



**Zoning  
By-Law  
B2014-070**

**JULY 15, 2014**

**THE CORPORATION OF THE  
MUNICIPALITY OF TRENT LAKES**

**BY-LAW NO. B2014-070**

**BEING A BY-LAW** to regulate the use of land and the character, location and use of buildings and structures in the Municipality of Trent Lakes.

**WHEREAS** authority is granted under the *Planning Act*, R.S.O. 1990, as amended to pass this By-law;

**AND WHEREAS** the Council of the Corporation of the Municipality of Trent Lakes considers it desirable to repeal By-law No.85-94 of the Township of Galway-Cavendish and Harvey as amended by By-law No B2000-73 of the Township of Galway-Cavendish and Harvey in their entirety, together with all amendments thereto except as set out in Section 24.3 of this By-law;

**AND WHEREAS** the Council of the Corporation of the Municipality of Trent Lakes further deems it necessary in the public interest to regulate the use of land in the Municipality;

**NOW THEREFORE** the Council of the Corporation of the Municipality of Trent Lakes hereby enacts By-law No. B2014-070 as follows.

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**ZONE MAPS**

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## **Section 1 – By-Law Interpretation And Administration**

### **1.1 Title Of By-Law**

This By-law may be cited as "The Municipality of Trent Lakes Comprehensive Zoning By-law".

### **1.2 Scope**

The provisions of this By-law shall apply to all lands within the limits of the Corporation of the Municipality of Trent Lakes.

### **1.3 Application Conformity**

Except as provided by the *Planning Act*, R.S.O. 1990, as amended, no building, structure or land shall be used, and no building or structure shall be hereafter erected, structurally altered or enlarged within the limits of the Municipality as now hereafter legally constituted except in conformity with this By-law.

No lands shall be severed from any existing lot 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.

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

### **1.4 Minimum And Maximum Requirements**

In their interpretation and application, the provisions of this By-law are held to be the minimum and maximum requirements adopted for the promotion of public health and safety, land use compatibility and general welfare.

### **1.5 Interpretation**

Unless the contrary intention appears in this By-law, words importing the singular number or the masculine gender only, include more persons, parties or things of the same kind than one, and females as well as males, and the converse. Words used in the present tense include the future, and the word "shall" is mandatory and not discretionary.

"Illustrations" and "Notes" contained in this document are provided for information and convenience, and do not form part of this By-law.

## **1.6 Committee Of Adjustment**

Where the uses of land, buildings or structures permitted in the By-law are defined in general terms, the Committee of Adjustment may permit the use of any land, buildings or structures for any purpose that, in the opinion of the Committee, conforms to the uses permitted in this By-law.

## **1.7 Zoning Administration**

This By-law shall be administered and enforced by the By-law Enforcement Officer, as appointed by Council.

## **1.8 Building Permits**

Notwithstanding the provisions of the Ontario Building Code or the Corporation's Building By-law or any other By-law of the Corporation, 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.

## **1.9 Inspection**

### **(a) Conditions of Entry:**

Subject to clause (b) of this subsection, the By-law Enforcement Officer, Chief Building Official, or any other authorized officer or employee of the Corporation, is hereby authorized to enter, at all reasonable hours, upon any property or premises for the purpose of carrying out his duties under this By-law;

### **(b) Restrictions for Entry of Dwelling:**

Notwithstanding any provision of clause (a) of this subsection to the contrary, no officer or employee of the Corporation shall enter any room or place being used as a dwelling or part thereof without the consent of the occupant except under the authority of a search warrant issued pursuant to the Provincial Offences Act.

## **1.10 Application