- 6.8.3 There is no external storage of goods or material.
- 6.8.4 Not more than twenty-five (25) per cent of the total floor area of the dwelling unit is devoted to the Home-Based Business.
- 6.8.5 One off-road parking space is provided for every 19 m<sup>2</sup> (204.5 ft<sup>2</sup>) of floor space occupied by the Home-Based Business.
- 6.8.6 The occupation is carried on by a member of the family residing on the premises and all articles sold are produced by members of the family.
- 6.8.7 The residential character of the dwelling is not changed.

## **6.9 Home Based Business - Rural Business**

Where listed as a permitted use, a rural business may be conducted as a Home-Based Business within a dwelling, farm building or accessory building and shall be limited to welding, small machinery repair, cabinet making, furniture making or repair, carpentry, trades-person business, sale and service of equestrian equipment provided that:

- 6.9.1 There is no advertising other than a plate or sign which is not flashing and not larger than 1 m<sup>2</sup> (10.7 ft<sup>2</sup>) in area.
- 6.9.2 The occupation is conducted by a member of the family residing on the premises and all articles are produced and/or sold by members of the family and all services are provided by members of the family, except for the employment of one assistant.
- 6.9.3 Where the Home-Based Business is located within a dwelling, not more than twenty-five (25) per cent of the total floor area is devoted to such use.
- 6.9.4 Where the Home-Based Business is located within an accessory building, not more than 100 m<sup>2</sup> (1076.4 ft<sup>2</sup>) shall be devoted to such use.

## **6.10 Home Based Business – Contractors & Trade Persons**

- 6.10.1 Where listed as a permitted use, Contractors and Trades Persons may carry out business within a dwelling unit. Examples of permitted Home-Based Business include electricians, plumbers, carpenters, general contractors, excavation and building trade contractors, and other such similar businesses and other such similar uses provided that:
- 6.10.2 The said dwelling unit is occupied as a residence by the trades person or contractor.
- 6.10.3 There shall be not more than one (1) assistant who is not a resident in the building operating the business from the residential property.
- 6.10.4 Not more than twenty-five (25) percent of the total floor area of the dwelling is devoted to the Home-Based Business.
- 6.10.5 Up to one (1) accessory building to the residence may be used for the storage of equipment, vehicles, and supplies, provided that not more than 55 m<sup>2</sup> (592 ft<sup>2</sup>) is devoted to such use. Accessory buildings shall not be used for office, retailing, processing, or manufacturing purposes.
- 6.10.6 There shall be no advertising other than a plate or fascia sign which is not flashing and not larger than 0.4 m<sup>2</sup> (4 ft<sup>2</sup>) in area and attached to the main building.
- 6.10.7 There is no external storage of goods or materials, including heavy equipment such as excavation machinery, or any vehicles not licensed for the road.
- 6.10.8 One off-road parking space is provided for every 19 m<sup>2</sup> (204.5 ft<sup>2</sup>) of floor space occupied by the Home-Based Business use within the residence.
- 6.10.9 The residential character of the dwelling unit and/or accessory building is not changed.
- 6.10.10 Home-Based Business - Contractors & Trades Persons shall not include the retail sales of building or construction supplies nor automobile, small engine, or machinery repair.

## Home Based Business - Bed And Breakfast Establishment

- 6.11.1 Where permitted by this by-law, a bed and breakfast establishment will be subject to the following provisions. The lot and detached dwelling in which the bed and breakfast establishment is located must meet all the requirements of the zone in which it is located.
- 6.11.2 No person, other than members of the family who operate and reside in the establishment shall be employed except as is necessary for housekeeping purposes.
- 6.11.3 Each guest room shall have a minimum floor area of 10.5 m<sup>2</sup> (113 ft<sup>2</sup>).
- 6.11.4 Guest rooms are not permitted within an attic.
- 6.11.5 No bed and breakfast establishment shall provide more than 3 guest rooms for overnight accommodation.
- 6.11.6 No food or drink shall be offered or kept for sale for persons who are not guests of the establishment.
- 6.11.7 In addition to the two parking spaces a detached dwelling is required to have by this by-law, a Bed and Breakfast Establishment shall provide one parking space for each guest room.
- 6.11.8 A sign shall be permitted provided such sign is not greater than 0.4 m<sup>2</sup> in area (4 ft<sup>2</sup>).
- 6.11.9 Maximum number of occupants or guests, in addition to staff and host family, permitted to stay within a Bed and Breakfast Establishment - eight (8).
- 6.11.10 All Bed and Breakfast establishments must be licensed by the corporation.

## 6.12 Zoning Over Water Bodies

Except as otherwise provided, all lands below the high water mark elevation of 177.6 m G.S.C. (582.6 ft), the water body itself, the space above the water body and the area from the inland side of any shore road allowance to the high water mark, are zoned Environmental Hazard Area. Such Environmental Hazard Area Zone shall extend to the international boundary where applicable and all inland lakes over 2 hectares (4.9 acres) in area.

## 6.13 Non-Conforming Uses

- 6.13.1 Nothing in this By-law shall apply:
  - (a) to prevent the use of any land, building or structure for any purpose prohibited by this By-law if such land, building, or structure was lawfully used for such purpose on the day of the passing of this By-law, so long as it continues to be used for that purpose; or
  - (b) to prevent the erection or use for a purpose prohibited by this By-law of any building or structure for which a permit has been issued under Section 8 of The *Building Code Act*, prior to the day of the passing of this By-law, so long as the building or structure when erected is used and continues to be used for the purpose for which it was erected and provided that the permit has not been revoked under Section 8 of The *Building Code Act*.
  - (c) to prevent the strengthening to a safe condition of any building or structure or part of any such building or structure which does not comply with the provisions of this By-law, provided such alteration or repair does not increase the height, size or volume or change the use of such building or structure; or

- (d) to prevent the restoration of any building or structure which does not comply with the provisions of this by-law, where such building or structure is damaged by means beyond the control of the owner such as by fire or an act of nature, provided that:
  - i) such restoration does not increase the height, size or volume or change the use of such building or structure; or
  - ii) such reconstruction shall comply with all applicable setbacks and yard provisions of the applicable zone.

6.13.2 A use of a lot, building or structure which under the provisions hereof is not permissible within the zone in which such lot, building or structure is located shall not be changed except to a use which is permissible within such zone, or such other compatible uses as may be approved under Section 45 of The *Planning Act*, R.S.O. 1990.

## **6.14 Non-Complying Uses**

### **6.14.1 Rebuilding, Repairs and Renovations**

Nothing in this By-law shall prevent the rebuilding, repair, or renovation of a non-complying use, building or structure which has been damaged or destroyed by fire or natural disaster providing that such rebuilding, repair or renovation does not further contravene this By-law.

### **6.14.2 Additions and Accessory Uses Permitted**

- i) Nothing in this By-law shall prevent an addition or extension being made to a Non-Complying Use, building or structure provided that such addition or extension does not contravene, or further contravene, any provision contained in this By-law.
- ii) Nothing in this By-law shall prevent the erection or enlargement of uses, buildings or structures accessory to a Non-Complying Use, building or structure provided that such erection or enlargement does not contravene, or further contravene, any provision contained in this By-law.

## **B. General Lot Regulations**

### **6.15 Frontage On A Public Road**

- 6.15.1 No person shall erect any building or structure in any zone unless the lot upon which such building or structure is to be erected fronts upon a road which is an improved road and is part of the Corporation's approved road system, or in the case of a lot on a Registered Plan of Subdivision, unless a 'Subdivider's Agreement' is in effect.
- 6.15.2 For the purposes of Section 6.15.1 a Provincial Highway or County Road shall be considered an improved road forming part of the Corporation's approved road system.

### **6.16 Established Building Line In Built-Up Area**

Notwithstanding the yard and setback provisions of this By-law to the contrary, where a permitted building or structure is to be erected on a lot in a built-up area, where there is an established building line extending on both sides of the lot, such permitted building or structure may be erected closer to the road line, or the centre line of the road as the case may be, than required by this By-law provided such permitted building or structure is not erected closer to the road line or the centre line of the road, as the case may be, than the established building line on the date of passing of this By-law.

For the purposes of the above-noted section the established building line for a vacant lot shall be considered the required setback.

### **6.17 Through Lots**

Where a lot is a through lot, a front yard shall be provided on each road on which the lot has frontage.

### **6.18 Permitted Yard Encroachment**

Except as otherwise provided, no obstruction or occupation of the space in any yard required by this By-law shall be permitted except the following:

- 6.18.1 Sills, belt courses, chimneys, cornices, eaves, gutters, parapets, pilasters, bay windows and other ornamental architectural features may project into any required yard but not more than 83 cm (32.6 inches).
- 6.18.2 Unenclosed porches and covered or uncovered steps and sundeck patios may project into any required yard but not more than 1.5 m (4.9 ft).
- 6.18.3 Open steel fire escapes may project into any required side or rear yard but not more than 1 m (3 ft).
- 6.18.4 Balconies may project into any required yard but not more than 1 m (3 ft).
- 6.18.6 Awnings, clothes poles, flagpoles, garden trellises, fences, retaining walls, recreational equipment and similar accessories shall be permitted in any required yard.

## **6.19 Reduction Of Requirements**

6.19.1 No person shall:

- (a) change the purpose for which any lot, building or structure is used, or
- (b) erect any new building or structure, or
- (c) add to or take away from any existing building or structure, or
- (d) reduce any lot in area by conveyance or alienation of any portion thereof or otherwise,

if the effect of such action is to cause the original, adjoining, remaining or new building, structure or lot to be in contravention of this By-law.

6.19.2 In the event that a contravention of this By-law occurs as a result of any action described in Section 6.19.1, no building or structure located on the lot shall thereafter be used until the requirements of this By-law applicable thereto are complied with.

6.19.3 The provisions of Section 6.19.1 and 6.19.2 shall not apply to lands severed pursuant to the provisions of The Expropriations Act or road widening acquired by a governmental authority.

## **6.20 Fencing Of Privately Owned Outdoor Swimming Pools**

The owner of every privately owned outdoor swimming pool, which is constructed subsequent to the passing of this By-law, shall, prior to filling the pool with water, erect and maintain a fence completely enclosing the pool as per the requirements of the Ontario Building Code Act.

## **6.21 Drainage Of Lots**

In any residential, commercial or industrial zone all lands, buildings and structures shall provide adequate drainage so as to prevent the flow of surface water onto adjoining lots.

## **6.22 Planting Area**

### **6.22.1 Required Locations**

Except as otherwise provided, where a lot is used for a non-residential purpose as permitted in any commercial, industrial zone, or institutional zone, and;

- (i) where the interior side lot line or rear lot line of such lot abuts any lot used or zoned for residential purposes or;
- (ii) where such lot is in an industrial zone and the front, side or rear lot line abuts a road line and the opposite road line abuts a residential zone;

then the land on such lot adjoining such abutting lot lines shall be used for no purpose other than a planting area, in accordance with the provisions of this section.

### **6.22.2 Width of Planting Area**

Unless otherwise provided, a planting area shall have a minimum width of 1m (3 ft).

### **6.22.3 Vegetation Height**

The required hedgerow or screen of shrubs and/or evergreens shall be a minimum height of 1 m (3 ft) when planted and of a type that will attain a minimum height of 3 m (9.8 ft) at maturity.

No vegetation within a sight triangle shall exceed the height of 1 m (3 ft).

### **6.22.4 Interruption for Driveway or Walkway**

Where interrupted by walkways or driveways, a planting area need not be provided closer than 1.5 m (4.9 ft) to a walkway or 3 m (9.8 ft) to a driveway.

### **6.22.5 Landscaped Open Space**

A planting area referred to in this section may form part of any Landscaped Open Space required by this By-law.

## **C. General Building Regulation**

### **6.23 Exceptions To Maximum Height Regulations**

The regulations prescribing the maximum height of any building or structure shall not, in any zone, apply to flag poles, radio or television receiving or transmitting equipment servicing and owned by the occupant of a detached dwelling, grain elevators, salt or gravel storage buildings constructed by a public body, windmills, farms buildings and structures, church spires, belfries, cupolas, observation towers or domes not used for human occupancy, chimneys, smoke stacks, ventilators, skylights, water tanks, bulk heads, firewalls, and similar features and necessary mechanical appurtenances accessory to the building on which they are erected; provided however, that such features are erected only to such heights as is necessary to accomplish their purposes.

### **6.24 Dwelling Units Below Grade**

No dwelling unit shall in its entirety be located in a cellar. If any portion of a dwelling unit is located in a cellar such portion of the dwelling unit shall be used as a furnace room, laundry room, storage room, recreation room or for a similar use only. However, a dwelling unit in its entirety may be located in a basement in accordance with the permitted uses and regulations of this By-law.



## **D. Special Setbacks And Restrictions**

### **6.25 Watercourse Setbacks**

#### **6.25.1 Municipal Drains**

6.25.1.1 Notwithstanding any yard provisions of this By-law, except as otherwise provided no person shall hereafter erect any permanent building or structure in any zone which is:

- (a) closer than 15 m (49 ft) from an open municipal drain as defined in the Drainage Act R.S.O. 1990,
- (b) closer than 8 m (26 ft) to an enclosed municipal drain as defined in the Drainage Act R.S.O. 1990.

6.25.1.2 Notwithstanding the above, no setback shall be required for public facilities such as drainage culverts; municipal, county, or provincial bridges and other similar public facilities.

#### **6.25.2 Natural Watercourses**

6.25.2.1 Notwithstanding any yard provisions of this By-law, except as otherwise provided, no person shall hereafter erect any permanent building or structure in any zone which is:

- (a) closer than 30 m (98 ft) from a watercourse shown on Schedule "A" to this by-law.

6.25.2.2 Notwithstanding the above no setback shall be required for public facilities such as drainage culverts; municipal, county, or provincial bridges and other similar public facilities.

### **6.26 Setbacks From Waste/Sewage Disposal (WD) Zones**

#### **6.26.1**

- a) No building or structure erected and used for human habitation shall be located closer than 60 m (196.8 ft) from any area zoned for and containing a licensed waste disposal site either within or outside the limits of the Corporation as shown on Schedule "A" to this By-law.
- b) No building or structure erected and used for human habitation shall be located closer than 60 m (196.8 ft) from any area zoned for and containing a licensed municipal sewage treatment works either within or outside the limits of the Corporation as shown on Schedule "A" to this By-law.

**6.26.2** Notwithstanding the above noted section, nothing in this By-law shall prevent an addition or extension being made to an existing structure used for human habitation in compliance with the requirements of the applicable zone.

### **6.27 Sight Visibility Triangles**

The intersection of all roads within the municipality shall require the maintenance of a sight visibility triangle as defined in the definitions section of this by-law. The following restrictions shall apply to site visibility triangle areas:

- (i) No building, structure, fence, sign, or vegetation greater than 1m (3ft) in height above the elevation of the centre of any adjoining road shall be permitted;

- (ii) Vehicular parking is prohibited; and,
- (iii) Finished grade will not exceed the elevation of the road line by more than 60cm (23.6 inches).

## **6.28 Open Storage - Commercial And Industrial Zones**

### **6.28.1 Minimum Setbacks**

- (a) The minimum setback from any front, side, or rear lot line of any permitted open storage in any commercial or industrial zone shall be no less than the respective minimum front, side or rear yard of the zone in which the said open storage is located unless otherwise specified hereinafter.
- (b) In any lot in an Industrial or Commercial zone, where any side or rear lot line abuts a lot in the same zone as the zone in which the said lot is located, the minimum setback of any open storage shall be 3 m (9.8 ft) from the side or rear lot line.

### **6.28.2 Surface Treatment**

Any permitted open storage area, or vehicular access thereto, involving the storage, parking or display of motor vehicles for the purpose of sale, lease, rental, washing, service or repair, or any primary means of vehicular access to any permitted open storage area, shall be constructed and maintained with a stable surface of crushed stone or gravel adequately treated to prevent the raising of dust or loose particles, and shall include provisions for adequate drainage facilities.

### **6.28.3 Parking and Loading Spaces to be Preserved**

Any areas used for permitted open space storage shall be in addition to and separate from such areas as may be required by this By-law for the provision of off-road parking or loading space.

### **6.28.4 Lighting**

Where lighting facilities are provided in conjunction with any permitted open storage, such lighting shall be so arranged as to deflect light onto the open storage area and away from any adjoining properties.

## **6.29 Open Storage - Residential Zones**

- 6.29.1 No person shall use any lot in any Residential Zone for the parking or open storage of more than two commercial motor vehicles.

## **6.30 Lake Huron - Georgian Bay Flood Constraint Regulations**

The placement of habitable structures on all lands adjacent to Lake Huron or Georgian Bay shall be subject to one of the following flood constraint regulations:

### **6.30.1 Flood Proofing**

In any zone, no building openings associated with the habitable floor area of a dwelling or structure shall be located at or below the minimum elevation of 179.1 m G.S.C. (587.5 ft) for lands adjacent to Lake Huron and 178 m G.S.C. (583.9 ft) for lands adjacent to Georgian Bay.

or;

In any zone on lands adjacent to Georgian Bay or Lake Huron, all habitable buildings shall be setback a minimum of 15 m (49 ft) measured horizontally from the 177.6 G.S.C. (582.6ft) elevation.

### **6.30.2 Additions and Accessory Uses Permitted**

The flood proofing requirements outlined in the above noted section shall not be applied to the expansion of existing buildings and structures where such expansion represents an increase in ground floor area less than 50 % of the original structures ground floor area.

## **6.31 Shoreline Development Constraint**

### **6.31.1 Prohibited uses**

The following uses are prohibited below the minimum flood proofing elevations noted in [Section 6.30](#) of this by-law:

- i) the manufacture, storage and/or consumption of hazardous or toxic substances.
- ii) hospitals, nursing homes, and schools.
- iii) fire and ambulances stations, and electrical substations.

## E. Regulations For Parking, Loading and Municipal Roads

### 6.32 Off-Road Parking Regulations

Unless otherwise provided for in this By-law, permanently, maintained angle or parallel parking spaces shall be provided in accordance with the following regulations:

#### 6.32.1 Required Number of Spaces

Use	Minimum number of spaces
detached dwelling, duplex dwelling, cottage dwelling, semi-detached dwelling	2 spaces per dwelling unit; may be stacked parking spaces
additional residential unit, garden suite, tiny home in accordance with <a href="#">Section 6.3.15</a>	1 space for each dwelling unit; may be stacked parking spaces
apartment dwelling or dwelling not otherwise specified herein	1 space for each dwelling unit; plus 1 space for every 4 dwelling units, to be set aside for and visually identified as visitor parking
Bed & Breakfast Establishment	In addition to the two parking spaces a detached dwelling is required to have by this by-law, a Bed & Breakfast Establishment shall provide one parking space for each guest room
hotel, motel	1 space per sleeping guest room, plus 1 space for each 20m <sup>2</sup> (215ft <sup>2</sup> ) of floor area used for assembly, restaurant or the dispensing of food or drink
Mini-storage units	1 space per 30 units
Food trucks	1 space per 5 seats
Tourist Cottage	1 space per Tourist Cottage 1 Visitor Space per 3 Tourist Cottages

Use	Minimum number of spaces
church, place of worship	1 space for each 10 fixed seats or if no fixed seats, 1 space for each 10m <sup>2</sup> (107.6ft <sup>2</sup> ) of floor area, used for seating
auditorium, convention or meeting hall, community center, sports arena, fairground, stadium, private club, fraternal society, or any institutional or non-profit use or place of assembly not otherwise specified herein	1 space for each 5 fixed seats or if no fixed seats, 1 space for each 5m <sup>2</sup> (53.8ft <sup>2</sup> ) of floor area, used for seating
elementary school, nursery school, day nursery	<p>1 space for each classroom plus one additional space for each office, or if the school contains a place of assembly, according to the requirements of such place of assembly, whichever is greater.</p> <p>Education facilities with a gymnasium and/or auditorium may utilize hard surface play areas to meet such additional parking requirements provided such hard surfaced areas are adjacent to and have direct access from the required parking areas.</p>
secondary school, vocational or technical training school or college or combined elementary-secondary school	<p>3 spaces for each classroom plus one additional space for each office, or if the school contains a place of assembly, according to the requirements of such place of assembly, whichever is greater.</p> <p>Education facilities with a gymnasium and/or auditorium may utilize hard surface play areas to meet such additional parking requirements provided such hard surfaced areas are adjacent to and have direct access from the required parking areas.</p>
funeral home	1 space for each 5 fixed seats, or where no fixed seats, 1 space for each 5m <sup>2</sup> (53.8ft <sup>2</sup> ) of floor area in repose rooms plus 1 space per funeral home vehicle.
government office, bank, financial institution, veterinary clinic & other offices excluding those for the health care professions	1 space for each 40m <sup>2</sup> (430.5ft <sup>2</sup> ) of gross floor area.
clinic or office for any health care profession	<p>5 client spaces for each member of the health care professions employed at the clinic or office.</p> <p>1 space for each member of the health care professions employed at the clinic or office.</p>
establishment for the sale and immediate consumption of food and/or drink on the premises, including taverns, restaurants, public houses, and similar uses	1 space for each 5 m <sup>2</sup> (53.8 ft <sup>2</sup> ) of building floor area, devoted to public use and where outdoor seating is provided 1 space per 5 seats.

Use	Minimum number of spaces
drive-in or take-out establishment where food and/or drink is purchased over the counter for consumption on or off the premises	1 space for each 5m <sup>2</sup> (53.8ft <sup>2</sup> ) of gross floor area, or where outdoor seating is provided 1 space per 5 seats.
general store, retail store, personal service establishment, convenience store	1 space for each 20m <sup>2</sup> (215ft <sup>2</sup> ) of sales or service area
laundromat, automatic dry-cleaning establishment	1 space for each four machines, or 1 space for each 20 m <sup>2</sup> (215 ft <sup>2</sup> ) of gross floor area, whichever is greater
automobile car wash	Sufficient spaces for the storage and movement of at least 3 automobiles in advance of and 1 automobile at the terminus of each wash stall
automobile sales and/or service establishment	1 space for each 20m <sup>2</sup> (215ft <sup>2</sup> ) of gross floor area
automobile service station	3 spaces
automobile repair shop	1 space for each 20 m <sup>2</sup> (215 ft <sup>2</sup> ) of gross floor area
place of recreation not otherwise specified herein	1 space for each 20 m <sup>2</sup> (215 ft <sup>2</sup> ) of gross floor area
industrial use, service and/or repair shop	1 space for each 100m <sup>2</sup> (1,076ft <sup>2</sup> ) of gross floor area or 1 space for each 2 employees on the maximum working shift, whichever is greater for the industrial service and/or repair uses;  plus 1 space for each 40m <sup>2</sup> (430.5ft <sup>2</sup> ) devoted to office use.
wholesaling, warehousing, or storage use	1 space for each 100m <sup>2</sup> (1,076ft <sup>2</sup> ) of gross floor area for the wholesaling, warehousing or storage uses;  plus 1 space for each 40m <sup>2</sup> (430.5ft <sup>2</sup> ) floor area, devoted to office use.
commercial use establishment not otherwise specified	1 space for each 20 m <sup>2</sup> (215 ft <sup>2</sup> ) of gross floor area

**Calculation Of Spaces**

- (a) When a building or lot accommodates more than one use or purpose the required parking spaces shall be the sum total of the required parking spaces for the separate uses or purposes. Parking facilities for one use shall not be considered as providing required parking for any other uses.
- (b) If calculation of the required parking spaces results in a fraction, the required parking spaces shall be the next higher whole number.

### 6.32.2 Size and Accessibility of Parking Spaces

Note: Parking for the use of persons with disabilities shall be provided in accordance with the *Accessibility for Ontarians with Disabilities Act, 2005*, and associated regulations. Where these differ from the Municipal by-law, the provisions that provide a higher standard of access shall apply. The Currently Applicable Regulation is Ontario Regulation 191/11 'Integrated Accessibility Standards': <https://www.ontario.ca/laws/regulation/110191#BK137>

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

**(a) Angle Parking**

Angle in Degree	Parking Space in Length	Maneuvering Aisle Width	Parking Space in Width
30	5.5 m (18 ft)	4.3 m (14 ft)	3 m (9.8 ft)
45	6 m (19.6 ft)	4 m (13.1 ft)	3 m (9.8 ft)
60	6 m (19.6 ft)	6 m (19.6 ft)	3 m (9.8 ft)
90	5.5 m (18 ft)	8 m (26.2 ft)	3 m (9.8 ft)

**(b) Parallel Parking**

Parking Space Length	Parking Space Width	Maneuvering Aisle Width
6 m (19.6 ft)	3 m (9.8 ft)	3 m (9.8 ft)

### 6.32.3 Provisions and Location of Spaces

(a) Parking spaces shall be provided at the time of erection of any building or structure, or at the time any building or structure is enlarged.

(b) Parking spaces shall be located on the same lot or within the same building as the use for which said parking is required.

However, where the owner of a building or structure proposes to provide the required parking spaces and areas in a location other than on the same lot as the use that requires such spaces and areas, then such shall be located not more than 150 m (492.1 ft) from the said lot.

(c) Uncovered parking spaces may be located in the required yards except that:

- (i) in any zone other than a residential zone no parking space shall be permitted on a lot closer to any road line than 3 m (9.8 ft); and
- (ii) in any zone no parking area for residential uses containing 3 or more units shall be permitted within any front, interior or exterior side yard.

#### 6.32.4 Application of Parking Requirements

When a building or structure has insufficient parking on the date of passing of this By-law to conform to the requirements herein, this By-law shall not be interpreted to require that the deficiency be made up prior to the construction of any addition. In the case of the expansion or enlargement of an existing building or structure, the requirement for the provision of additional parking spaces shall be based on said expansion or enlargement. In the case of a change in use the number of parking spaces required will be determined by calculating the difference between that which would be required by the new and the existing uses.

#### 6.32.5 Seating Accommodation by Benches

For the purposes of [Section 6.31.1](#), where benches provide seating accommodation, 0.5 m (1.6 ft) of bench space shall be considered as equivalent to one (1) seat.

#### 6.32.6 Driveways

- (a) A driveway entrance serving a detached dwelling, or a semi-detached dwelling shall have a width of 3 m (9.8 ft) minimum, 6 m (19.6 ft) maximum. A driveway entrance serving any other use shall have a width of 3 m (9.8 ft) minimum, 9 m (29.5 ft) maximum.
- (b) The maximum width of any joint entrance and exit driveway measured along the road line shall be 9 m (29.5 ft).
- (c) The minimum distance between a driveway and an intersection of road lines measured along the road line intersected by such driveway shall be 9 m (29.5 ft).
- (d) The minimum angle of intersection between a driveway and a road line shall be 60 degrees.
- (e) Every lot shall be limited to the following number of driveways:
  - (i) Up to the first 30 m (98 ft) of frontage measured along the road line not more than one (1) driveway. A residential use not on a Provincial Highway or County Road may have a 'U' shaped driveway.
  - (ii) For each additional 30 m (98 ft) of frontage measured along the road line not more than one (1) additional driveway.
- (f) Parking areas and associated driveway systems servicing any use other than a cottage dwelling, duplex dwellings, triplex dwellings, fourplex dwellings, detached dwellings and road townhouses and semi-detached dwellings shall be designed in such a manner that any vehicle entering or leaving a road or public lane need not travel in a backwards motion.
- (g) A driveway serving a non-residential use shall not be located closer than 3 m (9.8 ft) to a lot containing a dwelling as a principle use.
- (h) A driveway serving a residential use shall not be located closer than 1 m (3.2 ft) to the side property line, save and except for a joint driveway servicing two lots in which case the driveway shall not require any setback.



### **6.32.7 Surfacing and Drainage of Parking Areas and Access Lanes**

All driveways shall be constructed of asphalt, paving stones, concrete or portland cement binder, or a stable surface of crushed stone or gravel and shall be maintained or treated so as to prevent the raising of dust or loose particles. Drainage shall be provided so as to prevent the flow of surface water on to adjoining lots.

### **6.32.8 Illumination of Parking Areas or Driveways**

When parking areas and/or driveways are illuminated, lighting fixtures shall be so arranged that no part of any fixture shall be more than 9 m (29.5 ft) above the adjoining finished grade and light shall be directed downward and away from adjoining lots.

### **6.32.9 Landscaping**

- (a) Where, in any yard in any zone, a parking area which is required to provide for more than four off-road parking spaces adjoins a lot in a residential zone, a minimum landscaped area of 3 m (9.8 ft) shall be provided within the lot requiring such parking area and along the lot line adjoining such residential zone.
- (b) Where, in any yard in any zone, a parking area which is required to provide for more than four off-road parking spaces adjoins a road, then a landscaped area of a minimum width of 3 m (9.8 ft) shall be provided within the lot requiring such parking area along the lot line adjoining such road.

### 6.33 Loading Regulations

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

#### 6.33.1 Required Number of Spaces

Gross Floor Area of Building or Structure	Number of Loading Spaces Required
100m <sup>2</sup> (1,076ft <sup>2</sup> ) to 300m <sup>2</sup> (3,229ft <sup>2</sup> ) or less	1
over 300m <sup>2</sup> (3,229ft <sup>2</sup> ) but not over 2,500m <sup>2</sup> (26,910.6ft <sup>2</sup> )	2
over 2,500m <sup>2</sup> (26,910.6ft <sup>2</sup> ) but not over 8,000m <sup>2</sup> (86,114 ft <sup>2</sup> )	3
over 8,000m <sup>2</sup> (86,114ft <sup>2</sup> )	3 spaces, plus 1 additional space for each additional 10,000m <sup>2</sup> (107,642.6ft <sup>2</sup> ) or fraction thereof in excess of 8,000m <sup>2</sup> (86,114ft <sup>2</sup> ).

#### 6.33.2 Access

In addition to the number of loading spaces, adequate space shall be provided for the parking of vehicles awaiting access to loading, and any additional area as is necessary for the maneuvering of a truck-trailer either into or out of the loading space. Access to loading spaces shall be by means of a driveway at least 6m (19.6ft) wide contained within the lot on which the spaces are located and leading to a road or public lane located within or adjoining the zone in which the use is located.

#### 6.33.3 Loading Space Dimensions

Each loading space shall be at least 15m (49.2ft) long, at least 3.5m (11ft) wide and shall have a vertical clearance of at least 4.5m (14.7ft).

#### 6.33.4 Location of Loading Space

No loading space shall be located in the required front yard, nor shall any required off-road parking space be considered in calculating the required number of off-road loading spaces. On a corner lot loading spaces may be located between the main building and the flanking road but not within the required exterior side yard.

### **6.33.5 Surface and Drainage of Spaces and Driveways**

Loading spaces and driveways thereto shall be constructed of asphalt, concrete or Portland cement binder, a stable surface of crushed stone or gravel and shall be maintained or treated so as to prevent the raising of dust or loose particles. Drainage shall be provided so as to prevent the flow of surface water on to adjoining lots.

### **6.33.6 Application of Loading Space Requirements**

When a building or structure has insufficient loading spaces on the date of passing of this By-law to conform to the provisions herein, this by-law shall not apply to require that the deficiency be made up prior to the construction of any addition. In the case of an expansion or enlargement of an existing building or structure, the requirement for the provision of additional loading spaces shall be based on said expansion or enlargement. Notwithstanding [Section 6.32.1](#), where the building or structure is deficient in loading spaces, a loading space shall not be required for an expansion of 25 m<sup>2</sup> (269 ft<sup>2</sup>) or greater and less than 100m<sup>2</sup> (1076ft<sup>2</sup>).

### **6.33.7 Landscaping**

Where a loading area adjoins any residential zone or a road then a planting area of a minimum width of 3m (9.8ft) shall be provided within the lot requiring such loading area and along the lot line adjoining such residential zone or road.

## **6.34 Municipal Roads**

### **6.34.1 Municipal Roads - Class 1**

Improved roads under the jurisdiction of the Corporation and shown on Schedule 'A' as Class 1 which are maintained on a year-round basis.

### **6.34.2 Municipal Roads - Class 2**

Improved roads under the jurisdiction of the Corporation and shown on Schedule 'A' as Class 2 shall for the purposes of the By-law mean that the Corporation is not obligated to provide services on a year-round basis.

## **F. Prohibited Uses**

### **6.35 Prohibited Uses in All Zones**

- a) Unless explicitly stated to the contrary, the following uses are prohibited in all zones:
  - i. a junk yard, salvage yard, automobile wrecking yard, or the collection, storage or sale of junk, salvage, partially or completely dismantled motor vehicles or trailers, or parts thereof,
  - ii. the occupancy of trailers and tents,
  - iii. the construction of hunting cabins.
- b) In addition to the uses prohibited under clause (a), all uses of land and the erection or use of any building or structure for a purpose not permitted under the “Permitted Uses” subsection of one or more zones established by this by-law are and shall be deemed to be prohibited in each such zone, except for those uses of land and the erection or use of any building or structure for a purpose expressly permitted under the applicable provisions of this by-law.

## Section 7 Establishment Of Zones

### 7.1 General

For the purposes of this By-law, the land area of the Corporation is hereby divided into various generalized and specific 'Zones' to which the provisions and regulations herein shall respectively apply.

### 7.2 Zone Symbols

7.2.1 The following Zones are hereby established and are designated on the Zoning Map Schedules by symbols consisting of letters and numbers, or letters only, as the case may be:

<b>Zone</b>	<b>Symbol</b>
Rural Zone 1 (General Rural)	RU1
Rural Zone 2 (Restricted Rural)	RU2
Residential Zone 1 (Detached Residential)	R1
Residential Zone 2 (Resort Residential)	R2
Residential Zone 3 (Semi-Detached/Duplex Residential)	R3
Residential Zone 4 (Low Density Multiple Family Residential)	R4
Residential Zone 5 (Medium Density Multiple Family Residential)	R5
Commercial Zone 1 (Business District Commercial)	C1
Commercial Zone 2 (Hamlet Commercial)	C2
Commercial Zone 3 (Resort Commercial)	C3
Commercial Zone 4 (Tent & Trailer Park & Commercial Campground)	C4
Highway Commercial & Industrial Zone	HCM
Rural Commercial & Industrial Zone	RCM
Extractive Industrial	EX
Institutional Zone	I
Open Space Zone (General Open Space)	OS
Municipal Infrastructure Services	MIS
Environmental Hazard Area Zone	EH
Planned Development Zone	PD

7.2.2 Whenever in this By-law the term 'Zone' is used, preceded or followed by any symbol, as the case requires, such combination shall refer to any area delineated on Schedule 'A' and designated therein by said symbol.

### 7.3 Special Use Provisions

Where any of the Zone symbols described in [Section 7.2.1](#) are shown on Schedule 'A' followed by a dash and a letter (e.g., R1-a) then special provisions and/or uses to the usual zone provisions apply to such lands. Such special provisions will be found by reference to that section of the By-law that deals with that particular zone. Lands designated in this manner shall be subject to all the restrictions of the zone, except as otherwise provided by the special provisions.

### 7.4 Special Holding Provisions

#### 7.4.1 Holding Provisions

The symbol "H" when used in conjunction with a zone symbol (e.g., C1-H) denotes areas in which the use of land and the erection of buildings or structures will not be permitted in accordance with provisions for such zone designation. The removal of the holding symbol "H" by Council By-law will permit the use of land and erection of buildings and structures in accordance with the zone designation and its provisions. Until such time as the "H" symbol is removed, any lands so designated may be used for lawfully existing uses. The removal of the Holding symbol shall not require the holding of a public meeting.

An 'H', 'h', or 'Holding' symbol may be removed when the following conditions have been met:

- i) the owner/developer entering into a Site Plan Control or Subdivider's Agreement with the Municipality;
- ii) the owner/developer has completed to the satisfaction of the Municipality any traffic impact assessments, storm water management plans, flood control requirements and other such studies as required;
- iii) the owner/developer making arrangements for the installation of sanitary or storm sewer, water or road services;
- iv) the owner/developer receiving final approval for a plan of subdivision or condominium from the approval authority, and that all the conditions have been met such that the lots or units are ready for release;
- v) the owner/developer making arrangements for parking or loading spaces, including a cash-in-lieu for parking;
- vi) the development/redevelopment within any C-Commercial, HCM-Highway Commercial & Industrial, RCM-Rural Commercial & Industrial, and EX-Extractive Industrial Zone is in accordance with the design and site criteria established by the Municipality;
- vii) the owner/developer of lands within the HCM-Highway Commercial & Industrial Zone demonstrates that the development is space extensive in nature and cannot reasonably be located in the downtown core due to large lot area, outside storage or building area requirements.

#### 7.4.2 Enlargements, Alterations, Additions to Existing Buildings or Structures in Zones with Holding Provisions

Notwithstanding the provisions of Section 7.5.1, alterations, additions, or enlargements to existing residential buildings or structures and accessory structures will be permitted provided

such buildings and structures were lawfully used for residential purposes on the date of the passing of this by-law and provided such alterations, additions or enlargements conform to the provisions of [Section 12](#) of this by-law.

#### **7.4.3 Limited Municipal service (“lms”) Provisions**

The symbol "lms" when used in conjunction with a zone symbol (e.g., R2-lms) denotes areas in which the use of land and the erection of buildings or structures is permitted in accordance with provisions for such zone designation however recognizing that only limited municipal services are available to the parcels. (Z-30-2009.68, By-law 2009-87, F&E 13Oct09)

#### **7.4.4 H1 Holding Zone (archaeological potential) (Hobson Z26-2019.62)**

Notwithstanding the underlying zoning designation on those lands identified as being subject to the H1 Holding Zone special provision, lot grading, excavation and/or construction shall not be permitted unless the H1 Holding Zone Special Provision is removed. The area of the H1 Holding Zone that may be lifted shall be limited to the area included in an archaeological assessment and may only be removed by Council upon receiving:

- i. approval from the Zoning Administrator that:
  - a) an archaeological assessment has been conducted by an archaeologist licensed in the Province of Ontario, and
  - b) the appropriate Provincial Ministry has approved and accepted the archaeological assessment into the Ontario Public Register of Archaeological Reports
  - c) the recommendations of the archaeological report have been implemented to his/her satisfaction

**NOTE:** Consultation with the Municipality is recommended prior to initiating an Archaeological Assessment.

#### **7.5 Special Provisions for Existing Uses**

Where any of the zone symbols described in [Section 7.2.1](#) are shown on Schedule "A" followed by a dash and a number one, (e.g., R1-1), then such lands so designated shall permit the use of the land, building or structure which existed at the date of the passage of the by-law. Any changes of use or expansion, enlargement or change in the use of the land, building or structure shall conform to the provisions of the applicable zone.

#### **7.6 Incorporation Of Zoning Map**

The locations and boundaries of the zones established by this By-law are shown on the maps appended hereto and which is referred to as Schedule 'A' and comprises the sectional parts of the zoning map and such maps together with everything shown thereon and all succeeding amendments thereto are hereby incorporated into and are declared to form part of this By-law.

#### **7.7 Zoning Maps**

##### **7.7.1 Boundaries of Zones**

Where any uncertainty exists as to the boundary of any zone as shown on the Zoning Map Schedule, the following provisions shall apply:

- (a) where a zone boundary is indicated as following and is within the boundary of a road, lane, or watercourse, the boundary shall be the centreline of such road, lane,

or watercourse.

- (b) where a zone boundary is indicated as approximately following lot lines shown on a registered plan of subdivision or lot lines of the original Township survey fabric, the boundary shall follow such lot lines.
- (c) where a zone boundary is indicated as approximately parallel to any road line and the distance from the road line is not indicated, such boundary shall be construed as being parallel to such road line, and the distance there from shall be according to the scale shown on the Zoning Map Schedule.
- (d) where a zone boundary is indicated as following a shoreline, the boundary shall follow such shoreline and, in the event that the shoreline changes, the boundary shall be taken as having moved with the shoreline.
- (e) where any zone boundary is left uncertain after application of the provisions of clauses a), b), c) and d) above, then the boundary shall be determined by the scale shown on the Zoning Map Schedule measured from the centre of the zone line.

7.7.1.2 Wherever it occurs, the municipal limit is the boundary of the zone adjacent to it.

### **7.7.2 Precedence of Schedules**

In the event of a conflict or inconsistency between Schedule 'A' and another Schedule, the other Schedule shall take precedence over Schedule 'A' for those lands to which it more particularly refers.

### **7.7.3 Roads and Rights-of-Way**

A road, public lane, electrical transmission right-of-way, or watercourses shown on Schedule 'A', unless otherwise indicated, shall be included within the zone of adjoining property on either side thereof and where such road, public lane, right-of-way or watercourse serves as a boundary between two or more different zones, the centre line of such road, public lane, right-of-way, or watercourse, and extending in the general direction of the long dimension thereof, shall be considered the boundary between zones unless otherwise indicated.

### **7.7.4 More Than One Zone on a Lot**

Where a lot has two or more of its parts classified in different zones, then the provisions for each zone shall apply to each part as if said part was a separate lot, except that the lot area requirement for an agricultural use can include the part zoned in a Rural zone and any part that may be zoned Environmental Hazard.



## Section 8 - General Provisions For All Rural Zones - RU

### 8.1 Provisions For Liquid Manure Storage Facilities

In any Rural Zone, the construction or alteration of a facility used for the storage of liquid manure shall be constructed or altered in accordance with the following provisions:

- (a) be constructed of:
  - (i) reinforced concrete or corrosion proof steel using current Ontario Ministry of Agriculture and Food plans or plans individually stamped by a professional engineer, or;
  - (ii) properly compacted clay lining provided that the clay content of soil is over 15%, the storage facility floor is situated at least 3 feet above bedrock or more pervious soil.
- (b) have walls that:
  - (i) extend 1.5 m (4.9 ft) or more above the surrounding grade level; with continuous fencing of plywood, metal paneling, or other suitable material, erected on top of or in contact with these walls; extending 1.2 m (3.9 ft) or more above the top edge of these walls; thus providing a wind-break for a total height of 1.5 m (4.9 ft) above the surrounding grade level; or
  - (ii) extend 0.25 m (.09 inches) or more above surrounding grade level; and have a solid cover of metal paneling or other suitable material erected on top of these walls; thus, providing an effective top seal for the storage facility, or have continuous fencing of plywood, metal paneling, or other suitable material, erected on top of or in contact with these walls; extending 1.5 m (4.9 ft) or more above the top edge of these walls.
- (c) have a safety sign warning of toxic gases installed at every access;
- (d) be adequate in size to contain the total amount of manure generated in any 200-day period by the agricultural operation plus any direct precipitation into the tank;
- (e) be sealed to prevent ground water from gaining entrance;
- (f) be erected not less than 60 m (196.8 ft) from any lake, stream, pond, well or other water source, municipal drain;
- (g) be erected in accordance with the setback requirements of the Agricultural Code of Practice;
- (h) a covered storage facility shall have:
  - (i) access ports that weigh at least 20.4kg (44.9lbs) and are attached by a chain to the storage top; and
  - (ii) a cover strong enough to support all vehicles and animal load or be protected by a safety fence and permanent warning signs.
- (i) an uncovered storage facility have walls or gates that:
  - (i) extend 1.5m (4.9ft) above adjacent ground level;
  - (ii) are constructed of concrete or other materials with opening less than 25.8cm (10 inches) in size; and,

- (iii) have three (3) strands of barbed wire on top if fence is climbable.
- (j) notwithstanding the foregoing paragraphs, liquid manure storage lagoons may be permitted provided that continuous fencing of plywood, metal paneling, or other suitable material extending to a height of at least 1.5m (4.9ft) above the surrounding grade level, is erected around the perimeter of such lagoon and provided that such lagoon is located not less than 45.7 m (149.9 ft) from any lake, stream, pond, municipal drain, or the edge of an Environmental Hazard Zone boundary, whichever is greater.

## **8.2 Number Of Residential Dwellings Per Lot**

Except as otherwise provided, only one dwelling is permitted per lot, whether the dwelling is a principal building or an accessory building.

## **8.3 Existing Lots**

- (a) In any Rural Zone, an existing lot may be used for any non-residential use permitted by the applicable zone notwithstanding that such lot may have a lesser lot area and/or frontage than the minimum required by the applicable zone and provided that all other provisions of this By-law are complied with.
- (b) In any Rural Zone an existing lot may be used for a residential dwelling notwithstanding that such lot may have lesser lot area and/or frontage than the minimum required and provided that such lot and building shall conform to the provisions for residential uses in the RU1 zone and all other provisions of this by-law.

## **8.4 Minimum Separation Distances Between Agricultural And Non-Agricultural Uses**

- a) Notwithstanding any other provisions in this By-law, unless explicitly stated to the contrary, no residential, institutional, commercial, industrial, or recreational use, building or structure, located or proposed on a separate lot in the zone in which the lot is located, shall be erected or altered unless it complies with the Minimum Distance Separation Formulae (MDS I).
- b) Notwithstanding any other provisions in this By-law, unless explicitly stated to the contrary, no livestock facility or manure storage facility shall be erected or expanded unless it complies with the Minimum Distance Separation Formulae (MDS II).

## Section 9 RU1 - Rural Zone 1 (General Rural)

### 9.1 Uses Permitted

No person shall within the RU1 Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses (HSKP #4, 2022-47):

- agricultural uses
- additional residential unit in accordance with [Section 6.3.15](#)
- detached dwelling
- conservation areas
- cottage dwelling
- forestry
- garden suites in accordance with [Section 6.3.15](#) and subject to requirements of 39.1 of the Planning Act
- Home Based Business - bed and breakfast establishment in accordance with [Section 6.11](#)
- Home Based Business - professional uses in accordance with [Section 6.7](#)
- Home Based Business - domestic and household arts in accordance with [Section 6.8](#)
- Home Based Business - rural business in accordance with [Section 6.9](#)
- liquid manure storage facilities in accordance with [Section 8.1](#) and [Section 8.4](#)
- private guest cabin in accordance with [Section 6.3.8](#)
- shipping containers in accordance with [Section 6.3.14](#)
- specialized agricultural uses
- sod farm
- tiny homes in accordance with [Section 6.3.15](#) and subject to requirements of 39.1 of the Planning Act
- temporary farm accommodation
- wildlife sanctuaries
- buildings, structures and uses accessory to a permitted use

## 9.2 Zone Provisions

No person shall within the RU1 Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions (HSKP#4, 2022-47):

<b>Provisions</b>	<b>Agricultural Uses</b>	<b>Other uses</b>
minimum lot area	39 ha (96 ac)	0.5 hectares (1.2 ac)
minimum lot frontage	100 m (328 ft)	89.9 m (294.9 ft)
minimum front yard	20 m (65.6 ft) (By-law 2016-43)	20 m 65.6 ft) (By-law 2016-43)
minimum exterior side yard	30 m (98 ft)	30 m (98 ft)
minimum side yard	20 m (65.6 ft)	10 m (32.8 ft)
minimum rear yard	20 m (65.6 ft)	10 m (32.8 ft)
minimum habitable floor area for detached dwellings	70 m <sup>2</sup> (753 ft <sup>2</sup> )	70 m <sup>2</sup> (753 ft <sup>2</sup> )
maximum building height detached dwellings	10 m (32.8 ft)	10 m (32.8 ft)
maximum lot coverage	5%	15%
Minimum separation distance from a dwelling to any structure where animals are housed	30 m (98 ft)	not applicable

### 9.3 Special Provisions

**RU1-a** Lot 4, Conc. 2 (Lindsay)

- uses shall be limited to a machine shop
- Parking requirements – 1 space for every 37.2m<sup>2</sup> (400ft<sup>2</sup>) of manufacturing floor space
- no development shall occur within 5m (16ft) of any part of a sewage disposal system
- All other setback requirements of the RU1 zone shall apply

**RU1-b** Lot 39, Con 3 WBR (Eastnor) (10)

Pt Lot 11, Con 3 WBR (Eastnor) (14)

Pt Lot 7, Con 2 WBR (Eastnor) (10)

Pt Lot 15, Con 1 WBR (Eastnor) (18)

Pt Lot 20, Con 5 EBR (Eastnor) (18)

Pt Lot 23, Con 3 EBR (Eastnor) (18)

Pt Lot 25, Con 4 EBR (Eastnor) (18)

Pt Lot 33, Con 2 WBR (Lindsay) (27)

Pt Lot 34, Con 8 EBR (Lindsay) (28)

Pt Lot 33, Con 1 EBR (St. Edmunds) (33)

- RU1 permitted uses plus contractor's yard in accordance with RCM-Rural Commercial & Industrial zone provisions excepting front yard setback shall be 30m (98ft)

**RU1-c** Lot 25, Conc. 4 WBR (Eastnor)

- RU1 uses plus clothing manufacturing business in an accessory building in accordance with RCM-Rural Commercial & Industrial zone provisions

**RU1-d** Exempt from [Section 6.15.1](#) (Frontage on a public road)

**RU1-e** Pt Lot 13, Conc. 2 EBR (Eastnor) (Weigel Z-56-2012.62, January 28, 2013)

- Residential uses and home-based businesses shall be prohibited.

**RU1-f** Lot 31 & 32, Conc. 1 WBR (Eastnor)

- RU1 permitted uses plus sports camp

**RU1-g** Pt Lot 29, Conc. 2 WBR (Eastnor)

- the storage of boats shall be permitted in accordance with RCM-Rural Commercial & Industrial zone provisions

**RU1-i** Lot 27, Conc. 1 WBR (Eastnor)

- RU1 permitted uses and provisions plus two agricultural service dwellings
- "Agricultural Service Dwelling" shall mean a temporary dwelling unit to provide temporary sleeping accommodation and sanitary facilities for cooking and with such unit being serviced by an approved sewage disposal system.

**RU1-j** Lot 39, Conc. 1 EBR (St. Edmunds)

- a tourist home and cabins shall be permitted
- a maximum of four cabins shall be permitted
- riding academy with buildings and structures accessory to the permitted use shall be permitted

**RU1-k** Pt Lot 12, Conc. 1 EBR (Lindsay)

- uses shall be limited to the stockpiling and processing of aggregate accessory to a quarry located on the property abutting the 'EX' zone.

**RU1-l** Pt Lot 3, Conc. 2 EBR, Lindsay (Hayes)

- permitted uses shall include:
  - industrial machine shop
  - storage and warehousing of machine tools and parts
  - the placement, alteration or expansion of the uses listed above shall be in accordance with the provisions of the M1 Rural Industrial zone excepting however that:
    - a) minimum lot area 1.62 ha (4 acres)
    - b) minimum lot frontage 122m (400ft)
    - c) minimum front yard setback 30.5m (100ft)

**RU1-m** Lot 39, Conc. 4 WBR (St. Edmunds)

- uses shall be limited to a telephone switching station

**RU1-n** Lot 17, Conc. 3 EBR (Eastnor)

- Commercial wind energy turbine
- Buildings, structures and uses accessory to a commercial wind energy turbine
- Setback from Highway 6 - 125m (410ft)
- Setback from other property lines – 80m (262.5ft)
- Maximum height of turbine – 120m (393.7ft)

**RU1-o** Lots 18 and 19, Conc. 3 EBR (Eastnor)

- Commercial wind energy turbine
- Buildings, structures and uses accessory to a commercial wind energy turbine
- Setback from Highway 6 - 125m (410ft)
- Setback from other property lines – 80m (262.5ft)
- Maximum height of turbine – 120m (393.7ft)

**RU1-p** Pt Lot 45, Conc. 3 WBR (St. Edmunds) (Hofstra)

- Minimum lot area (agricultural uses) – 34.8 ha (86 ac)
- One driveway off Belrose Road will be permitted.

**RU1-q** Pt Lot 18, Conc. 2 EBR (Eastnor) (Collins)

- Construction of any new residential dwelling shall be prohibited

**RU1-r** Pt Lot 18, Conc. 2 EBR (Eastnor) (Collins)

- The number of livestock units will be limited to 0.5 livestock units per ac (1.24 livestock units per ha)
- Minimum lot frontage 60.0m
- Minimum front yard setback 19.5m
- Minimum side yard setback 2.5m (west) and 3.7m (east)
- Minimum rear yard setback 8.0m

**RU1-s** Pt Lot 40, Conc. 3 EBR (Eastnor) (Souliere)

- Maximum of two (2) tourist cabins shall be permitted
- An artist's studio in accordance with [Section 6.9](#) Home Based Business – Rural Business shall be permitted

**RU1-t** Pt Lot 3, Conc. 2 EBR (Lindsay) (Hayes Z-8-2005.66) By-law 2005-52

- Minimum lot area reduced from 0.5 ha (1.2 ac) to 720 sq.m.(7,750 sq.ft)

**RU1-u** Pt Lot 3, Conc. 2 EBR(Lindsay) (Hayes Z-8-2005.66) By-law 2005-52, F&E 6 Oct 2005

- Minimum lot area reduced from 39ha (96ac) to 15.5ha (38.2ac)

- RU1-v** Pt. Lot 26, Conc. 1 WBR (Eastnor) (Atkinson Farms Z-12-2005.62) By-law 2005-55
- Reduced minimum distance separation between a livestock facility (Animal Group 3) and a Type 'B' Land Use (Commercial) from 300 m (984 ft) to 16 m (54 ft)
- RU1-w** Pt. Lot 15, Conc. 4WBR (Eastnor) (Christiaan & Draper Z-13-2005.62) By-law 2005-56
- Reduced minimum lot area from 0.5ha (1.2 ac) to 625 sq.m (6,727 sq.ft)
  - Reduced minimum lot frontage shall be permitted from 89.9m (249.9 ft) to 25m(82 ft)
- RU1-x** Pt. Lot 15, Conc. 4WBR (Eastnor) (Christiaan & Draper Z-13-2005.62) By-law 2005-56
- Reduced minimum lot area shall be permitted from 39 ha (96 ac) to 15.5 ha(38.2 ac)
- RU1-y** Pt Lots 2 & 3, Conc. 3 WBR (Eastnor) (Hardman Z-14-2005.62) By-law 2006-02
- Minimum lot area 34 ha (84 ac)
- RU1-z** Pt Lots 2 & 3, Conc. 3 WBR (Eastnor) (Hardman Z-14-2005.62) By-law 2006-02
- Minimum lot area 24 ha (59 ac)
- RU1-aa** Lots 21 to 23, Con 3 WBR(Lindsay) (Robins Z-15-2008.66) By-law 2006-08
- Minimum lot area 35ha (87 ac)
- RU1-ab** Lots 21 to 23, Con 3 WBR(Lindsay) (Robins Z-15-2008.66) By-law 2006-08
- Permitted front yard setback (agriculture buildings) 20m (66 ft)
- ~~RU1-ee~~ 677 West Rd, Pt Lot 4 Conc 3WBR (Eastnor) (Tucker c/o McLeod Z-17-07.62) By-law 2007-45  
(replaced by By-Law 2015-49, McLeod Z-25-15.62, see RU1-49-2015a & RU1-49-2015b)
- Permit a reduced minimum lot area from 39ha (96ac) to 35.6 ha (88ac)
- ~~RU1-dd~~ 677 West Rd, Pt Lot 4 Concession 3WBR (Eastnor) (Tucker c/o McLeod Z-17-07.62) By-law 2007-45  
(replaced by By-Law 2015-49, McLeod Z-25-15.62, see RU1-49-2015a & RU1-49-2015b)
- Reduced minimum front yard setback from 30m (98ft) to 18.3 (60ft) for the existing detached dwelling
  - Number of livestock units will be limited to 0.5 livestock units per acre (1.24 livestock units per ha)
- RU1-ee** East Rd, Lot13 Concession 5 EBR (Lindsay) (Hayes Z-22-2007.66) By-law 2008-46
- Reduced minimum lot area shall be 33ha (81.5ac)
- RU1-ff** East Rd, Lot 14 Concession 5 EBR (Lindsay) (Hayes Z-23-2007.66) By-law 2008-4
- Reduced minimum lot area shall be 33ha (81.5ac)
- RU1-2011-49** 3088 Bruce Rd 9; Pt Lot 25 Con 4EBR (Eastnor) (Bridge Z-13-11.52)  
In addition to the uses permitted in the RU1 zone, a commercial kitchen for processing agricultural products grown on site is permitted, subject to the provisions of [Section 6.9](#) Home Based Business - Rural Business.
- RU1-2011-71-H** 475 Forty Hills Rd; Lot 3 Con 4EBR (Lindsay) (Hayes Z-22-11.66)
- A reduced minimum lot frontage from 100m (328ft) to 20m (66ft) shall be permitted.
  - **The holding** can be removed once the developer has prepared an Environmental Impact Study to the satisfaction of the Municipality that demonstrates that the proposed development will not have a negative impact on the natural features or ecological functions for which the area has been identified through the Smoky Head – White Bluff ANSI.
- RU1-2012-17** Bartley Dr; Lot 41 Con 8EBR (Lindsay) (Warwyck Z-84-11.66)
- A reduced minimum lot area from 39 ha (96 ac) to 38.2 ha (94.5 ac)

**RU1-2012-40** Hwy 6, Pt Lot 37 Con 1 WBR (St Edmunds) (McAfee A-18-12.68)

- That a kennel is a permitted use within the area zoned as RU1-2012-40

**RU1-2013-02** Pt Lot 13, Conc. 2 EBR (Eastnor)

- Livestock units shall be limited to 0.5 units per hectare (1.24 units per acre).
- Minimum front yard setback for the dwelling existing at the date of passage of this by-law shall be 19.5m (64')
- Minimum rear yard setback for the barn existing at the date of passage of this by-law shall be 7.5m (24.6')

**RU1-2013-16** The Bury Rd; Lot 4 Con 1EBR (Eastnor) (Cunningham Z-59-12.62)

- Minimum lot area shall be 16.2 ha (40 ac)

**RU1-2013-17** Pike Bay Rd; Lot 5 Con 1EBR (Eastnor) (Cunningham Z-59-12.62)

- Minimum lot area shall be 18.92 ha (46.4 ac)

**RU1-70-2014a** 2001 Bury Rd; Lots 1 and 2 Concession 1WBR (Lindsay) Caesar Z-43-14.66

- Minimum frontage shall be 17.9 metres (58.7 feet)
- Maximum number of livestock units shall be 0.5 livestock units per hectare (1.24 units per acre)

**RU1-70-2014b** 2001 Bury Rd; Lots 1 and 2 Concession 1WBR (Lindsay) Caesar Z-43-14.66

- Maximum number of livestock units shall be 0.5 livestock units per hectare (1.24 units per acre)

**RU1-70-2014b H1**

Notwithstanding their underlying zoning designation, on those lands identified as being subject to the "H1" holding zone provision, lot grading; excavation; and/or construction shall not be permitted unless the Holding (H1) zone provision is removed. The area of the H1 zone that may be lifted shall be limited to the area included in an archaeological assessment and may only be removed by Council upon:

- 1) Approval by the Zoning Administrator of an Archaeological Assessment which has been:
  - (a) conducted by an archaeologist licensed in the province of Ontario; and
  - (b) confirmed by the appropriate Ministry to have been accepted into the Ontario Public Register of Archaeological Reports;
- 2) Confirmation to the satisfaction of the Zoning Administrator that the recommendations of the archaeological report (if any) have been implemented.

**NOTE:** Consultation with Municipal and Conservation Authority is recommended prior to initiating an Archaeological Assessment

**RU1-20-2015** Part Lot 36 Concession 2 EBR (Eastnor) Rydall c/o Cuesta By-law 2015-21

- Minimum lot area shall be 35.3 hectares (87.2 acres)

**RU1-47-2015** 1048 West Rd; Part Lot 13 Concession 2 WBR (Eastnor) Henderson Z-21-15.62 By-law 2015-47

- Minimum lot area shall be 37 hectares  
In addition to RU1 provisions:
- Maximum front yard setback for the buildings and structures shall be 100 metres
- Maximum cleared building area shall be 0.4 hectares



**RU1-49-2015-a** 677 West Road; Part Lot 4 Concession 3 WBR (Eastnor) McLeod Z-25-15.62  
Notwithstanding Section 9, those lands delineated as RU1-2015-a on Schedule A to this By-law may be used in compliance with the RU1 zoning provisions contained in this By-law excepting, however, that

- i. Minimum lot area shall be 35.6 ha (88 acres)
- ii. Minimum front yard setback from the existing detached dwelling shall be 18.3 m (60 ft).

**RU1-49-2015-b** 671 West Road; Part Lot 4 Concession 3 WBR Plan 3R8674 Part 1 (Eastnor) McLeod Z-25-15.62

Notwithstanding Section 9, those lands delineated as RU1-2015-b on Schedule A to this By-law may be used in compliance with the RU1 zoning provisions contained in this By-law excepting, however, that

- i. Minimum lot frontage shall be 80.2 m (263 feet)

**RU1-59-2015a** Concession 1 EBR Part Lot 33, Plan 3R1830 PART 2; and Plan 3R4252 PART 1 (St Edmunds) Buckley c/o Burns Z-36-15.68

- i. Minimum lot area shall be 10.4 hectares (24.5 acres)

**RU1-59-2015b** Concession 1 EBR Part Lot 33, Plan 3R1830 PART 2; and Plan 3R4252 PART 1 (St Edmunds) Buckley c/o Burns Z-36-15.68

- i. Maximum front yard setback for buildings and structures shall be 100m (328 feet)
- ii. Maximum cleared building envelope shall be 4,000m<sup>2</sup> (1acre)

**RU1-70-2016** Concession 4 EBR Parts Lot 9 (Lindsay) Hayes Estate Z-74-16.66

Notwithstanding Section 9, those lands delineated as '**RU1-70-2016** on Schedule "A" to this By-law may be used in compliance with the RU1 zoning provisions contained in this By-law excepting however that

- i. the minimum lot size shall be 37.8 ha (93.5 ac)

**RU1-02-2017a** Concession 2 EBR Lot 28 (Eastnor) Mielhausen Z-70-16.62

- i. minimum lot frontage shall be 77.7 metres (255 feet)
- ii. minimum front yard setback for the dwelling existing on October 11, 2017 shall be 18.3 metres (60 ft)
- iii. minimum side yard setback for the shed existing on October 11, 2017 shall be 0.9 metres (2.95 feet)
- iv. entire property is designated as a site plan control area under Section 41 of the Planning Act

**RU1-02-2017b** Concession 2 EBR Lot 28 (Eastnor) Mielhausen Z-70-16.62

- i. residential uses shall be prohibited

**RU1-9-2018a** Concession 2 EBR Part Lot 21 (Eastnor)-Forbes 2-71-17.62

- i. residential uses shall be prohibited
- ii. minimum lot area shall be 38 hectares (95 acres)

**RU1-9-2018b** Concession 2 EBR Part Lot 21 (Eastnor) Forbes Z-71-17.62

- i. livestock is limited to 1.25 nutrient units per hectare (0.5 NU per acre). MDS guidelines shall apply
- ii. minimum lot area shall be 0.4 hectares (1 acre)
- iii. minimum lot frontage shall be 42.6 metres (140 feet)
- iv. Minimum setback from the west lot line for the accessory building existing as of the date of passage of this by-law shall be 1.2 metres (4 feet)

The entire property is designated as a site plan control area under Section 41 of The Planning Act, R.S.O. 1990, as amended.

**RU1-82-2018-Ims** Blocks A and B Lots 3-6 Plan M-69 (Eastnor) Taylor Z-56-17.62

- i. The minimum lot area shall be one (1) hectare
- ii. Permitted uses include forestry and agriculture

**RU1-82-2018-Ims/H** Blocks A and B Lots 3-6 Plan M-69 (Eastnor) Taylor Z-56-17.62

- i. Permitted uses prior to the lifting of the Holding provision include forestry, agriculture and any other RU1 permitted uses that do not involve development or site alteration
- ii. The Holding provision may be removed by Council upon:
  - a) Approval by the Zoning Administrator of an Archaeological Assessment which has been:
    1. conducted by an archaeologist licensed in the Province of Ontario; and
    2. confirmed by the appropriate Ministry to have been accepted into the Ontario Public Register of Archaeological Reports
  - b) Confirmation to the satisfaction of the Zoning Administrator that the recommendations of the Archaeological Report (if any) have been implemented

**RU1-11-2019** Eastnor Concession 4 EBR, Pt Lot 40, Part 3 Plan 3R3226, 87 Caudle Sideroad (Hepburn Z72-2018.62)

- i. a contractor's yard – contracting business is a permitted use subject to the following:
  - a) minimum setbacks:
    - 110 m from the north lot line
    - 5 m from the east lot line (a reduction from the required interior side yard setback of 10 m)
    - 65 m from the west lot line
    - 227 m from the south lot line
- ii. a maximum 233 sq.m (2,500 sq.ft) building may be erected and used as storage for contracting equipment and building materials
- iii. outdoor storage of contracting equipment and building materials is permitted south of the storage building to a maximum area of 233 sq.m (2,500 sq.ft)
- iv. a planting area for the outdoor storage area shall be provided subject to the provisions of Section 6.22, Planting Area, of the Comprehensive Zoning By-law No. 2002-54, as amended
- v. The entire property is designated as a site plan control area under Section 41 of The Planning Act, R.S.O. 1990, as amended.

**RU1-06-2020a** Lindsay Concession 1 EBR Lot 3, 2026 The Bury Road (Ceaser Z56-2019.66)

- i. front yard of 15 meters for the existing residence is recognize
- ii. livestock is limited to 1.25 nutrient units per hectare (0.5 NU per acre) and MDS guidelines apply

**RU1-06-2020b** Lindsay Concession 1 EBR Lot 3, 2026 The Bury Road (Ceaser Z56-2019.66)

- i. residential uses are prohibited
- ii. minimum lot area shall be 37 hectares

**NOTE: H1 Holding Zone (Archaeological Potential)** provides that:

Notwithstanding the underlying zoning designation on these lands identified as being subject to the H1 Holding zone provision, lot grading, excavation and/or construction shall not be permitted unless the H1 Holding zone provision is removed. The area of the H1 Holding (H) zone that may be removed shall be limited to the area included in an Archaeological Assessment and may only be removed by Council upon receipt of the following:

1. Approval by the Zoning Administrator of an Archaeological Assessment which has been:
  - a) conducted by an archaeologist licensed in the Province of Ontario, and
  - b) confirmed by the appropriate Ministry to have been accepted into the Ontario Public Register of Archaeological Reports, and
2. Confirmation to the satisfaction of the Zoning Administrator that the recommendations of the archaeological report, if any, have been implemented.

**NOTE:** Consultation with the Municipality and the Grey Sauble Conservation Authority (GSCA) is recommended prior to initiating an Archaeological Assessment.

**RU1-08-2020** – Eastnor Concession 5 WBR Part Lot 15, Parts 1 and 2, Plan 3R-7037 – 625 Little Pike Bay Rd, (Lin c/o Zhang Z33-2019.62)

- i. minimum exterior side yard setback for dwelling – 15 meters
- ii. minimum lot frontage – 76.2 meters

**RU2-05-2021** Eastnor Concession 2 EBR Part Lot 25 (Mielhausen c/o Carrey Z-66-19.62)

- i. minimum lot area is 31 ha

**RU1-81-2021** Lindsay Concession 5 EBR Part Lot 5 RP 3R4351 PART 1 (Kerton Z-2021-062)

- i. In addition to the uses permitted in the RU1 zone, a commercial kitchen for processing agricultural products grown on site is permitted subject to the provisions of Section 6.8 Home Based Business – Domestic & Household Arts, except that the use is permitted in an accessory structure.
- ii. Notwithstanding [Section 6.3.2](#), the number of accessory structures permitted shall be four.

## Section 10 RU2 Rural Zone 2 (Restricted Rural)

All uses permitted in the RU1 zone under [Section 9.1](#) are permitted in the RU2 zone except intensive agricultural uses and liquid manure storage facilities. The zone provisions of [Section 9.2](#) shall apply to the RU2 zone.

### 10.1 Special Provisions

**RU2-a** Exempt from [Section 6.15.1](#) (Frontage on a public road)

**RU2-b** Pt. Lot 34, Conc. 8 EBR (Lindsay)

RU2 permitted uses and provisions except:

- Max. number of guest rooms in Bed & breakfast establishment shall be 7
- Max. number of guests shall be 14

**RU2-c** Lot 33 & 34, Conc. 9 EBR (Lindsay).

RU2 permitted uses and provisions plus:

- craft store
- restaurant
- One exterior sign is permitted for advertising

**RU2-e** Pt Lot 25, Con 2 WBR (Lindsay) (Mosiuk)

- Outside storage/display of goods shall be permitted in accordance with [Section 6.28](#) Open Storage Commercial and Industrial Zones
- The outside/storage display shall be limited to goods (garden sheds and lawn furniture) produced on site
- Reduced front yard setback to 8m (26ft) – reduced front yard setback will apply only to the storage/display of goods produced on site and not to any permanent buildings or structures that require a building permit.

**RU2-f** Lot 1, Con 4 WBR (Eastnor) (Meagher)

- Permitted uses shall be limited to forestry, conservation areas and wildlife sanctuary.
- Buildings and structures shall be prohibited.

**RU2-g** Part Lot 95, Plan 385, 2493 Bruce Rd 9 (Eastnor) Madill Z-6-2005.62, By-law 2005-35

- minimum lot area shall be increased from 0.5ha (1.2 ac) to 2.73ha (6.75ac)
- construction of a detached dwelling in accordance with [Section 10.2](#) (R1 zone provisions) shall be permitted

**RU2-i** 1519 West Rd; Pt Lts 24/25 Con 3WBR (Eastnor) Thistle Z-33-2008.62, By-law 2009-03

- a. minimum lot area shall be reduced from 39ha (96ac) to 22 ha (54ac).

**RU2-j-H** Pt Lot 51 Con 1WBR, RP 3R5992 Pt 1 (St Edmunds) Rowland Z-76-09.68 Bylaw 2010-60, Marcotte Z-17.68 Bylaw 2017-31

- a. Provisions of an Environmental Impact Study to the satisfaction of Grey Sauble Conservation Authority and the County of Bruce, that justifies the removal of the Holding symbol
- b. Provision of a Site Servicing Report to the satisfaction of the appropriate approval authority.

**RU2-2012-35** Pt Lt 4 Town Plot Bury WBR, Plan 3R8342 Pt 1 (St Edmunds) Blue Heron Z-52-11.68

- a. Permitted uses shall be limited to those existing on the date of passing of this by-law.
- b. Any further development will require an Environmental Impact Study to address the natural heritage and hazard features on the subject and adjacent properties.

**RU2-H-02-2014** Part Lot 20 Concession 5 WBR (Eastnor) Weatherhead, Z-43-12.62

- a. The Holding (H) Zone symbol shall be removed only upon submission for approval of a septic system design by a qualified person which provides treatment to nitrate levels of less than 2.5mg/L at the down gradient of the property boundary.

All uses permitted in the RU1 zone under [Section 9.1](#) are permitted in the RU2 zone except intensive agricultural uses and liquid manure storage facilities. The zone provisions of [Section 9.2](#) shall apply to the RU2 zone.

## **Section 11 - General Provisions For All Residential Zones**

### **11.1 Number Of Buildings Per Lot**

Except as otherwise provided, not more than one dwelling shall be permitted on any one lot in any Residential Zone.

### **11.2 Existing Lots**

In any Residential Zone where an existing lot has a lesser area and/or frontage than required in the applicable Residential Zone, such lot may be used in accordance with the applicable zone provided that all other provisions of this By-law are complied with.

### **11.3 Parking Requirements**

Off-Road Parking shall be provided in accordance with [Section 6.31](#).

### **11.4 Servicing Requirements**

Unless stated to the contrary, all residential zones within the areas shown on Schedule 'B' to this by-law shall be connected to municipal water and/or sewer servicing as the case may be.

# Section 12 R1 - Provisions For Residential Zone 1 (Detached Residential)

## 12.1 Uses Permitted

No person shall within the R1 Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following uses:

- a detached dwelling
- additional residential unit in accordance with [Section 6.3.15](#)
- garden suites in accordance with [Section 6.3.15](#) and subject to requirements of 39.1 of the Planning Act.
- tiny homes in accordance with [Section 6.3.15](#) and subject to requirements of 39.1 of the Planning Act.
- Group Home – Type 1
- Home Based Business - Bed and breakfast establishment in accordance with [Section 6.11](#)
- Home Based Business - Professional Uses in accordance with [Section 6.7](#)
- Home Based Business - Domestic and household arts in accordance with [Section 6.8](#)
- Home Based Business - Contractors and Trade Persons in accordance with [Section 6.10](#)
- buildings, structures and uses accessory to a permitted use in accordance with [Section 6.3](#)

## 12.2 Zone Provisions

No person shall within any R1 Zone use any lot or erect alter or use any building or structure except in accordance with the following provisions (HSKP #4, 2022-47):

Provisions	No municipal water or sewer	Municipal water or sewer	Municipal water and sewer
minimum lot area	3000 m <sup>2</sup> (32,292.7 ft <sup>2</sup> )	1500 m <sup>2</sup> (16,146 ft <sup>2</sup> )	550 m <sup>2</sup> (5920 ft <sup>2</sup> )
minimum lot frontage	35 m (114.8 ft)	30 m (98 ft)	18 m (59 ft)
minimum lot frontage corner lot	43 m (141 ft)	22 m (72 ft)	18 m (59 ft)
minimum front yard	7.6 m (24.9 ft)	7.6 m (24.9 ft)	7.6 m (24.9 ft)
minimum exterior side yard	7.6 m (24.9 ft)	7.6 m (24.9 ft)	7.6 m (24.9 ft)
minimum side yard	3 m (9.8 ft) (b)	3 m (9.8 ft) (b)	3 m (9.8 ft) (a)
minimum rear yard	7.6 m (24.9 ft)	7.6 m (24.9 ft)	7.6 m (24.9 ft) (d)
minimum habitable floor area for detached dwellings	70 m <sup>2</sup> (753 ft <sup>2</sup> )	70 m <sup>2</sup> (753 ft <sup>2</sup> )	70 m <sup>2</sup> (753 ft <sup>2</sup> )
maximum building height main building	10 m (32.8 ft)	10 m (32.8 ft)	10 m (32.8 ft)
maximum height accessory building	5 m (16 ft)	5 m (16 ft)	5 m (16 ft)
maximum lot coverage	15%	25%	35%

### Footnotes

- (a) Where no garage, carport or similar parking structure is provided, one side yard of at least 3 m (9.8 ft) shall be provided.
- (b) For existing lots with a frontage of 20.1m (65.9ft) or less, the minimum side yard requirements for one side yard may be reduced to 1.5m (4.9ft).
- (c) For existing lots with a lot area less than 3000m<sup>2</sup> (32,292.7ft<sup>2</sup>), the maximum permitted lot coverage may be 20 % provided the ground floor area of any dwelling does not exceed 307m<sup>2</sup> (3304.6ft<sup>2</sup>).
- (d) Where a single-family dwelling is located on a corner lot the rear yard requirement may be reduced to a minimum of 5m (16ft).



## 12.3 Special Provisions

**R1-a** Exempt from [Section 6.24.2](#) (Natural Watercourse Setbacks)

**R1-b** Pt 1, RP 3R 5694 (Lion's Head)

- Permitted uses include Orchard, Production of flowers and other plant material
- One accessory building not exceeding 500 sq ft. permitted prior to construction of dwelling

**R1-c** Part Block 1, Town Plot Bury EBR (St. Edmund's) (35)

- Permitted uses include fish processing and sales as a secondary use to a permitted use

**R1-d** Part Lot 50, Con 1 WBR (St. Edmund's) (34)

Permitted uses:

- mobile home park
- detached dwelling accessory to a mobile home park
- mobile home buildings, structures and uses accessory to a permitted use, including an administrative and sales office for a mobile home park and a mobile home park recreation building
- sewage disposal system

Zone provisions:	Minimum park area	4 ha (10 ac)
	Minimum park planting area	20 m (66 ft)
	Minimum open space and recreation area	10 % of park area
	Minimum front yard	7.5 m (25 ft)
	Minimum side yard	7.5 m (25 ft)
	Minimum rear yard	7.5 m (25 ft)

Provisions for mobile home lots and accessory lots:

Minimum lot area (1 communal service)	1500 m <sup>2</sup> (16140 ft <sup>2</sup> )
Minimum lot area (2 communal services)	550 m <sup>2</sup> (6000 ft <sup>2</sup> )
Minimum lot planting area	2 m (6 ft)
Minimum separation from mobile home	10 m (33 ft)
Minimum ground floor area	37 m <sup>2</sup> (398 ft <sup>2</sup> )
Maximum ground floor area	60m <sup>2</sup> (650 ft <sup>2</sup> )
Minimum front yard	5 m (16 ft)
Minimum side yard	2 m (6 ft)
Maximum height	4 m (13 ft)
Maximum height for accessory structures	5 m (16 ft)

Provisions for mobile home park roads - All roads within a mobile home park shall have a minimum width of 10 m (33 ft) and shall be constructed and maintained in such a manner as to eliminate dust.

Provisions for accessory detached dwelling – One detached dwelling may be constructed and shall be accessory to a mobile home park and such dwelling shall be used only as the principal residence for an owner, manager or caretaker of the mobile home park and shall comply with the provisions of [Section 6.4](#) of this By-law.

Park Planting and Lot Planting Areas – Park planting and lot planting areas as provided for in [Section 6.22](#) shall be provided along the front, side and rear lot line.

**R1-e** Part Lot 47, Con 1WBR (St. Edmunds) Watson Z-5-2005.68, By-law 2005-30

Zone provisions: minimum lot area shall be 1.39 ha(3.44ac)

**R1-f** Part Lot 47, Con 1WBR (St. Edmunds) Watson Z-5-2005.68, By-law 2005-30  
Zone Provisions: minimum lot area shall be 3.06 ha (7.57 ac)

**R1-37-2013** 11 Moore St; D7 Unit 83-86 SECTION D & PCL 83-1 (Lions Head) Duronio Z-02-2013.64

- i. An accessory detached dwelling unit shall be a permitted use.
- ii. The accessory detached dwelling unit shall be a one (1) bedroom unit and shall have an habitable floor area not exceeding 69.68 m<sup>2</sup> (750 ft<sup>2</sup>).

**R1-53-2013a** 659 Stokes Bay Rd; Plan D21, Units 1 and 2 (Eastnor) Walker Z-21-2013.62

- i. Minimum rear yard setback from the dwelling existing on July 8, 2013 shall be 2 meters (6.6ft)
- ii. Minimum habitable floor area for the dwelling existing on July 8, 2013 shall be 70 m<sup>2</sup> (753 ft<sup>2</sup>)

**R1-53-2013b** 649 Stokes Bay Rd; Plan D21 Units 3 & 4 and Part Unit 2 (Eastnor) Walker Z-21-2013.64

- i. Minimum lot frontage shall be 17.7 meters (58 ft)
- ii. Minimum habitable floor area for the dwelling existing on July 8, 2013 shall be 70m<sup>2</sup> (753ft<sup>2</sup>)

**R1-55-2014** 85-89 Main St; Plan D3 Unit 11 (Lions Head) Hill Z-17-09.64, 11 August 2014

- i. A "Tourist Home" shall be an additional permitted use;
- ii. A "Tourist Home" in this zone shall be limited to four (4) guest rooms.

**R1-87-2019** Eastnor Concession 3 EBR Part Lot 26, 3231 Bruce Road 9 (Mielhausen Z43-2019.62)

- i. minimum lot frontage shall be nine (9 m) meters
- ii. the property is subject to Site Plan Control under Section 41 of the Planning Act

**R1-55-2020** McNeil and Sylvia Streets – Lot 1 (1374275 Ontario Ltd. / Richardson Z2020-12)

- i. Minimum lot area shall be 1400 m<sup>2</sup>
- ii. Residential uses shall be serviced by municipal sanitary sewer or a tertiary sewage disposal system that is certified to meet the specifications of the CAN/BNQ 3680-600 NI standard (50% nitrate removal), as amended from time to time.

**R1-61-2020** – St Edmunds Concession 1 EBR, Part Lot 45, 8 Little Cove Road (Palmisano Z-2020-011)

- i. All development shall be contained within a building envelope defined by the following setbacks:
  - a) 23.0 meters from the front lot line
  - b) 10.4 meters from the side lot lines
  - c) 33.9 meters from the rear lot line
- ii. Except for a driveway to access the building from Little Cove Road, site alteration and development outside of the building envelope is prohibited.

# Section 13 - R2- Provisions For Residential Zone 2 (Resort Residential)

## 13.1 Uses Permitted

No person shall within the R2 Zone use any lot or erect alter or use any building or structure for any purpose except for one or more of the following uses:

- a cottage dwelling
- a detached dwelling
- additional residential unit in accordance with [Section 6.3.15](#)
- one private guest cabin accessory to a permitted use
- Home Based Business - Bed and breakfast establishment in accordance with [Section 6.11](#)
- Home Based Business - Professional Uses in accordance with [Section 6.7](#)
- Home Based Business - Domestic and household arts in accordance with [Section 6.8](#)
- Home Based Business - Contractors and Trade Persons in accordance with [Section 6.10](#)
- buildings, structures and uses accessory to a permitted use in accordance with [Section 6.3](#)

## 13.2 Zone Provisions

No person shall within any R2 Zone use any lot or erect, alter or use any building or structure except in accordance with the provisions of [Section 12.2](#) (Detached Residential Zone) of this By-law.

13.2.1 Notwithstanding the provisions of [Section 12.2](#) (Detached Residential Zone) of this by-law, the minimum lot area permitted within the R2 (Resort Residential) Zone shall be as follows:

	<b>No Municipal Water or Sewer</b>	<b>Municipal Water or Sewer</b>	<b>Municipal Water and Sewer</b>
minimum lot area waterfront lots	3000m <sup>2</sup> (32,292.7ft <sup>2</sup> )	1500m <sup>2</sup> (16,146ft <sup>2</sup> )	550 m <sup>2</sup> (5920 ft <sup>2</sup> )
minimum lot area back-lots	8000m <sup>2</sup> (86,114ft <sup>2</sup> )	2000m <sup>2</sup> (21,528.5ft <sup>2</sup> )	550 m <sup>2</sup> (5920 ft <sup>2</sup> )

### 13.2.2 Provisions for Island Development

Despite [Section 13.2](#), no person shall erect and/or use any building or structure on an island except in accordance with the following provisions.

Provisions	Residential
Minimum Lot Area above the High Water Mark	2ha (4.9ac)
Minimum Building Setback from the High Water Mark	15m (49ft)
Minimum Ground Floor Area	50m <sup>2</sup> (538ft <sup>2</sup> )
Maximum Building Height Main Building	10m (32.8ft)
Maximum Building Height Accessory Building	5m (16ft)
Maximum Number of Accessory Buildings	3
Maximum Lot Coverage	8 %

### 13.2.3 Existing lots - Islands

Existing lot on an island which have a lesser area than required by this By-law may be used in accordance with the provisions of this section provided that the lot area is not less than 3,000 m<sup>2</sup> (32,292.7 ft<sup>2</sup>) and provided all other zone provisions are satisfied save and except for the requirements of [Section 6.15](#) "Frontage on a Public Road".

13.2.4 Development of Islands not attached to the mainland may be serviced with a Class One sewage disposal system.

## 13.3 Special Provisions

**R2-a** Exempt from [Section 6.15.1](#) (Frontage on a public road)

**R2-b** Pt Lot 24, Con 1 WBR (Lindsay)

Pt Lot 16, Con 6 WBR (St. Edmunds) (5)

- R2 zone permitted uses plus engine repair business

**R2-c** Pt Lot 30, Con 5 EBR (Eastnor) (19)

- R2 permitted uses plus contractor's yard/workshop

**R2-d** Pt Lot 28, Con 3 WBR (Eastnor)

Pt Lot 18, Con 7 EBR (Eastnor) (18)

- Exempt from [Section 6.15.1](#) (Frontage on a public road) and [6.24.2](#) (Natural Watercourse Setbacks)

**R2-e** Pt Lots 110 & 111, Reg. Plan 433, Pt 1, 3R-1005 (St. Edmunds)

- Minimum building opening elevation of 178.2 m G.S.C.
- Minimum setback from EH (Environment Hazard) zone of 6.5 m (21.3ft)
- Minimum elevation to be equal to or above 177.6 m G.S.C. between the retaining wall and the building site.

**R2-f** Pt 7, 3R-6540, Pt 1, 3R-6540, Pt Lot 25, Con 8 WBR (Lindsay) (7)

- All buildings and structures must be setback a minimum horizontal distance of 30 m from the high-water mark (177.8 G.S.C)
- All habitable building openings be flood proofed to the 179.1 G.S.C. elevation
- Site development shall be regulated through a site plan agreement, with the site plan agreement including provisions for limiting negative impacts on the ANSI.

**R2-g** Lot 18, Con 7 WBR (Lindsay) (8) (Vespasiano)

- Front yard setback 7.5 m (24.6 ft)
- Side yard setback 15 m (49.2 ft)
- Rear yard setback 152.5 m (500.3 ft)
- Building envelope 30 m x 50.6 m (98.4 ft x 165.9 ft)

**R2-I-2014** Lot 18, Con 7 WBR (Lindsay) (8) (Vespasiano Bylaw 27-2014)

- Front yard setback 39.4 m (129 ft)
- Side yard setback 26.3 m (east), 51.3m (west) (50ft, 168ft)
- Rear yard setback 180.4 m (592 ft)
- Building envelope 20 m x 40 m (66 ft x 131.2 ft)
- The entire property is designated as a site plan control area under Section 41 of the *Planning Act*. No development shall occur except in compliance with a Site Plan Control Agreement registered on title of the property.

**R2-j** Placement of buildings or structures is prohibited

**R2-k** Pt Lot 24, Con 1 WBR (Lindsay) (26)

- Setback from water's edge – 15 m (49.2 ft)

**R2-m** Pt Lot 16, Con 7 WBR (St. Edmunds) (5)

- Minimum elevation be equal to or above 177.6 m between the retaining wall and building site
- Minimum building opening elevation of 178.2 m
- Minimum setback from EH – 6.5 m (21.3 ft)

**R2-n** Pt Lot 40, Con 2 EBR (Lindsay) (27)

- Minimum setback from high water mark – 30 m (98 ft)

**R2-o** Lot 5, Plan 623 (Pt Lot 35, Con 4 WBR) (St. Edmunds) Campbell

- Professional office in accordance with the provisions of [Section 6.7](#) Home Based Business – Professional Uses
- 430 sq ft professional office shall be permitted in an accessory building
- Maximum number of employees permitted within the professional office who are not residing in the associated residence: two (2)

**R2-p** Lot 1, Con 4 WBR (Eastnor) (Meagher)

- Minimum lot area shall be no less than 6 070 m<sup>2</sup> (65 340 ft<sup>2</sup>).

**R2-t** Pt Lot F, Con 4 WBR Town Plot of Hardwick (Eastnor)

- Minimum front yard setback 10 m (32.8 ft)
- Minimum rear yard setback 11.1 m (36.7 ft)
- Minimum north side yard setback 11.6 m (38.1 ft)
- Minimum south side yard setback 8 m (26.2 ft)

- R2-u** Town Plot Bury WBR Block 14 (St Edmunds) (Matheson Z-18-06.68) By-Law 2008-48
- Buildings and structures shall be restricted to the 40 m by 40 m building envelope as per Schedule 'A' attached hereto.
    - a. The building envelope will be setback 82 ft from the front lot line and 20 ft from the northern side lot line.
  - All development outside of the building envelope including grading and site alterations other than those needed to provide access to the building envelope are prohibited.
  - Any future proposed development outside of the building envelope will require the completion of an environmental impact study to the satisfaction of the Grey Sauble Conservation Authority and the Municipality of Northern Bruce Peninsula.

- R2-v** Plan 630 Lot 65, Eastnor (Enman c/o Brooks Z-19-2008.62) By-Law 2008-25
- Minimum rear yard setback shall be reduced to 3.0m (9.8ft)

- R2-w** Town Plot Bury WBR Block 14 (St Edmunds) Matheson Z-18-06.68 By-Law 2008-48
- Buildings and structures shall be restricted to the 40 m by 40 m building envelope as per Schedule 'A' attached hereto.
    - b. The building envelope will be setback 295 ft from the front lot line and 21 ft from the northern side lot line.
  - All development outside of the building envelope including grading and site alterations other than those needed to provide access to the building envelope are prohibited.
  - Any future proposed development outside of the building envelope will require the completion of an environmental impact study to the satisfaction of the Grey Sauble Conservation Authority and the Municipality of Northern Bruce Peninsula.

- R2-x** Town Plot Bury WBR Block 14 (St Edmunds) Matheson Z-18-06.68 By-Law 2008-48
- Buildings and structures shall be restricted to the 40 m by 40 m building envelope as per Schedule 'A' attached hereto
    - a. The building envelope will be setback 213 ft from the front lot line and 82 ft from the northern side lot line.
  - All development outside of the building envelope including grading and site alterations other than those needed to provide access to the building envelope are prohibited.
  - Any future proposed development outside of the building envelope will require the completion of an environmental impact study to the satisfaction of the Grey Sauble Conservation Authority and the Municipality of Northern Bruce Peninsula.

- R2-y** Town Plot Bury WBR Block 14 (St Edmunds) Matheson Z-18-06.68 By-Law 2008-48
- Buildings and structures shall be restricted to the 40 m by 40 m building envelope as per Schedule 'A' attached hereto.
    - a. The building envelope will be setback 99 ft from the front lot line and 73 ft from the northern side lot line.
  - All development outside of the building envelope including grading and site alterations other than those needed to provide access to the building envelope are prohibited.
  - Any future proposed development outside of the building envelope will require the completion of an environmental impact study to the satisfaction of the Grey Sauble Conservation Authority and the Municipality of Northern Bruce Peninsula.

- R2-z** Plan 3M161 Lot 4 (St Edmunds) Moore Z-59-08.68 By-Law 2008-52

- The minimum lot frontage shall be reduced to 21 meters (69ft).
- All buildings outside of the EH zone shall have a minimum building opening at or above 179.5m G.S.C.
- The side yard setback along the southern lot for all buildings and structures shall be 15 meters (49ft).

**R2-aa** Part Lot 28 Concession 3WBR Pt Lot 68 Plan 630, RP 3R3629 (Eastnor) Brooks Z-3-06.62 By-law #2009-12

- The Minimum Lot size is 4,200 square metres.

**R2-bb** Part Lots 10/11 Concession 7 WBR (Eastnor) Tyler/Wildflower 41T 2009-04.62 / Z-51-09.62 OMB Decision PL100502/100503

- Notwithstanding [Section 13.1](#), delineated as R2-bb shall be used in compliance with the R2 Zone Provisions contained in this by-law excepting that:
  - Permitted uses shall be limited to:
    - a detached dwelling
    - a Home-Based Business – Professional Uses in accordance with [Section 6.7](#)
  - Buildings, structures and uses accessory to a permitted use in accordance with [Section 6.3](#)

**\*Explanatory Note:** This note does not form part of this By-law and is intended to provide additional relevant information concerning lands in this zone. These lands are subject to an application to approve a Plan of Subdivision at the time of passing and will be subject to additional requirements through Conditions of Draft Plan Approval, or a Subdivision Agreement that will directly relate to the use of the lands, and the erection of buildings or structures on the lands.

**R2-bc** Part Lots 10/11 Concession 7 WBR (Eastnor) Tyler/Wildflower 41T 2009-04.62 / Z-51-09.62 OMB Decision PL100502/100503

- Notwithstanding [Section 13.1](#), delineated as R2-bc shall be used in compliance with the R2 Zone Provisions contained in this by-law excepting that:
  - The two non-habitable structures used for boat and equipment storage and maintenance existing of the day of passage of this By-law shall be permitted notwithstanding that a principal building does not exist on the property.

**R2-bd** Part Lots 10/11 Concession 7 WBR (Eastnor) Tyler/Wildflower 41T 2009-04.62 / Z-51-09.62 OMB Decision PL100502/100503

- Notwithstanding [Section 13.1](#), delineated as R2-bd shall be used in compliance with the R2-bb Zone Provisions contained in this by-law excepting that:
  - The 'minimum lot frontage' shall be 10.1m. For the purposes of this paragraph, "lot frontage" shall mean the distance, using a straight line, between the two side lot lines at the points where the said lines adjoin the front lot line.
  - One driveway providing access to a building or structure and associated parking area on the Lot shall be permitted.

**R2-be** Part Lots 10/11 Concession 7 WBR (Eastnor) Tyler/Wildflower 41T 2009-04.62 / Z-51-09.62  
OMB Decision PL100502/100503

- Notwithstanding [Section 13.1](#), delineated as R2-bd shall be used in compliance with the R2-bb Zone Provisions contained in this by-law excepting that:
  - i. The 'minimum lot frontage' shall be 24.9m. For the purposes of this paragraph, "lot frontage" shall mean the distance, using a straight line, between the two side lot lines at the points where the said lines adjoin the front lot line.

**R2-52-2012** 153 Little Pine Dr; Pt Lot 24 Con 8WBR (Lindsay) Porto Z-85-11.66

- A reduced minimum lot frontage from 35 m (114.8 ft) to 24.5 m (80 ft) shall be permitted.

**R2-53-2012** 153 Little Pine Dr; Pt Lot 24 Con 8WBR (Lindsay) (Porto Z-85-2011.66)

- A reduced minimum lot frontage from 35 m (114.8 ft) to 21.5 m (70 ft) shall be permitted.

**R2-62-2012** Donald St; Pt Lot 21 Con 8WBR (Lindsay) Campbell Z-25-12.66

- A reduced minimum lot area from 8,000m<sup>2</sup> (2.0ac) to 7,203m<sup>2</sup> (1.8ac) is permitted.

**R2-78-2012** 104 Tamarac; Plan D13, Part Units 9,10,29 & 40; RP 3R3018 Part 1 and RP 3R1962 Pt 1  
Goodacres co Nicolson Z-72-11.62

- Lot 1, 2 and 3 shall be permitted a reduced minimum lot frontage of 30 m (98 ft).
- Lot 4, 5 and 6 shall be permitted a reduced minimum lot frontage of 32 m (105 ft).
- Lot 3 shall be permitted a reduced minimum lot frontage of 30m (98 ft) and be situated in a Holding (H) Zone – (R2-78-2012-H)

**R2-02-2014** Part Lot 20 Concession 5 WBR (Eastnor) Weatherhead, Z-43-12.62

- The maximum cleared area for a building envelope on each lot shall not exceed 0.4 ha (1 acre).

**R2-27-2014** Part Lot 18 Concession 7 WBR Part 3 Plan 3R7929 (Lindsay) Vespasiano Z-53-13.66

- Front Yard Setback 89.9 m (295 ft)
- Side Yard Setbacks 26.3m (east), 50.0m (west) (86.3 ft, 164 ft)
- Rear Yard Setback 129.96 m (426 ft)
- Building Envelope 20 m x 40 m (66 ft x 131 ft)
- Maximum cleared area shall not exceed 0.4ha (1.0ac)
- The entire property is designated as a site plan control area under Section 41 of the Planning Act. No development shall occur except in compliance with a Site Plan Control Agreement registered on the title of the property.

**R2-51-2015** Town Plot Hardwick Lots 1 and 3, Part Lot F and Lot 2, Park Lot 34 Concession 3WBR,  
Plan 3R-3233 Part 4 (Eastnor) Myles Z-18-15.62

- Minimum lot area shall be 2.812 sq metres (21,528 sq feet)
- Minimum front yard setback for the dwelling existing as of the date of passage shall be 5 metres (15 feet)
- Minimum lot frontage shall be 26.1 metres (85.6 feet).



**R2-2017-07a** Part Lot 19 and 20, Concession 7, WBR, (Lindsay), and Part Lot 19, Concession 8, WBR, (Lindsay), Part 1, Plan 3R-9309; Part Lot 19, Concession 7, WBR, (Lindsay), Parts 2 and 3, Plan 3A-9309, Bradley Drive (Turner c/o Cuesta Z-36-16.66)

- All buildings, structures, well and septic system shall be located within a building envelope that is 50m x 28m measuring 17m from the north lot line and 278m from Bradley Drive
- Maximum building envelope and post construction natural re-vegetation plan shall be established through Site Plan Control and all development and site alteration outside of building envelopes shall be prohibited
- All other provisions of the Comprehensive Zoning By-law, as amended, shall apply

The entire property is designated as a site plan control area under Section 41 of The Planning Act, R.S.O. 1990, as amended.

**R2-2017-07b** -Part Lot 19 and 20, Concession 7, WBR, (Lindsay), and Part Lot 19, Concession 8, WBR, (Lindsay), Part 1, Plan 3R-9309; Part Lot 19, Concession 7, WBR, (Lindsay), Parts 2 and 3, Plan 3R-9309, (Lindsay), Bradley Drive (Turner c/o Cuesta Z-36-16.66)

- All buildings, structures, well and septic system shall be located within a building envelope that is 50m x 28m measuring 20m from the south lot line and 116m from Bradley Drive
- Maximum building envelope and post construction natural re-vegetation plan shall be established through Site Plan Control and all development and site alteration outside of building envelopes shall be prohibited
- All other provisions of the Comprehensive Zoning By-law, as amended, shall apply

The entire property is designated as a site plan control area under Section 41 of The Planning Act, R.S.O. 1990, as amended.

**R2-2017-07c** - Part Lot 19 and 20, Concession 7t WBR, (Lindsay), and Part Lot 19, Concession 8, WBR, (Lindsay), Part 1, Plan 3R-9309; Part Lot 19, Concession 7, WBR, (Lindsay), Parts 2 and 3, Plan 3R-9309, Bradley Drive (Turner c/o Cuesta Z-36-16.66)

- All buildings, structures, well and septic system shall be located within a building envelope that is 50m x 28m measuring 9m from the north lot line and 92m from Bradley Drive
- Maximum building envelope and post construction natural re-vegetation plan shall be established through Site Plan Control and all development and site alteration outside of building envelopes shall be prohibited
- All other provisions of the Comprehensive Zoning By-law, as amended, shall apply

The entire property is designated as a site plan control area under Section 41 of The Planning Act, R.S.O. 1990, as amended.

**R2-40-2018a** Part Lot 31, Concession 2 WBR, (St. Edmunds) Bennett c/o Cuesta Z-6-18.68

- minimum lot area shall be 0.20 hectares
- front yard of 4.3m for the dwelling unit existing as of January 1, 2018 is recognized
- the on-site sewage disposal system shall not be repaired, replaced, or altered except to install a tertiary sewage disposal system meeting the specifications of the CAN/BNQ 3680-600 standard, as amended from time to time

**Note:** Provision R2-40-2018a iii) to this by-law permits the ongoing and ordinary maintenance of the existing sewage disposal system.

**R2-40-2018b** Part Lot 31, Concession 2 WBR, (St. Edmunds) Bennett c/o Cuesta Z-6-18.68

- minimum lot shall be 0.13 hectares
- minimum yards for all primary and accessory buildings and structures shall be
  - 5.9 m for front yard
  - 6.5 m for side yards
  - 15 m for rear yard from 100-year flood elevation of 177 .6 m (G.S.C.)
- single detached residential use shall be serviced by the tertiary sewage disposal system meeting the specifications of the CAN/BNQ 3680-600 standard, as amended from time to time

The lands are designated as a site plan control area under Section 41 of the *Planning Act*, R.S.O. 1990, as amended, to address site servicing and natural heritage mitigation requirements

**R2-09-2020a** – Lindsay Concession 8 WBR, Part Lot 26, Part 31, Plan 3R-6540 – Sadler Creek Rd, (Martin c/o Browne Z35-19.66 / OMB PL200241)

- habitable buildings and structures shall meet both provisions of Section 6.30.1 Flood Proofing
- for the purposes of Section 7.7.4 More Than One Zone of a Lot, R2-09-2020a and R2-09-2020b shall be treated as one R2 Zone

**R2-09-2020b** – Lindsay Concession 8 WBR, Part Lot 26, Part 31, Plan 3R-6540 – Sadler Creek Rd, (Martin c/o Browne Z35-19.66 / OMB PL200241)

- all development including grading and site alteration is prohibited

**R2-96-2020a** (Severed) Robins Z-65-19.62

Despite any other provisions of the bylaw to the contrary:

- Minimum lot area shall be 4000 m<sup>2</sup>
- Minimum lot frontage shall be 19 m
- All building and structures shall be contained within a building envelope defined as follows:
  - Northern extent – 7.6 m from front lot line
  - Eastern and western extent – 43.0 m from side lot lines
  - Southern extent – 52.6 m from front lot line
- Site alteration is prohibited in any areas of the lot that are more than 55 metres from the front lot line and development and site alteration must be in accordance with a Development Agreement registered under Section 53 (12) of the Planning Act.

**R2-96-2020b** (Retained) Robins Z-65-19.62

- Three buildings existing as of October 23, 2019, are recognized as non-conforming and subject to [Section 6.13](#) Non-Conforming Uses

**NOTE: H1 Holding Zone** (Archaeological Potential) provides that:

- Notwithstanding their underlying zoning designation, on those lands identified as being subject to the “H1” holding zone provision, lot grading; excavation; and/or construction shall not be permitted unless the Holding (H1) zone provision is removed. The area of the H1 zone that may be lifted shall be limited to the area included in an archaeological assessment and may only be removed by Council upon:
  - Approval by the Zoning Administrator of an Archaeological Assessment which has been:
    - a) Conducted by an archaeologist licensed in the Province of Ontario; and

- b) Confirmed by the appropriate Ministry to have been accepted into the Ontario Public Register of Archaeological Reports; and
- Confirmation to the satisfaction of the Zoning Administrator that the recommendations of the archaeological report (if any) have been implemented.

Consultation with the Municipality is recommended prior to initiating an Archaeological Assessment.

**R2-03-2021a** Part of Farm Lot 14 West Bury Road, RP 3R8963 Part 4 (St. Edmund's), Matheson Dr, Celtic Sports co T (Matheson Z-16-14.68)

- All buildings and structures shall be located within a building envelope measuring
- 42.5 m x 42.5 m that is 64.9 m from the front lot line and 25 m south of the north lot line
- Individual onsite sewage disposal systems shall provide tertiary treatment
- The Driveway location shall be established through Site Plan Control; all other development and site alteration outside of the building envelope shall be prohibited
- All other provisions of the zoning by-law shall apply
- The entire property is designated as a Site Plan Control Area under Section 41(2) of the *Planning Act*, R.S.O. 1990

**R2-03-2021b** Part of Farm Lot 14 West Bury Road, RP 3R8963 Part 3 (St. Edmund's) (Matheson Z-16-14.68)

- All buildings and structures shall be located within a building envelope measuring
- 40.2 m x 40.2 m that is located 25 m from the front lot line and 22.3 m south of the north lot line
- Individual onsite sewage disposal systems shall provide tertiary treatment
- The Driveway location shall be established through Site Plan Control; all other development and site alteration outside of the building envelope shall be prohibited
- All other provisions of the zoning by-law shall apply
- The entire property is designated as a Site Plan Control Area under Section 41(2) of the *Planning Act*, R.S.O. 1990

**R2-03-2021c** Part of Farm Lot 14 West Bury Road, RP 3R8963 Part 4 (St. Edmund's) (Matheson Z-16-14.68)

- All buildings and structures shall be located within a building envelope measuring 63 m x 63 m that is 86 m from the east lot line
- Individual onsite sewage disposal systems shall provide tertiary treatment
- Development and site alteration outside of the building envelope shall be prohibited
- All other provisions of the zoning by-law including front yard setbacks shall apply
- The entire property is designated as a Site Plan Control Area under Section 41(2) of the *Planning Act*, R.S.O. 1990.

**R2-03-2021d** Part of Farm Lot 14 West Bury Road, RP 3R8963 Part 4 (St. Edmund's) (Matheson Z-16-14.68)

- All buildings and structures shall be located within a building envelope measuring 80 m north-south x 50 metres east-west that is 30 m from the west lot line and 195.6 m north of the lands zoned R2-xx-2016c.
- Individual onsite sewage disposal systems shall provide tertiary treatment
- The driveway location shall be established through site plan control. Development and site alteration outside of the building envelope shall be prohibited
- All other provisions of the zoning by-law shall apply
- The entire property is designated as a Site Plan Control Area under Section 41(2) of the *Planning Act*, R.S.O. 1990.

**R2-03-2021e** Part of Farm Lot 14 West Bury Road, RP 3R8963 Part 3 (St. Edmund's) (Matheson Z-16-14.68)

- All buildings and structures shall be located within a building envelope measuring 42.5 m north-south x 80 m east-west that is 7.5 m north of the south lot line.
- Individual onsite sewage disposal systems shall provide tertiary treatment

- Development and site alteration outside of the building envelope shall be prohibited
- All other provisions of the zoning by-law including front yard setbacks shall apply
- The entire property is designated as a Site Plan Control Area under Section 41(2) of the Planning Act, R.S.O. 1990.

**R2-03-2021f** Part of Farm Lot 14 West Bury Road, RP 3R8963 Part 3 (St. Edmund's) (Matheson Z-16-14.68)

- All buildings and structures shall be located within a building envelope measuring 40 m north-south x 100 m east-west that is 47 m north of the south lot line.
- Individual onsite sewage disposal systems shall provide tertiary treatment
- Development and site alteration outside of the building envelope shall be prohibited
- All other provisions of the zoning by-law including front yard setbacks shall apply
- The entire property is designated as a Site Plan Control Area under Section 41(2) of the Planning Act, R.S.O. 1990.

**R2-03-2021g** Part of Farm Lot 14 West Bury Road, RP 3R8963 Part 3 (St. Edmund's)

- All buildings and structures shall be located within a building envelope measuring 40 m north-south x 100 m east-west that is 10 m south of the north lot line.
- Individual onsite sewage disposal systems shall provide tertiary treatment
- Development and site alteration outside of the building envelope shall be prohibited
- All other provisions of the zoning by-law including front yard setbacks shall apply
- The entire property is designated as a Site Plan Control Area under Section 41(2) of the Planning Act, R.S.O. 1990.

**R2-10-2021a** Eastnor Concession 5 EBR Part Lot 35 (Rydall co McLay Z-2020-74)

- Minimum lot frontage shall be 32.3 m

**R2-10-2021b** Eastnor Concession 5 EBR Part Lot 35 (Rydall co McLay Z74)

- Minimum lot frontage shall be 32.3 m
- Minimum rear yard setback shall be 121 m
- Minimum dwelling size is no less than the existing dwelling at the date of passage of this by-law

**R2-40-2021a** – Lindsay Concession 8 WBR PT LOT 26 RP 3R6540 PARTS 9 & 10 (Porter Z-2021-008)

- Habitable buildings and structures shall meet both provisions of [Section 6.30.1](#) Flood Proofing.
- A fence shall be constructed along the north, west, and south boundary of the R2-40-2021 zone. Said fence may be removed from the west (shoreline) and south boundary of this zone when construction and landscaping have been completed.

**R2-40-2021b**– Lindsay Concession 8 WBR PT LOT 26 RP 3R6540 PARTS 9 & 10 (Porter Z-2021-008)

- All development including grading and site alteration is prohibited.

**R2-46-2021** St Edmunds Plan 433 Lot 85 (Mazzotta Z-2020-035)

- the minimum ground floor area be reduced from 70 m<sup>2</sup> to 59 m<sup>2</sup>.
- That the minimum front yard setback be reduced from 7.6 m to 2.3 m.

**R2-03-2022** Eastnor Concession 4 WBR Part Lot 38 Lot 39, 76 and 78 Stokes River Rd (Keller Z-2021-078)

- Development shall be subject to Site Plan Control implementing the recommendations of the Costal Engineering Assessment, Environmental Impact Study, as well as those

recommendations by Saugeen Ojibway Nation in their correspondence on this application dated January 26, 2022.

- The front yard setback shall be 5.6 m
- The rear yard setback shall be 6.1 m

**R2-2022-82** 790 Pike Bay Road (Townson)

- Notwithstanding Section 13, those lands delineated as '**R2-2022-82**' on Schedule "A" to this By-law may be used in compliance with the R2 zoning provisions contained in this By-law excepting however that:
  - i. An Automobile Repair Establishment, existing as of the day of the passing of this bylaw, is a permitted use

**R2-85-2022** 136 Bradley Drive, Lindsay Con 8 WBR Part Lot 18 RP 3R6780 Part 4 (75 Fieldstate (2022))

- Notwithstanding [Section 7.7.4](#), All development on the property shall be located within a 50-metre x 60 metre building envelope as illustrated by the zoning schedule.

## **Section 14 R3 - Provisions Of Residential Zone 3 (Semi-Detached/Duplex Residential)**

### **14.1 Uses Permitted**

No person shall within any R3 Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following uses:

- a semi-detached dwelling
- a duplex dwelling
- additional residential unit in accordance with [Section 6.3.15](#)
- garden suites in accordance with [Section 6.3.15](#) and subject to requirements of 39.1 of the Planning Act
- tiny homes in accordance with [Section 6.3.15](#) and subject to requirements of 39.1 of the Planning Act
- buildings, structures and uses accessory to a permitted use in accordance with [Section 6.3](#).

## 14.2 Zone Provisions

No person shall within any R3 Zone use any lot or erect or use any building or structure except in accordance with the following provisions:

Provisions	Semi-Detached Dwelling same lot	Semi-detached Dwelling separate lots	Duplex Dwelling
minimum lot area	650 m <sup>2</sup> (6996.7 ft <sup>2</sup> )	325 m <sup>2</sup> (3498 ft <sup>2</sup> )	550 m <sup>2</sup> (5920 ft <sup>2</sup> )
minimum lot frontage	22.5 m (73.8 ft)	11.25 m (36.9 ft)	25 m (82 ft)
minimum lot frontage corner lot	25 m (82 ft)	14 m (45.9 ft)	28 m (91.8 ft)
minimum front yard	7.6 m (24.9 ft)	7.6 m (24.9 ft)	7.6 m (24.9 ft)
minimum exterior side yard	7.6 m (24.9 ft)	7.6 m (24.9 ft)	7.6 m (24.9 ft)
minimum side yard	3 m (9.8 ft) (b)	3 m (9.8 ft) (a) (b)	3 m (9.8 ft)
minimum rear yard	10 m (32.8 ft)	10 m (32.8 ft)	10 m (32.8 ft)
minimum ground floor area (HSPK#4, 2022-47)	one storey – 70m <sup>2</sup>	one storey – 70m <sup>2</sup>	70 m <sup>2</sup> (753 ft <sup>2</sup> )
	more than one storey - 140m <sup>2</sup> (1506.9ft <sup>2</sup> )	more than one storey - 70m <sup>2</sup> (753ft <sup>2</sup> )	
maximum building height main building	10 m (32.8 ft)	10 m (32.8 ft)	12 m (39 ft)
maximum height accessory building	5 m (16 ft)	5 m (16 ft)	5 m (16 ft)
maximum lot coverage	40%	40%	40%

14.2.1 In addition to the provisions for a duplex dwelling, the following provisions shall apply with respect to the minimum dwelling unit floor area:

bachelor unit	40 m <sup>2</sup> (430.5 ft <sup>2</sup> )
1 bedroom unit	50 m <sup>2</sup> (538 ft <sup>2</sup> )
2 bedroom unit	60 m <sup>2</sup> (645.8 ft <sup>2</sup> )
3 bedroom unit	80 m <sup>2</sup> (861 ft <sup>2</sup> )
4 bedroom unit	90 m <sup>2</sup> (968.7 ft <sup>2</sup> )

Footnotes:

- (a) Where a semi-detached building has been legally divided in order to provide individual ownership to each dwelling unit, the common side yard shall be reduced to 0 m (0 ft).
- (b) Where no garage, carport or similar parking structure is provided, the side yard opposite the common wall shall be a minimum of 4 m (13 ft).

## **14.3 Special Provisions**

**R3-a** Part of Unit 42, Plan D-7 (Lion's Head) (Hill)

- Additional permitted uses include a medical office



# Section 15 R4 - Provisions Of Residential Zone 4 (Low Density Multiple Family Residential)

## 15.1 Uses Permitted

No person shall within any R4 Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following uses:

- a duplex dwelling
- a triplex dwelling
- a fourplex dwelling
- additional residential unit in accordance with [Section 6.3.15](#)
- garden suites in accordance with [Section 6.3.15](#) and subject to requirements of 39.1 of the Planning Act
- tiny homes in accordance with [Section 6.3.15](#) and subject to requirements of 39.1 of the Planning Act
- buildings, structures and uses accessory to a permitted use in accordance with [Section 6.3.](#)

## 15.2 Zone Provisions

No person shall within any R4 Zone use any lot or erect or use any building or structure except in accordance with the following provisions:

Provisions	Duplex Dwelling	Triplex Dwelling	Fourplex Dwelling
minimum lot area	550 m <sup>2</sup> (5920 ft <sup>2</sup> )	600 m <sup>2</sup> (6458.5 ft <sup>2</sup> )	890 m <sup>2</sup> (9580 ft <sup>2</sup> )
minimum lot frontage	25 m (82 ft)	25 m (82 ft)	30 m (98 ft)
minimum lot frontage corner lot	28 m (91.8 ft)	28 m (91.8 ft)	33 m (108 ft)
minimum front yard	7.6 m (24.9 ft)	7.6 m (24.9 ft)	7.6 m (24.9 ft)
minimum exterior side yard	7.6 m (24.9 ft)	7.6 m (24.9 ft)	7.6 m (24.9 ft)
minimum side yard	3 m (9.8 ft)	3 m (9.8 ft)	4 m (13 ft)
minimum rear yard	10 m (32.8 ft)	10 m (32.8 ft)	10 m (32.8 ft)
minimum ground floor area	70 m <sup>2</sup> (753ft <sup>2</sup> )	100 m <sup>2</sup> (1076ft <sup>2</sup> )	100 m <sup>2</sup> (1076ft <sup>2</sup> )
minimum dwelling unit floor area – bachelor unit	40 m <sup>2</sup> (430.5ft <sup>2</sup> )	40 m <sup>2</sup> (430.5ft <sup>2</sup> )	40 m <sup>2</sup> (430.5ft <sup>2</sup> )
minimum dwelling unit floor area – 1 bedroom	50 m <sup>2</sup> (538ft <sup>2</sup> )	50 m <sup>2</sup> (538ft <sup>2</sup> )	50 m <sup>2</sup> (538ft <sup>2</sup> )
minimum dwelling unit floor area – 2 bedroom	60 m <sup>2</sup> (645.8ft <sup>2</sup> )	60 m <sup>2</sup> (645.8ft <sup>2</sup> )	60 m <sup>2</sup> (645.8ft <sup>2</sup> )
minimum dwelling unit floor area – 3 bedroom	80 m <sup>2</sup> (861ft <sup>2</sup> )	80 m <sup>2</sup> (861ft <sup>2</sup> )	80 m <sup>2</sup> (861ft <sup>2</sup> )

minimum dwelling unit floor area – 4 bedroom	90 m <sup>2</sup> (968.7ft <sup>2</sup> )	90 m <sup>2</sup> (968.7ft <sup>2</sup> )	90 m <sup>2</sup> (968.7ft <sup>2</sup> )
maximum building height main building	12 m (39ft)	12 m (39ft)	12 m (39ft)
maximum height accessory building	5 m (16ft)	5 m (16ft)	5 m (16ft)
maximum lot coverage	40%	40%	45%

### 15.3 Special Provisions



## Section 16 - R5 - Provisions Of Residential Zone 5 (Medium Density Multiple Family Residential)

### 16.1 Uses Permitted

No person shall within any R5 Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following uses.

- a townhouse dwelling
- an apartment dwelling
- buildings, structures and uses accessory to a permitted use in accordance with [Section 6.3](#)

### 16.2 Zone Provisions

No person shall within any R5 Zone use any lot or erect or use any building or structure except in accordance with the following provisions.

Provisions	Townhouse Dwelling	Apartment Dwelling
minimum lot area	300 m <sup>2</sup> per unit (3229ft <sup>2</sup> )	250 m <sup>2</sup> per unit (2691ft <sup>2</sup> )
minimum lot frontage	30 m (98ft)	30 m (98ft)
minimum lot frontage corner lot	30 m (98ft)	30 m (98ft)
minimum front yard	7.5 m (24.6ft)	10 m (32.8ft)
minimum exterior side yard	8 m (26ft)	10 m (32.8ft)
minimum side yard	4 m (13ft)	10 m (32.8ft)
minimum rear yard	10 m (32.8ft)	10 m (32.8ft)
minimum dwelling unit floor area – bachelor unit	40 m <sup>2</sup> (430.5ft <sup>2</sup> )	40 m <sup>2</sup> (430.5ft <sup>2</sup> )
minimum dwelling unit floor area – 1 bedroom	50 m <sup>2</sup> (538ft <sup>2</sup> )	50 m <sup>2</sup> (538ft <sup>2</sup> )
minimum dwelling unit floor area – 2 bedroom	60 m <sup>2</sup> (645.8ft <sup>2</sup> )	60 m <sup>2</sup> (645.8ft <sup>2</sup> )
minimum dwelling unit floor area – 3 bedroom	80 m <sup>2</sup> (861ft <sup>2</sup> )	80 m <sup>2</sup> (861ft <sup>2</sup> )
minimum dwelling unit floor area – 4 bedroom	90 m <sup>2</sup> (968.7ft <sup>2</sup> )	90 m <sup>2</sup> (968.7ft <sup>2</sup> )
maximum building height main building	12 m (39.3ft)	12 m (39.3ft)
maximum height accessory building	5 m (16.4ft)	5 m (16.4ft)
maximum lot coverage	35%	30%
minimum landscaped open area	30%	30%

## 16.3 Special Provisions

- R5-a** 20 Bury St., Unit 1, 51, 52 & 53, Plan D-7 (Lions Head) (20)
- Maximum number of main buildings – six (6)
  - Minimum Front yard – 15 m (49 ft)
  - Minimum rear and side yards – 20 m (66 ft)
  - Maximum lot coverage – 15%
- R5-b** D-7 Part Units 1, 51 to 53 RP 3R8242 Pt Lots 1 & 2 (Lions Head) (Hayes Z-14-2007.64) By-Law 2007-42
- Permitted uses are limited to two (2) mini-storage units in accordance with [Section 22.2](#) Zone Provisions
  - Highway Commercial & Industrial Zone (HCM) excepting that:
    - a. mini-storage unit development shall be according to Schedule 'A' and located to the west of the existing townhouse developments
    - b. minimum front yard setback for the mini-storage units shall be 107m (350ft)
    - c. minimum side (east) yard setback for the mini-storage units shall be 156m (511ft)
    - d. minimum separation distance between the townhouse dwellings and the mini-storage units shall be 55m (180ft)
    - e. no buildings or structures are permitted in the area identified as 'Buffer Area' on Schedule A. Site Plan Control is in effect.
- R5-2010-89a** 20 Bury St, Pt Lot 26 Con 5 EBR, RP 3R8242 Pts 1&2 (Lions Head) (Hayes Z-10-2010.64)
- A maximum of three (3) buildings consisting of four (4) units each shall be permitted.
  - A unit is defined as a one (1)-bedroom dual-occupancy unit.
  - The development shall be subject to site plan control and development on the property shall be in accordance with a site plan agreement registered on the title of the property.
- ~~R5-2010-89b~~ 20 Bury St, Pt Lot 26 Con 5 EBR, RP 3R8242 Pts 1&2 (Lions Head) (Hayes Z-10-2010.64) removed by By-Law 2018-12 (R5-2018-12) Hayes Z-78-17.62
- R5-45-2014** Units 1, 51, 52 & 53 Plan D7; Parts 1 2 Plan 3R8242 (Lions Head) (Hayes Z-40-13.62)
- A maximum of three (3) buildings consisting of four (4) units each shall be permitted;
  - A unit is defined as a one (1) bedroom dual occupancy unit;
- The development shall be subject to Site Plan Control under Section 41 of the Planning Act, R.S.O. 1990, as amended and development on the property shall be in accordance with a Site Plan Control Agreement registered on the title of the property.

**R5-12-2018** Part Unit 1, Plan 07, (Lion's Head), 55 Hayes Drive, Hayes Z-78-17.62

- a maximum of two (2) buildings consisting of a total of ten (10) units shall be permitted.
- a unit is defined as one (1) bedroom, dual occupancy

The entire property is designated as a site plan control area under Section 41 of The Planning Act, R.S.O. 1990, as amended.

**R5-54-2020** – Part Unit 1, Plan D7, Part 1, Plan 3R-9648 – unnumbered Hayes Drive (4-unit complex), (Hayes Z-2020-027)

- a maximum of one (1) building consisting of a total of four (4) units shall be permitted.
- a unit is defined as one (1) bedroom, dual occupancy

## **Section 17 - General Provisions For All Commercial Zones - C**

### **17.1 Minimum Separation Of Commercial Buildings From Residential Zones**

No part of any commercial building shall be located within 9.14m (29.9ft) of a Residential Zone.

### **17.2 Outside Storage And Display**

Areas for the display or exhibition of goods, materials, produce or nursery stock may be established in any yard subject to [Section 6.27](#).

### **17.3 Lighting**

Where lighting facilities and/or illuminated signs are provided, they shall be so arranged as to deflect light away from any abutting Residential Zone and traffic travelling along public roads.

### **17.4 Accessory Uses**

Accessory uses shall be permitted in accordance with [Section 6.3](#).

### **17.5 Accessory Residential Use**

Where within a Commercial Zone, an accessory dwelling unit is permitted as an integral part of a permitted principal building, or as an accessory detached dwelling. Such accessory dwelling units shall be in accordance with the requirements of [Sections 6.4](#) and [6.5](#).

### **17.6 Number Of Buildings Per Lot**

Not more than one principal building or structure may be erected on one lot except where the permitted use is a motel, lodge or Tourist cottage rental establishment in which cases more than one main building may be erected.

### **17.7 Existing Lots**

In any Commercial Zone where an existing lot has a lesser area and/or frontage than required in the applicable Commercial Zone, such lot may be used in accordance with the applicable zone provided that all other provisions of this By-law are complied with. (Z-30-2009.68, By-law 2009-87)

### **17.8 Parking Requirements**

Off-road parking shall be provided in accordance with [Section 6.31](#).

### **17.9 Loading Requirements**

Loading areas shall be provided in accordance with [Section 6.32](#).

# Section 18 C1 - Provisions For Commercial Zone 1 (Business District Commercial)

## 18.1 Uses Permitted

No person shall within the C1 Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- accessory dwelling units above or behind a non-residential building in accordance with [Section 6.5](#).
- a detached dwelling existing at the date of passing of this By-law
- apartment dwelling
- assembly hall
- bank or trust company
- barber shop and hairdressing shop
- bed and breakfast establishment in accordance with [Section 6.11](#)
- buildings, structures and uses accessory to a permitted use in accordance with [Section 6.3](#)
- business or professional office
- convenience store
- commercial schools
- delicatessen
- dry-cleaning establishment
- eating establishment
- farmer's market (Z-30-2009.68, By-law 2009-87)
- fitness club
- funeral home
- general store
- grocery store
- hotel
- laundry and/or dry cleaner's
- distribution station
- marina
- medical clinic
- parking lots
- personal service establishment
- places of entertainment
- post office
- printing establishments
- public and private parks
- public use
- tavern
- tourist home
- retail store
- shopping centre
- specialty shop
- transportation depot
- variety store
- wholesale establishment



## 18.2 Zone Provisions

No person shall within any C1 Zone use any lot or erect or use any building or structure except in accordance with the following provisions.

Provisions	Water or Sewer only	Water and Sewer
minimum lot area	1800 m <sup>2</sup> (19375.6ft <sup>2</sup> )	600 m <sup>2</sup> (6458.5ft <sup>2</sup> )
minimum lot frontage	30 m (98ft)	15 m (49ft)
minimum lot frontage corner lot	33 m (108ft)	18 m (59ft)
minimum front yard	7.5 m (24.6ft)	0 m
minimum exterior side yard	7.5 m (24.6ft)	0 m
minimum side yard	1.5 m (4.9ft)	0 m
minimum rear yard	10 m (32.8ft)	10 m (32.8ft)
minimum ground floor area	70 m <sup>2</sup> (753ft <sup>2</sup> )	70 m <sup>2</sup> (753ft <sup>2</sup> )
maximum building height, main building	10 m (32.8ft)	10 m (32.8ft)
maximum building height, accessory building	4 m (13ft)	4 m (13ft)
maximum lot coverage	20%	50%

## 18.3 Existing Detached Dwellings

Within the C1 zone, a detached dwelling existing at the date of passing of this By-law may be altered or enlarged in accordance with the provisions of the R1 zone [Section 12.2](#).

## 18.4 Special Provisions

**C1-a** Notwithstanding Section 18.1, the lands delineated as 'C1-a' on Schedule 'A' to this By-law shall be used in compliance with the 'C1' zone provisions contained in this By-law excepting however that:

- A detached dwelling on an existing lot of record shall be permitted in accordance with the provisions of the R1 Detached Residential zone. (Z-30-2009.68, By-law 2009-87)

**C1-a-04-2017** Part Farm Lot 3 Town Plot Bury WBR, and Part 2 Plan 3R4866, and Parts 1, 2 and 3 Plan 3R5327 (St Edmunds) Peacock Z-68-16.68

- An entrance driveway of 9.06 metres (29.7 feet) is permitted.
- The entire property is designated as a site plan control area under Section 41 of The Planning Act, R.S.O. 1990, as amended. No development shall occur except in compliance with a Site Plan Control Agreement registered on title of the property.

**C1-b** Various Locations within Lion's Head and Tobermory

- C1 permitted and uses except:
  - Min. front yard setback 0.9 m (2.9 ft)
  - Min. interior side yard setback 0 m (0 ft)

- Min. exterior side yard setback 0.9 m (2.9 ft)

**C1-61-2017** Lot 16, N/S Head Street, Plot Bury, Part Lot 17, N/S Head Street, Plot Bury as in R291816, 18, N/S Head Street, Plot Bury as in R349170 St. Edmunds (Princess Hotel/Z-27-17.68)

- minimum interior yard setback along the east lot line shall be 1.0 m
- minimum setback to north lot line for patio and balconies existing at the date of passage of this By-law shall be 0.52 m
- minimum setback to the north lot line for the hotel addition shall be 4.07 m
- minimum setback to the north lot line for meeting room patio shall be 1.65 m
- minimum setback to west lot line shall be 2.81 m
- relief is granted from Section 6.32.4(c)(i) setback for parking space from a street line
- relief is granted from 6.32.1 O(b) requirements for landscaping between parking spaces and a street line for the new parking lot with such landscaping to be provided on adjacent Municipal lands
- notwithstanding Section 6.22.2, Planting and Visual Screening along the east lot line shall be provided as follows:
  - commencing at the south lot line, a 1.0 m wide planting area having a minimum height of 1.5 m at time of planting for a distance of 24 m, then
    - ii. beginning 24 m from the south lot line and extending to the southeast corner of the hotel nearest the east lot line, a 1.8 m tall wooden privacy fence, then
    - iii. between the southeast corner of the hotel and the north lot line, an existing hedge
- maximum lot coverage shall be 33.7%
- no off street loading spaces shall be required

The entire property is designated as a site plan control area under Section 41 of The *Planning Act*, R.S.O. 1990, as amended.

**C1-a-89-2019** St Edmunds Part Block 3, Town Plot Bury WBR (Robins / Peacock Foodland HSKP #3)

- An entrance driveway of 9.06 m (29.7 ft) is permitted

**C1-55-2020a** McNeil and Sylvia Streets – Lot 5/Retained (1374275 Ontario Ltd. / Richardson Z2020-12)

- Uses shall be serviced by municipal sanitary sewer or a tertiary sewage disposal system that is certified to meet the specifications of the CAN/BNQ 3680-600 NI standard (50% nitrate removal), as amended from time to time
- Despite Section 18.1, Limited to two permitted uses and accessory uses, buildings and structures in accordance with Section 6.3 unless connected to municipal sanitary sewer
- The lands are designated as a site plan control area under Section 41 of the *Planning Act*

**C1-55-2020b** McNeil and Sylvia Streets – Lot 4 (1374275 Ontario Ltd. / Richardson Z2020-12)

- Despite Section 18.1, Limited to one permitted use and accessory uses, buildings and structures in accordance with Section 6.3 unless connected to municipal sanitary sewer
- Subject to (i) above, a detached dwelling and accessory uses including Home-Based Business-Professional Uses; Home-Based Business – Domestic and Household Arts; and Home-Based Business -Bed and Breakfast Establishment in is a permitted use in accordance with the provisions of the R1 Detached Residential zone and Section 6-General Provisions.

- Minimum Lot area is 1500 sq m
- Uses shall be serviced by municipal sanitary sewer or a tertiary sewage disposal system that is certified to meet the specifications of the CAN/BNQ 3680-600 NI standard (50% nitrate removal), as amended from time to time
- The lands are designated as a site plan control area under Section 41 of the *Planning Act*

**C1-55-2020c** McNeil and Sylvia Streets1 Lot 3 (374275 Ontario Ltd. / Richardson Z2020-12)

- Despite Section 18.1, Limited to one permitted use and accessory uses, buildings and structures in accordance with Section 6.3 unless connected to municipal sanitary sewer
- Subject to (i) above, a detached dwelling and accessory uses including Home-Based Business-Professional Uses; Home-Based Business – Domestic and Household Arts; and Home-Based Business -Bed and Breakfast Establishment in is a permitted use in accordance with the provisions of the R1 Detached Residential zone and Section 6-General Provisions.
- Minimum lot area is sq 1250 m
- Minimum lot frontage is 21 m
- Minimum front yard is 1.0 m for the existing residence
- The on-site sewage disposal system shall not be repaired, replaced, or altered except to install a tertiary sewage disposal system that is certified to meet the specifications of the CAN/BNQ 3680-600 NI standard (50% nitrate removal), as amended from time to time or uses shall be serviced with municipal sanitary sewer
- The lands are designated as a site plan control area under Section 41 of the *Planning Act*

**C1-55-2020d** McNeil and Sylvia Streets Lot 2 (1374275 Ontario Ltd. / Richardson Z2020-12)

- Despite Section 18.1, Limited to one permitted use and accessory uses, buildings and structures in accordance with Section 6.3 unless connected to municipal sanitary sewer
- Subject to (i) above, a detached dwelling and accessory uses including Home-Based Business-Professional Uses; Home-Based Business – Domestic and Household Arts; and Home-Based Business -Bed and Breakfast Establishment in is a permitted use in accordance with the provisions of the R1 Detached Residential zone and Section 6-General Provisions.
- Minimum lot area is 850 sq m
- Minimum lot frontage is 15 m
- Minimum front yard is 4.5 m for the existing residence
- Minimum side yard for existing garage is 0 m
- The on-site sewage disposal system shall not be repaired, replaced, or altered except to install a tertiary sewage disposal system that is certified to meet the specifications of the CAN/BNQ 3680-600 NI standard (50% nitrate removal), as amended from time to time or uses shall be serviced with municipal sanitary sewer
- The lands are designated as a site plan control area under Section 41 of the *Planning Act*

**C1-a-b-102-2020a-h** Plan D6 Unit 60 Lions Head / 6 Mill St (Rusk Z2020-063)

- Minimum lot area is 556 sq m
- Minimum lot frontage is 22.25 m
- Minimum front yard setback for residential use is 0.9 m

**C1-a-b-102-2020b-h** Plan D6 Unit 59 Lions Head / 8 Mill St (Rusk Z2020-063)

- Minimum lot area is 1160 sq m
- Minimum lot frontage is 15.24 m

- Minimum front yard setback for residential use is 3 m, minimum exterior side yard setback for residential use is 1.2 m

**102-2020-H Holding Provisions:**

- Enlargement of the dwelling, or increase in the number of fixture units beyond 20 (twenty) is not permitted unless the H-Holding zone provision is lifted
- The H-Holding zone provision shall not be lifted unless the lot is serviced by:
  - a. a municipal or communal sewage disposal system with capacity for the proposed development;  
or
  - b. a nitrate study (groundwater quality impact assessment) has been completed and demonstrates that the development can be accommodated on the lot without adverse impacts to groundwater.

**C1A-62-2022 104 Bay St S By-Law 2022-62 / Blue Heron Co.**

- Notwithstanding Section 18.1, those lands delineated as '**C1A-62-2022** on Schedule "A" to this By-law may be used in compliance with the C1A zoning provisions contained in this By-law excepting however that:
  - i. The limited and permitted use of the property will be as a rental cottage establishment
  - ii. Development on the lands will be subject to Site Plan Control to satisfy the Local Official Plan that requires a dedication of a right-of-way for the extension of the harbour boardwalk in Tobermory to Wireless Bay.

## Section 19 C2 - Provisions For Commercial Zone 2 (Hamlet Commercial)

### 19.1 Uses Permitted

No person shall within the C2 Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- accessory dwelling unit in accordance with [Section 6.5](#)
- automobile service stations
- automobile repair establishment
- automobile sales establishment
- automobile gas bar
- bed and breakfast establishment in accordance with [Section 6.11](#)
- buildings, structures and uses accessory to a permitted use in accordance with [Section 6.3](#)
- business and professional office
- day nursery
- eating establishment
- farmer's market (Z-30-2009.68, By-law 2009-87)
- food trucks in accordance with the associated Food Truck licensing by-law requirements
- general store
- government office
- hotel
- marina
- merchandise and small engine repair establishment
- mini storage units
- motels
- parking lots
- personal service establishment
- public and private parks
- post office
- retail store, not exceeding 3000 square feet
- tourist home
- veterinary clinic and office

## 19.2 Zone Provisions

No person shall within any C2 Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

Provisions	No municipal water or sewer
minimum lot area	4000 m <sup>2</sup> (43057ft <sup>2</sup> )
minimum lot frontage	40 m (131ft)
minimum lot frontage corner lot	43 m (141ft)
minimum front yard	7.5 m (24.6ft)
minimum exterior side yard	7.5 m (24.6ft)
minimum side yard	5 m (16ft)
minimum rear yard	7.5 m (24.6ft)
minimum ground floor area	70 m <sup>2</sup> (753ft <sup>2</sup> )
maximum building height, main building	10 m (32.8ft)
maximum building height, accessory building	5 m (16ft)
maximum lot coverage	30%

## 19.3 Special Provisions

### C2-a Lot 26, Con 2 EBR (Eastnor)

- C2 permitted uses and provisions plus a contractor's yard

### C2-b Pt. Lot 5, Con 4 WBR (Eastnor)

- C2 permitted uses plus real estate office, mini golf

### C2-c Pt. Lot 24, Con 2 EBR (Eastnor) (21) (Chalkley)

- C2 permitted uses plus a machine shop
- Planting Area shall be provided in the side yards in accordance with [Section 6.22](#) (Planting Area)

**C2-d-H** Part Lot 26, Con 2 EBR (Eastnor) (21)

Permitted uses limited to:

- accessory dwelling unit in accordance with [Section 13.5](#)
- automobile service station
- automobile repair establishment
- automobile gas bar
- day nursery
- eating establishment
- general store
- government office
- merchandise and small engine repair establishment
- motels
- parking lots
- post office
- public and private parks
- veterinary clinic and office
- buildings, structures and uses accessory to a permitted use
- hotel

The 'H' Holding symbol shall be removed only when the following provision have been satisfied:

- Showing proof of a Certificate of Approval (Air) under Part 9 of the Environmental Protection Act obtained from the Ministry of Environment, if a paint/spray booth is to be part of the operation or notification from the Ministry of Environment that a Certificate of Approval is not required;
- A statement obtained from the certified engineer stating that all floor drains which may become contaminated with materials from a repair/service establishment are not directly connected to a new/existing domestic waste treatment system on the property;
- A statement obtained from the certified engineer stating that all floor drains which may become contaminated with materials from a repair/service establishment have been connected to a 'total retention/separator tank' or similar engineered system; A statement obtained from the certified engineer stating a 'total retention/separator tank' or similar engineered system which separates oils, fuels, lubricants, cleaners and solvents etc., and stores all separated contaminates has been installed and is functioning according to its design specifications;
- Proof of a current contract entered into with an MOE-certified carrier engaged for the disposal of materials from the 'total retention/separator tank' or similar engineered system;
- A statement/certificated from the MOE-certified carrier that than approved disposal/treatment facility is available and will accept the materials; and
- Showing proof a Certificate of Approval under the Ontario Water Resources Act or other applicable legislation obtained from the Ministry of Environment, for any/all components of the 'total retention/separator tank' or similar engineered system or notification from the Ministry stating that a Certificate of Approval is not required.

**C2-e** Concession 2 EBR Part Lot 25; RP3R1296 PART 1, RP3R6584 PART 1 (Eastnor) 2845 Highway 6, (Myles OMB PL021153)

- C2 Permitted Uses plus a "Car Wash, Closed Loop"

**C2-54-2014** Part Lot 31 Concession 3 WBR Lindsay, Boyd c/o Cuesta Z-56-13.66, 11 August 2014

- Minimum Distance Separation to the new Hamlet boundary from the adjacent livestock facility shall be 315 m.
- The development shall be subject to Site Plan Control.

**C2-05-2021** Eastnor Concession 2 EBR Part Lot 25 (Mielhausen c/o Carrey Z-66-19.62)

- Minimum lot frontage is 19.8 m
- Permitted uses are limited to indoor storage and open storage
- Minimum setback for open storage use to residential uses is 10 m
- Planting area as per Section 6.22.2, 6.22.3, and 6.22.4 is required along north and east lot lines. No planting area is required along south and west lot lines.
- The lands are designated as a site plan control area under Section 41 of the Planning Act

**C2-34-2022** Eastnor Plan 385 Lot 82, 9 & 13 McKague Rd (Brouwer Shouldice Z2022-009)

- Development shall be subject to Site Plan Control
- The minimum lot frontage shall be 17.9 m
- The minimum lot area shall be 1,725 square m
- The minimum side yard shall be 1.5 m
- The minimum driving aisle shall be 7 m
- The following uses are not permitted: automobile service stations, automobile repair establishment, automobile sale establishment and automobile gas bar

**C2-2022-40** 911 Psocka / Lands End Trailer Park

- Development shall be subject to Site Plan Control
- The minimum buffer area to a lot line shall be 2.8 m
- The minimum campground site area shall be 108 sq m
- The minimum campground site frontage shall be 6 m
- The maximum number of campground sites shall be 21



## Section 20 C3 - Provisions For Commercial Zone 3 (Resort Commercial)

### 20.1 Uses Permitted

No person shall within a C3 Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses.

- an accessory dwelling unit in accordance with [Section 6.5](#)
- tourist cottage rental establishment
- food trucks in accordance with the associated Food Truck licensing by-law requirements
- general store
- lodge
- marinas
- miniature golf course
- restaurants
- specialty shops
- buildings, structures and uses accessory to a permitted use in accordance with [Section 6.3](#)

### 20.2 Zone Provisions

No person shall within any C3 Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

Provisions	All uses within C3 zone
minimum lot area (no municipal services)	4000 m <sup>2</sup> (43057ft <sup>2</sup> )
minimum lot area (one or more municipal services)	2000 m <sup>2</sup> (21528.5ft <sup>2</sup> )
minimum lot frontage	40 m (131ft)
minimum front yard	7.5 m (24.6ft)
minimum exterior side yard	7.5 m (24.6ft)
minimum side yard	5 m (16.ft)
minimum rear yard	10 m (32.8ft)
minimum floor area	90 m <sup>2</sup> (968.7ft <sup>2</sup> )
maximum floor area for retail purposes	200 m <sup>2</sup> (2152.8ft <sup>2</sup> )
maximum building height, main building	10 m (32.8ft)
maximum building height, accessory building	5 m (16ft) (a)
maximum lot coverage	15%

**Note:** (a) an accessory building associated with a marina may have a maximum height of 10 m (32.8 ft)

## 20.3 Tourist Cottage Rental Establishment

A 'Tourist Cottage Rental Establishment', in addition to all other requirements of this By-law, shall comply with the following additional provisions:

### 'Tourist Cottage'

- i. Minimum 'Floor Area, Gross' for each 'Tourist Cottage' 29.7 m<sup>2</sup> (320 ft.<sup>2</sup>)
- ii. Minimum separation distance between each 'Tourist Cottage' 6.0 metres (19.6ft)
- iii. Number of 'Tourist Cottage' per 'Tourist Cottage Establishment' 30 'Tourist Cottages' per hectare (12 'Tourist Cottage' per acre)
- iv. Maximum 'Tourist Cottage' Height 5.0 metres (16 ft.) and a maximum of one storey in height
- v. Each 'Tourist Cottage' within a 'Tourist Cottage Rental Establishment' shall be located on an internal access road which shall have a dust free surface and shall be a minimum travelled width of 4.0 metres (13 ft.) for one-way traffic and 6.0 metres (20 ft.) for two-way traffic flow.
- vi. The 'Tourist Cottage Rental Establishment' shall provide a communal or municipal water system, appropriate sewage disposal facilities, solid waste collection, storm water management/drainage, and road maintenance.
- vii. Each 'Tourist Cottage' shall be provided with one car parking space and visitor parking shall be provided on the basis of one space for every three (3) 'Tourist Cottages'.
- viii. A 'Tourist Cottage Rental Establishment' may be subject to Site Plan Control as per Section 41 of the Planning Act RSO 1990.

## 20.4 Marina Development

In addition to all other requirements of this By-law any marina development with docking facilities must contain a minimum of 30 m (98 ft) frontage on a navigable waterway. No part of any sewage disposal system shall be within 30 m (98 ft) of the high water mark.

## 20.5 Special Provisions

**C3-a** Exempt from [Section 6.15.1](#) (Frontage on a public road)

**C3-b** Pt. Lot 57, Con 5 & 6 WBR (St. Edmunds)

i. Permitted uses:

- a nature appreciation reserve, which may include 5 cabins for accommodation of overnight guests, a central comfort station, education facilities and uses accessory to or incidental to a nature appreciation reserve, such as boardwalks and interpretive facilities
- accessory residential uses in accordance with [Section 17.5](#)
  - ii. Max. permitted guest cabin size: 14 m<sup>2</sup> (150.6 ft<sup>2</sup>)
  - iii. All habitable building openings shall be located above 179.0 G.S.C.
  - iv. Site development shall be regulated through a site plan agreement, with the agreement including provisions for limiting negative impacts on the ANSI and provisions for

ongoing monitoring of impacts.

**C3-c** Lot 7, Con 6 WBR (Eastnor)

All C3 permitted uses and provisions plus uses that existed on the date of passage of the by-law. Alteration, additions and expansions to the existing use shall be in accordance with the R2- Resort Residential provisions.

**C3-d** Pt. Lot 25, Con 1 EBR (Lindsay) Permitted uses only:

- mini golf course
- horseshoe pit
- shuffleboard
- similar recreation facilities
- snack bar and an office associated with the recreation use of the property shall be permitted and may be located 7 m (22.9 ft) from the front lot line
- horseshoe pit and shuffleboard may be located 4.6 m (15 ft) from the exterior side yard
- 20 parking spaces shall be provided
- 2 m (6.5 ft) privacy fence shall be erected where zone abuts residential zone

**C3-2016-25a** Part Lot 24 Concession 1EBR (Lindsay) (Miller Family Camp Z-40-15.66)

Notwithstanding Section 20, those lands delineated as 'C3-2016-25a on Schedule "A" to this By-law may be used in compliance with the C3 zoning provisions contained in this By-law excepting however that:

- Six (6) cabins existing as of the date of passage of this by-law are recognized. Expansion, alteration or replacement is permitted but shall not further contravene the provisions of [Section 20.3](#) Provisions for Tourist Cottage Rental Establishment.
- new development will have a setback of 15 metres (49.2 feet) from shoreline.

**C3-2016-25b** Part Lot 24 Concession 1EBR (Lindsay) (Miller Family Camp Z-40-15.66)

Notwithstanding Section 20, those lands delineated as 'C3-2016-25b on Schedule "A" to this By-law may be used in compliance with the C3 zoning provisions contained in this By-law.

- i. a communal septic system and accessory building/shower facility are permitted uses

## Section 21 – C4 - Provisions For Commercial Zone 4 (Travel Trailer Park And Commercial Campground)

### 21.1 Uses Permitted

No person shall within the C4 Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- an accessory dwelling unit in accordance with [Section 6.5](#)
- campground, private park including open space and recreational uses such as tennis courts, trails, games room and playing fields
- restaurant
- buildings, structures and uses accessory to a permitted use including a swimming pool, variety store, a snack bar, laundromat and an administrative building for a campground operation in accordance with [Section 6.3](#).
- tourist cottage rental establishment
- food trucks in accordance with the associated Food Truck licensing by-law requirements

### 21.2 Zone Provisions

No person shall within any C4 Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions (HSKP#4, 2022-47):

Provisions	All uses within C4 zone
minimum lot area	4 hectares
minimum lot frontage	100 m (328ft)
minimum side yard for separation for accessory detached dwelling	15m (49ft)
minimum buffer area – all lot lines	15m (49ft)
minimum area of campground site	232m <sup>2</sup> (2497ft <sup>2</sup> )
minimum frontage of campground site	15m (49ft)
maximum lot coverage	15%

**21.3** The maximum density of campgrounds shall not exceed 25 campground sites per hectare (10 sites per acres)

**21.4** A minimum of 10% of the area of the camping establishment shall be developed for open space purposes.

**21.5** A planting area along the side and rear lot lines.

## 21.6 Provisions For Tourist Cottage Rental Establishment

No person shall within any C4 zone use any lot or erect, alter or use any building or structure for a tourist cottage rental establishment except in accordance with the provisions of [Section 20.3](#).

## 21.7 Special Provisions

### C4-a Pt Lot 25, Con 4 WBR (Eastnor)

- Permitted uses limited to:
  - 30 trailer and camping sites
  - 8 unit motel
  - convenience store
  - an accessory dwelling
  - two tourist cottages

### C4-b Pt Lot 29, Con 3 WBR (Eastnor) (11)

#### Pt Lot 1, Con 5 WBR (Eastnor) (15)

- C4 permitted uses and provisions plus:
  - a general store
  - a restaurant

### C4-c Pt. Lot 26, Conc. 1 EBR (Lindsay)

- C4 permitted uses and provisions plus:
  - craft store
  - restaurant
  - lodge
  - rental cabins

### C4-d Pt Lot 22, Conc. 2 WBR (Lindsay)

#### Pt. Lot 25, Conc. 1 WBR (Lindsay) (26)

- Permitted uses only:
  - mini golf course
  - snack bar
  - hiking and ski trails
  - accessory buildings and structures
  - campground
  - maximum number of campsites - 70
  - minimum setback from Highway No. 6 shall be 90 m (297 ft)

**C4-Ims 2016-27** (Part Lot 40, Concession 12 EBR (Lindsay) (Parker c/o Davidson Z-29-15.66)

- Maximum number of campsites: 86
- Notwithstanding [Section 20.3](#), Four (4) cabins existing as of the date of passage of this by-law are recognized and shall have a minimum size of 30.6 square metres, 36.7 square metres, 28.6 square metres, and 29.9 square metres, respectively. Expansion, alteration or replacement is permitted in but shall not further contravene the provisions of Section 20.3.
- Notwithstanding [Section 21.2](#) eight existing campsites are permitted to have a reduced buffer area to the north lot line which shall be a minimum of 1.5 metres. The entire buffer area shall conform to the Planting Area requirements of [Section 6.22.3](#).

**C4-48-2016** Pt Lot 48 Concession 1WBR (St Edmunds) (Tobermory Camp c/o Klein, Z-22-16.68)

Notwithstanding Section 21, those lands delineated as ‘**C4-2016-48** on Schedule “A” to this By-law may be used in compliance with the C4 zoning provisions contained in this By-law excepting however that:

- The minimum side yard setback for the structure existing on June 27, 2016, shall be 4.6 m (15 ft). All future development shall comply with the provisions of the zoning by-law.

**C4-76-2019** Eastnor Concession 6 WBR Part Lots 11, 12, 13 plus 66-foot strip along shore, 423 Shaw Road (Hobson Z26-2019.62)

- minimum lot frontage shall be twenty (20 m) meters
- a setback of 8.9 meters for an existing cottage to the east lot line is permitted
- the size and location of 13 existing cottages and one existing accessory building (shed) are recognized as of the date of the passage of this By-law
- the property is subject to Site Plan Control under Section 41 of the Planning Act

## Section 22 HCM - Provisions For Highway Commercial & Industrial Zone

### 22.1 Uses Permitted

No person shall within a HCM Zone use any lot or erect, alter or use any building or structure for any commercial purpose except one or more of the following uses:

- an accessory dwelling unit forming an integral part of the building of structure containing a permitted non-residential use in accordance with [Section 6.5](#)
- automobile service station
- automobile repair establishment
- automobile sales establishment
- automobile gas bar
- building supply and sales
- bulk sales establishment
- car wash
- contractor's yard
- establishment for the manufacture and repair of electronics and computer equipment
- farm implement sales and repair establishment
- food trucks in accordance with the associated Food Truck licensing by-law requirements
- furniture and appliance sales
- garden centre (Z-30-2009.68, By-law 2009-87, F&E 13Oct09)
- grocery store in a single purpose building
- hotel
- tourist home
- institutional zone uses and public uses
- light manufacturing plant
- establishment for the sale of nursery stock and/or garden supplies
- veterinary clinic and office
- kennel
- marina, marine repair and fabrication establishment
- mini storage units
- model home display
- motel
- parking lot
- printing establishment
- recreational vehicle repair and sales establishment
- research & development facilities
- retail stores involving the sale of heavy machinery, fuels, factory equipment, boats, trailers and motorcycles
- shipping containers in accordance with [Section 6.3.14](#) of this By-law
- snowmobile repair and sales establishment
- small engine repair and sales establishment
- transportation depot
- wholesale establishment
- buildings, structures and uses accessory to a permitted use in accordance with [Section 6.3](#)

## 22.2 Zone Provisions

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

Provisions	All uses within HCM zone
minimum lot area (no municipal services)	4000 m <sup>2</sup> (43057ft <sup>2</sup> )
minimum lot area (one or more municipal services)	2000 m <sup>2</sup> (21528.5ft <sup>2</sup> )
minimum lot frontage (no municipal services)	80 m (262ft)
minimum lot frontage (one or more municipal services)	40 m (131ft)
minimum front yard	20 m (65.6ft)
minimum exterior side yard	20 m (65.6ft)
minimum side yard	10 m (32.8ft)
minimum rear yard	10 m (32.8ft)
minimum ground floor area	140 m <sup>2</sup> (1506.9ft <sup>2</sup> )
maximum building height	10 m (32.8ft)
maximum lot coverage	15%

### 22.2.1 Buffer from Residential Zone

- a) No part of any building used for any use permitted in this zone shall be located within 15 m (49 ft) of a Residential Zone.
- b) Planting areas shall be provided no less than 1 m (3 ft) in width and be no shorter than 3 m (9.8 ft) at maturity, except within a sight triangle, in which the maximum planting area height shall be 1m (3 ft).



## 22.3 Special Provisions

### HCM-a Lot 4, Conc. 2 EBR (Lindsay)

Permitted uses only:

- general store
- post office or retail postal outlet
- accessory residence
- Min. front yard setback – 16.8 m (55 ft)
- Min. rear yard setback – 6.1 m (20 ft)

### HCM-b Lot 4, Conc. 2 EBR (Lindsay)

Permitted uses only:

- automobile service station
- automobile repair establishment
- automobile sales establishment
- automobile gas bar
- small engine repair and sales establishment
- Min. front yard setback – 16.8 m (55 ft)
- Min. rear yard setback – 6.1 m (20 ft)
- Accessory residential uses are prohibited

### HCM-c Lot 5, Conc. 1 & 2 EBR (Lindsay)

Permitted uses only:

- Automobile gas bar
- Restaurant

### HCM-d Part of Lot 46, Con 1 EBR (St. Edmunds) Oosterhuis Z-7-2005.68, #2005-51

Additional permitted uses:

- detached accessory dwelling located behind the commercial building as
- per [Section 6.4](#) Detached Accessory Dwelling
- Min. lot frontage reduced from 95m (321 ft) to 76.2m (250 ft)

### HCM-f Pt Lot 47, Conc. 1 WBR (St. Edmunds)

- Permitted uses as per [Section 21.1](#) Uses Permitted - C4 Travel Trailer and Commercial Campground

### HCM-i Plan D7 Part Unit 56 & 57, SEC D-7 PCL 56-3 & 57-4, RP 3R5236 Pt 3 RP 3R5700 Pt 1 (Lion's Head) Hayes Z-15-2008.64, #2008-26

In compliance with the 'HCM' zone provisions excepting however that:

- Two principal buildings or structures shall be permitted.
- The minimum front yard shall be reduced to 10m (33ft).
- The minimum interior side yard setback to 6.1m (20ft).
- The minimum rear yard setback shall be reduced to 6.1m (20ft).

**HCM-2012-35** 7425 Hwy 6; Pt Lt 4 Town Plot Bury WBR, 3R-8342 PT 1 (St Edmunds) (Blue Heron Z-52-2011.68)

- Permitted uses shall be limited to a parking lot.

**HCM-46-2014** Maple Golf Cres/ Hwy 6; Block 48 Plan 3M-104 (St Edmunds) (Hollis Z-32-13.68)

- Permitted Uses are limited to: Contractor's Yard subject to Site Plan Control under Section 41 of the Planning Act R.S.O. 1990, as amended.

**HCM-26-2014-H** Maple Golf Cres/ Hwy 6; Block 48 Plan 3M-104 (St Edmunds) (Hollis Z-32-13.68)

- Requirements to lift the Holding (H) Zone provision:
  - a. Environmental Impact Study
  - b. Amended Site Plan Control Agreement for proposed development

All of which shall be prepared by a qualified individual to the satisfaction of the Municipality.

**HCM-50-2019** Block 50 Plan 3M-104 and St Edmunds Part Lot 49 Concession 1 EBR Part 2 Plan 3R-4335, unnumbered Hwy 6/Maple Golf Cres and 7188 Hwy 6 (Corner Z10-2018.68)

- the entire property is subject to Site Plan Control under Section 41 of the Planning Act
- no planting area shall be required along the lot line abutting Part Lot 49, Concession 1, EBR, Part 2, Plan 3R-4335, 7188 Highway 6

**HCM-50-2019a** Block 50 Plan 3M-104 and St Edmunds Part Lot 49 Concession 1 EBR Part 2 Plan 3R-4335, unnumbered Hwy 6/Maple Golf Cres and 7188 Hwy 6 (Corner Z10-2018.68)

- In addition to the provisions of HCM-50-2019, the following provisions are also applicable:
  - i. permitted uses are limited to a parking lot, eating establishment, miniature golf, place of entertainment and accessory buildings or structures
  - ii. for the purposes of this zone only, place of entertainment means a billiard or pool room, bowling alley, escape room, axe throwing, archery, enclosed batting cages, indoor golf simulators, wall climbing or other similar forms of entertainment; but does not include an adult entertainment or body rub parlour
  - iii. no loading space is required
  - iv. maximum width of driveway entrance on Maple Golf Crescent shall be 9.43 metres
  - v. minimum front yard for miniature golf shall be 14 metres
  - vi. the planting required adjacent to the abutting parcel at Part Lot 49, Concession 1, EBR, Part 1, Plan 3R-4335 shall be provided along the driveway
  - vii. The required parking for the miniature golf shall be provided at a minimum of two (2) spaces per hole

**HCM-50-2019b** Block 50 Plan 3M-104 and St Edmunds Part Lot 49 Concession 1 EBR Part 2 Plan 3R-4335, unnumbered Hwy 6/Maple Golf Cres and 7188 Hwy 6 (Corner Z10-2018.68)

- In addition to the provisions of HCM-50-2019, the following provisions are also applicable:
  - i. permitted uses are limited to a single detached dwelling and a hostel which may be located in two separate primary buildings

- ii. for the purposes of this zone only, “hostel” shall mean a building or structure used primarily for the purposes of catering to the needs of the traveling public by furnishing temporary or transient sleeping accommodations in the form of private and semi-private guest rooms and may include staff quarters, recreational facilities, guest services and communal cooking facilities, but does not include any other establishments otherwise defined or classified in this By-Law. A hostel that provides accommodation to ten (10) or less people including staff may be located in a dwelling
- iii. a front yard setback of 4.5 metres for the dwelling existing as of the date of passage of this by-law is permitted
- iv. minimum setback to HCM-50-2019a zone boundary shall be 2 metres

## Section 23 RCM - Provisions For Rural Commercial & Industrial Zone

### 23.1 Uses Permitted

No person shall within the RCM Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- an accessory detached dwelling in accordance with [Sections 6.4](#) and [6.5](#)
- establishments for the repair and servicing of agricultural implements and equipment
- establishments for the storage, grading and handling of seed, feed fertilizer and farm produce, together with a sales office for such products
- food trucks in accordance with the associated Food Truck licensing by-law requirements
- shipping containers in accordance with [Section 6.3.14](#) of this By-law
- fuel storage establishments
- greenhouse (Z-30-2009.68, By-law 2009-87, 13Oct09)
- sawmill
- lumber yard
- flour mill
- veterinary clinics
- kennels
- establishment for the sale of nursery stock
- aerodrome
- nursery (Z-30-2009.68, By-law 2009- 87, 13Oct09)
- open storage accessory to the permitted use
- buildings, structures and uses accessory to a permitted use in accordance with [Section 6.3](#)
- contractor's yard
- small engine and recreational vehicle repair establishment

## 23.2 Zone Provisions

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

<b>Provisions</b>	<b>All uses within RCM zone</b>
minimum lot area (no municipal services)	4000 m <sup>2</sup> (43057ft <sup>2</sup> )
minimum lot area (one or more communal services)	3000 m <sup>2</sup> (32292.7ft <sup>2</sup> )
minimum lot frontage	40 m (131ft)
minimum front yard	15 m (49ft)
minimum exterior side yard	15 m (49ft)
minimum side yard	5 m (16ft)
minimum rear yard	10 m (32.8ft)
minimum ground floor area	70 m <sup>2</sup> (753ft <sup>2</sup> )
maximum building height	15 m (49ft)
maximum lot coverage (no municipal services)	10%
maximum lot coverage (one or more communal services)	20%

### 23.2.2 Buffer from Residential Zone

- a) No part of any building used for any use permitted in this zone shall be located within 15m (49ft) of a Residential Zone.
- b) Planting areas shall be provided no less than 1m (3ft) in width and be no shorter than 3m (9.8ft) at maturity, except within a sight triangle, in which the maximum planting area height shall be 1m (3ft).

## 23.3 Special Provisions

### **RCM-a** Pt Lot 26, Con 3 WBR (Eastnor)

- an accessory café with a maximum floor area of 600 sq ft that is accessory to a garden supply and nursery establishment.

### **RCM-b** deleted, By-Law 2020-08

### **RCM-c** Lot 15, Conc. 4 WBR (Eastnor)

Permitted uses only machine shop

- Max. lot coverage shall be 17%
- Planting areas shall be required in the side yards in accordance with [Section 6.22](#) (Planting Area), save and except for the following provision:
- The planting area on the southeast side of the proposed lot addition shall have a width of 45.7 m (149.9 ft) and a depth of 167.6 m (549.8 ft).

### **RCM-d** Lot 21, Con 5 EBR (Eastnor)

- a concrete batching plant and the crushing and washing of aggregates, a machine shop, a welding shop a wood and steel fabricating operation are permitted uses.

### **RCM-e** Lot 40, Con 3 EBR (Eastnor)

Permitted uses only:

- sawmill
- lumber yard
- Planting area required in front yard in accordance with [Section 6.22](#) (Planting Area)

### **RCM-f** Lot 8, Con 4 EBR (Lindsay)

- uses limited to manufacturing of flags
- single detached dwelling permitted
- maximum lot coverage 15%
- planting area in front and side yards in accordance with [Section 6.22](#) (Planting Area)

### **RCM-i** 17 Hay Bay Road (St. Edmunds) (35)

- uses limited to fish net construction and or repair

### **RCM-j** Pt Lot 24, Conc. 3 WBR (Lindsay)

- permitted industrial uses shall be limited to an industrial sawmill and wood products processing facility.

### **RCM-k** Pt. Lot 42 - 45, Con 1 WBR (St. Edmunds) (34)

Permitted uses include:

- airport
- public uses
- aviation manufacture, repair or service establishment
- industrial and commercial uses related to airports and aeronautics

**RCM-I** Pt. Lot 26, Con 1 WBR (Eastnor) (Z12 Atkinson Z-12-2005.62) By-law 2005-55

- reduced minimum side yard setback from 5.0m(16ft) to 4.0m(13ft) for the garage (primary use)
- reduced minimum lot frontage from 55m(180 ft) to 53m(175 ft) for a lot containing a detached accessory dwelling ([Section 6.4](#))

**RCM-2010-22** 2673 Hwy 6 & 52 Spry Rd; Con 2 EBR Parts Lot 21 (Eastnor) Z-42 Blacklock

- permitted uses shall be limited to a contractor's yard and an accessory detached dwelling.

**RCM-2012-06** 3458 Hwy 6; Con 3 EBR Pt Lot 40; 3R4976 PARTS 1-3 (Eastnor) Z-53 Liverance

- permitted uses shall be limited to a sawmill, a lumber yard and a building supply sales establishment

**RCM-20-2015** Part Lot 36 Concession 2 EBR (Eastnor) Rydall c/o Cuesta By-law 2015-21

- Permitted uses shall be limited to the following:
  - . Sawmill
  - a. Contractor's yard
  - b. Buildings, structures and uses accessory to a permitted use in accordance with [Section 6.3](#)
- The minimum front yard and exterior side yard setbacks shall be 30 metres (100 feet)
- Outdoor storage shall not be permitted in any required yard setback
- With exception to the entrance and sign permitted by the Ministry of Transportation, required setback areas shall be maintained in a natural state.

**RCM-i-13-2019** – Part Farm Lot 4, West Side Bury Road, Plan Bury as in R379962, (St. Edmunds) - 17 Hay Bay Road (Escarpment Heights Inc. Z45-2018.66)

- permitted uses are limited to fish net construction and/or repair and a parking lot
  - a. minimum width for 90-degree parking spaces shall be 2.7 metres
  - b. minimum maneuvering aisle width for 90-degree parking spaces shall be 7.5 metres
- The entire property is designated as a site plan control area under Section 41 of The Planning Act, R.S.O. 1990, as amended.

**RCM-82-2021** Eastnor Concession 3 WBR Part Lot 25, RP 3R8893 PART 2, 59 Burma Rd (Reimer-Catteau Z-2021-023)

- Permitted uses shall be limited to a contractor's yard, an accessory detached dwelling in accordance with Sections 6.4 and 6.5, and permitted accessory uses in accordance with Section 6.3.
- The front yard setback shall be 60 metres.

## Section 24 EX - Provisions For Industrial Zone 2 (Extractive Industrial)

### 24.1 Uses Permitted

No person shall within the EX Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following uses:

- (a) Residential Uses
  - none
- (b) Non-Residential Uses
  - a pit
  - a quarry
  - a wayside pit
  - buildings, structures and uses accessory to a permitted use including a private fuel pump island and an open storage area in accordance with [Section 6.3](#)
  - agricultural uses (excluding accessory farm dwelling)
  - conservation areas
  - contractor's yard
  - a portable asphalt plant used by a public authority
  - food trucks in accordance with the associated Food Truck licensing by-law requirements
  - shipping containers in accordance with [Section 6.3.14](#) of this By-law

### 24.2 Zone Provisions

No person shall within any EX Zone use any lot or erect, alter or use any building or structure for the purpose except for one or more of the following provisions:

minimum lot area	1 hectare (2 acres)
minimum lot frontage	76.2 m (250 ft.)
maximum lot coverage	1 %
minimum setback from a municipal road allowance for area of extraction	30 m (98 ft.)
minimum setback from any lot lines	15 m (49 ft.)
maximum building height	30 m (98.4 ft.)

**24.3.1** When an Extractive Industrial use abuts another such use no side lot boundary setback shall be required.



## 24.4 Special Provisions

**EX-89-2011** Pt Lots 12-13 & Lots 14-15, Conc 2EBR (Lindsay) (Hayes Z-35-08.66) Nov14, 2011

- A reduced minimum lot frontage from 76.2 m (250 ft) to 0 m (0 ft) shall be permitted.
- A reduced setback from lot lines from 15m (50 ft) to 0 m (0 ft) shall be permitted along the lot line associated with the quarry.

## Section 25 'I' - Provisions For Institutional Zone

### 25.1 Uses Permitted

No person shall, within any I Zone, use any lot, or erect, alter or use any building or structure for any purpose except for one or more of the following uses:

- an accessory dwelling unit or detached dwelling in conjunction with a church and used as a residence by the minister, rabbi, priest or other religious head of the church congregation in accordance with [Section 6.5](#) or [Section 6.4](#) whichever is applicable
- a dormitory in conjunction with an educational facility
- a private or public nursing home
- a home for the aged
- a church
- a cemetery and crematorium
- a private or public curling or skating arena
- an assembly hall
- a public school
- a separate school
- a day nursery
- a private club
- a post office
- a hospital
- a health care clinic
- a private school
- a museum
- a public use
- a library
- fire station
- recycling depot
- open storage accessory to the permitted public use
- a private campground or lodge existing at the date of the passing of this by-law
- food trucks in accordance with the associated Food Truck licensing by-law requirements
- shipping containers in accordance with [Section 6.3.14](#) of this By-law

## 25.2 Zone Provisions

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

Provisions	No municipal water or sewer	Municipal water or sewer	Municipal water and sewer
minimum lot area	4000 m <sup>2</sup> (43057 ft <sup>2</sup> )	1800 m <sup>2</sup> (19375.6 ft <sup>2</sup> )	550 m <sup>2</sup> (5920 ft <sup>2</sup> )
minimum lot frontage	40 m (131 ft)	30 m (98 ft)	15 m (49 ft)
minimum lot frontage corner lot	43 m (141 ft)	33 m (108 ft)	18 m (59 ft)
minimum front yard	7.6 m (24.9 ft)	7.6 m (24.9 ft)	7.6 m (24.9 ft)
minimum exterior side yard	7.6 m (24.9 ft)	7.6 m (24.9 ft)	7.6 m (24.9 ft)
minimum side yard	5 m (16 ft)	5 m (16 ft)	5 m (16 ft)
minimum rear yard	7.6 m (24.9 ft)	7.6 m (24.9 ft)	7.6 m (24.9 ft)
minimum ground floor area	70m <sup>2</sup> (753 ft <sup>2</sup> ) (a) (b)	70m <sup>2</sup> (753 ft <sup>2</sup> ) (a) (b)	70m <sup>2</sup> (753 ft <sup>2</sup> ) (a) (b)
maximum building height - main building	10 m (32.8 ft)	10 m (32.8 ft)	10 m (32.8 ft)
maximum number of accessory buildings	5	5	5
Maximum height accessory building	5 m (16 ft)	5 m (16 ft)	5 m (16 ft)
maximum lot coverage	10%	20%	30%

### Footnote

- (a) Structures or buildings used for recreation, administration, or maintenance shall conform to the requirements of the above, save and except for the minimum ground floor area which may be reduced to 30m<sup>2</sup> (322.9ft<sup>2</sup>).
- (b) Uses accessory to a public use do not require a minimum building ground floor area.

## 25.3 Existing Lots

In any Institutional Zone where an existing lot has a lesser area and/or frontage than required in the applicable Institutional Zone, such lot may be used in accordance with the applicable zone provided that all other provisions of this By-law are complied with.

## 25.4 Special Provisions

- I-a** 80 Main St., Unit 21, Plan D-5 (Lion's Head) (20) (Golden Dawn Senior Citizens)
- Maximum Lot Coverage 25%
  - exterior side yard 1.22 m (4 ft)
  - front yard 1.49 m (4.9 ft)
- I-b** Lot 20, Con 2 EBR (Eastnor)
- uses limited to a church and accessory uses
- I-c** Lot 4, Con 4 EBR (Eastnor)
- uses limited to a cemetery and accessory uses
- I-d** Pt Lot 37, Con 3 EBR (Eastnor)
- uses limited to an Ontario Ministry of Transportation depot and accessory uses
- I-e** Pt Lot 36, Con 2 EBR (Eastnor)
- uses limited to a Canadian Legion Branch and accessory uses
- I-f** Pt Lot 23, Con 2 EBR (Eastnor) Pt Lot 28, Conc. 3 EBR (Eastnor)
- uses limited to a hydro transformer station and accessory uses
- I-g** 11 Nicholas St., Pt Block A, Town Plot Bury EBR (St. Edmunds) (35) (ambulance station)
- Minimum lot area – 1,017 m<sup>2</sup> (10956 ft<sup>2</sup>)
  - Maximum lot coverage – 20%
  - Minimum front yard setback – 3 m (10 ft)
  - Minimum lot frontage – 25 m (82 ft)
- I-h** D-6 Unit 46 (Lion's Head) (Forbes c/o Christ Church Z-23-2006.64) By-Law 2007-20
- permitted uses limited to a cemetery
  - a fence with a minimum height of 1.5m (5ft) shall be required on the north, east and south property boundaries of the cemetery
- I-70-2016** Concession 4 EBR Parts Lot 9 (Lindsay) (Hayes Estate Z-74-16.66)  
Notwithstanding Section 25, those lands delineated as 'I-70-2016 on Schedule "A" to this By-law may be used in compliance with the RU1 zoning provisions contained in this By-law excepting however that:
- minimum lot size shall be 0.35 ha (0.87 ac)

# Section 26 OS - Provisions For Open Space Zone (General Open Space)

## 26.1 Uses Permitted

No person shall within any OS Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following uses:

- an accessory dwelling unit only in conjunction with a golf course use and in accordance with [Section 6.4](#) & [6.5](#).
- parks, private parks, conservation areas, historic sites
- golf courses
- buildings, structures and uses accessory to a permitted use
- curling and skating arena
- municipal boat launching and docking
- an agricultural use but not an intensive agricultural use
- sewage treatment works

## 26.2 Zone Provisions

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

Minimum lot area	1 hectare (2 acres) (a)
Minimum building setback	10 m (32.8 ft.) from any lot line
Maximum height, main building	10 m (32.8 ft.)
Maximum height, accessory building	5 m (16 ft.)
Minimum ground floor area golf course, main building	100 m <sup>2</sup> (1076 ft <sup>2</sup> )
Maximum lot coverage	1%

### Footnote

- (a) The minimum lot area for public parks, conservation areas and historic sites may be reduced to 300 m<sup>2</sup> (3229.3ft<sup>2</sup>).

## 26.3 Special Provisions

**OS-a** Lot 23 & 24, Con 4 WBR, Lot 22, 23 & 24, Con 3 WBR (Eastnor)

**Permitted uses:**

- assembly hall
- day nursery
- parks
- conservation areas
- boat storage
- private club
- recycling depot
- swimming pool
- tennis court
- buildings, structures and uses accessory to a permitted use

**Zone provisions:**

minimum lot area	9 hectares (22.2 acres)
minimum setback	10 m (32.8 ft)
maximum height, main building	10 m (32.8 ft)
maximum height, accessory building	5 m (16.4 ft)
maximum lot coverage	3%

**OS-b** Lot 23 & 24, Con 4 WBR, Lot 22, 23 & 24, Con 3 WBR (Eastnor)

**Permitted uses:**

- Conservation area
- a maximum of 12 docks and one main dock
- sewage treatment works
- board walk

**OS-c** Part Lots 10/11 Concession 7 WBR (Eastnor) (Tyler/Wildflower 41T 2009-04.62 / Z-51-09.62)  
OMB Decision PL100502 / 100503

Notwithstanding [Section 26.1](#), the lands delineated as “OS-c” shall be subject to the provisions of [Section 13](#), except as follows:

- i. No buildings or structures are permitted, except connections to electrical supply, telephone systems, cable systems, and similar services.
- ii. No individual water supply or sanitary sewage treatment systems are permitted.
- iii. One driveway having a maximum width of 3.5m is permitted provided that:
  - a. the driveway is located as stipulated in the Vegetation and Natural Areas Retention Plan approved by the Municipality and the Grey Sauble Conservation Authority as

required by the Conditions of draft Approval of the Plan of Subdivision or by the Subdivision Agreement for the subject lands, and

- b. Lots 1 to 7 on the proposed Draft Plan of Subdivision for the lands that are subject of this By-law shall not have vehicular access over the Original Unopened Road Allowance between Lot 10 Concession 7 and Lot 11 Concession 7.

**\*\*\*Explanatory Note:** This note does not form part of this By-law and is intended to provide additional relevant information concerning lands in this zone. These lands are subject to an application to approve a Plan of Subdivision at the time of passing and will be subject to additional requirements through conditions of Draft Plan Approval, or a Subdivision Agreement that will directly relate to the use of the lands, and the erection of buildings or structures on the lands, and/or site plan approval.”

**OS-d** Part Lots 10/11 Concession 7 WBR (Eastnor) (Tyler/Wildflower 41T 2009-04.62 / Z-51-09.62) OMB Decision PL100502 / 100503

Notwithstanding [Section 26.1](#), the lands delineated as “OS-dx” shall be subject to the provisions of [Section 26](#) of this By-law except as follows:

- i. Permitted uses shall be limited to passive park and conservation area.
- ii. No buildings or structures of any kind shall be permitted on lands zoned OS-d.
- iii. No parking shall be permitted on lands zone OS-d.
- iv. No boat docking shall be permitted on lands zoned OS-d.
- v. No motorized vehicles shall be permitted to be located on or use land zoned OS-dx.
- vi. No tree cutting shall be permitted on lands zoned OS-d except for tree cutting consistent with accepted good forestry management with the intent of preserving the natural features of the park.

**OS-e** Pt Lot 33 and 34, Con 9 EBR (Lindsay)  
Permitted uses are limited to a parking lot

**OS-f** 4 Cameron Lake Rd, Con 1 EBR Pt Lot 34 (St Edmunds) (Adams Z-10-09.68) By-law 2009-39

- i. Permitted uses shall be limited to parks, private parks, conservation areas, and historic sites.
- ii. All buildings, structures and site grading and drainage works shall be prohibited

**OS-76-2019** Eastnor Concession 6 WBR Part Lots 11, 12, 13 plus 66-foot strip along shore, 423 Shaw Road (Hobson Z26-2019.62)

- OS Open Space uses are permitted except for a golf course

# Section 27 MIS - Provisions For Municipal Infrastructure Services Zone (Municipal Infrastructure Services)

## 27.1 Uses Permitted

No person shall within any MIS Zone use any lot or erect or use any building or structure for any purpose except one or more of the following uses:

- a waste disposal site
- an accessory building for administration and storage of equipment
- all uses permitted in the OS Zone save and except for any buildings or structures
- a municipal or provincial water treatment plant or pumping station
- a municipal or provincial sewage treatment plant or pumping station
- recycling plant
- way side pit

## 27.2 Zone Provisions

Except as provided in Section 27.4 no person shall within any WD Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

minimum lot area	4 hectares (9.8 acres)
minimum lot frontage	20 m (65.6 ft.)
maximum lot coverage	1 %
minimum setback from any lot line for all structure	15 m (49 ft.)
maximum building height	10 m (32.8 ft.)
minimum setback (dumping or disposal or waste material) from lot line	30 m (98ft)

27.3 All OS Zone uses permitted in a MIS Zone shall be subject to the OS Zone provisions regarding such uses.

## 27.4 Special Provisions



# Section 28 EH - Provisions For Environmental Hazard Area Zone

## 28.1 Uses Permitted

No person shall within any Environmental Hazard Zone use any lot for any purpose except for one or more of the following uses:

- parks, conservation areas, picnic areas, historic sites
- existing agricultural uses
- boat launching and docking and housing
- pumphouse
- forestry

## 28.2 Structures Permitted

No person shall within any Environmental Hazard Zone erect, alter, or use any building or structure for any purpose except for one or more of the following:

- non-habitable buildings or structures designed for the purposes of flood and/or erosion control
- boat house as per [Section 6.3.9](#)

## 28.3 Zone Provisions

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

Provisions	Flood Control Buildings	Boat House
minimum building setback from side lot line	10 m (32.8 ft)	5 m (16 ft)
minimum building setback from lot line abutting a water body	0 m (32.8 ft)	0 m (0 ft)
maximum building area	20 m <sup>2</sup> (215 ft <sup>2</sup> )	55.7 m <sup>2</sup> (600 ft <sup>2</sup> )
maximum building height	3 m (9.8 ft)	5 m (16 ft)

## 28.4 Minor Adjustments to Zone Boundary

Notwithstanding the boundaries designated for the EH-Environmental Hazard Zone shown on Schedule 'A' to this By-law, minor changes may be made to these boundaries without a formal amendment to this By-law. Such minor boundary changes must be approved in writing by the Grey-Sauble Conservation Authority and the Chief Building Official of the Corporation.

## 28.5 Special Provisions

### **EH-a** Lot 27, Conc. 4 WBR, Eastnor Twp. (map 11)

- Existing building & structures permitted
- Alteration, expansion in accordance with 'R1' provisions and Section 30 (flood proofing)

### **EH-b-H** Part Lot 16, Con 7 WBR (St. Edmunds) (Joris)

- Development in the EH-b zone shall be in accordance with the R2 Resort Residential zone provisions as laid out in [Section 12.2](#) Zone Provisions
- Permitted uses will be limited to a cottage dwelling, one private guest cabin accessory to a permitted use and buildings, structures and uses accessory to a permitted use in accordance with [Section 6.3](#)
- All buildings must be situated above an elevation of 178.2 meters G.S.C
- The minimum elevation of the top of the shoreline protection structure must be at or above an elevation of 177.6 meters G.S.C

**The 'H' Holding provisions** shall be removed when the following conditions have been met:

- a. The applicant enters into a site plan control agreement with the Municipality; and
- b. A qualified consultant provides written confirmation to the CBO/Clerk that the shoreline protection structure is at or above an elevation of 177.6 meters G.S.C

### **EH-c** Pt Lot 25, Con 2 WBR (Lindsay) (Mosiuk)

- Outside storage/display of goods shall be permitted in accordance with [Section 6.28](#) Open Storage – Commercial and Industrial Zones
- The outside storage/display shall be limited to goods (garden sheds and lawn furniture) produced on site
- Reduced front yard setback to 8 m (26 ft) shall be permitted. The reduced front yard setback will apply only to the storage/display of goods produced on site and not to any permanent buildings or structures that require a building permit.

### **EH-02-2014** Part Lot 20 Concession 5 WBR (Eastnor) (Weatherhead, Z-43-2012.62)

- a. Tree cutting and/or site alteration are prohibited

### **EH-04-2017** Part Farm Lot 3, Town Plot Bury, WBR, Part 2, Plan 3R-4866, Parts 1, 2 and 3, Plan 3R-5327, (St. Edmunds) Peacock Z-68-16.68

- a. Development and site alteration is prohibited with the exception of a concrete retaining wall, chain link fence and two (2) light standards

The entire property is designated as a site plan control area under Section 41 of The Planning Act, R.S.O. 1990, as amended. No development shall occur except in compliance with a Site Plan Control Agreement registered on title of the property.

### **EH-89-2019** St Edmunds Part Block 3, Town Plot Bury WBR (Robins / Peacock Foodland HSKP #3)

- Development and site alteration is prohibited with the exception of a concrete retaining wall, chain link fence and two (2) light standards

## Section 29 PD - Provisions For Planned Development Zone

### 29.1 Uses Permitted

No person shall within a PD Zone may use any lot or erect, alter or use any building or structure, for any purpose except the following:

- (a) uses, buildings and structures existing at the date of passing of this By-law
- (b) uses permitted in the RU1, OS and EH Zones provided that no buildings or structures are erected.
- (c) the expansion and alteration to existing detached dwellings and accessory uses shall be permitted in accordance with the provisions of the R1-Detached Residential zone.
- (d) accessory buildings and structures are permitted, in accordance with [Section 6.3](#) (Accessory Uses) and notwithstanding [Section 6.15](#) (Frontage on a Public Road).

### 29.2 Special Provisions

**PD-63-2015** Concession 1 EBR Part Lot 50, Plan 3R4890 Parts 1 and 2 (St Edmunds)  
(McAfee c/o NPB Z-37-15.68)

Notwithstanding [Section 29.1](#),

- i. Uses, buildings and structures existing at the date of passage of this by-law as permitted
- ii. Home-based business permitted in the R1 Zone and subject to the provisions for those uses

## Section 30 - Enactment

### 30.1 Conflict with Other By-laws

In the event of any conflict or inconsistency between this By-law and any other general or special By-law of the Corporation, the provisions of this By-law shall prevail.

### 30.2 Repeal of Existing By-law

From the coming into force of this By-law, all previous by-laws passed under Section 34 of the Planning Act, R.S.O. 1990 or a predecessor thereof shall be deemed to have been repealed except to the extent that any of the said by-laws prohibit the use of any land, building or structure for a purpose that is also prohibited by this By-law.

### 30.3 Effective Date

This By-law shall come into force on the date it is passed by Council subject to the provisions of The Planning Act, R.S.O. 1990.

READ A FIRST & SECOND TIME THIS 28th DAY OF October 2002.

REEVE\_\_\_'Milt Mclver'\_\_\_\_\_

CLERK\_\_\_'Cathy Robins'\_\_\_\_\_

Read a third time & finally passed this 28th day of, October 2002.

REEVE\_\_\_'Milt Mclver'\_\_\_\_\_

CLERK\_\_\_'Cathy Robins'\_\_\_\_\_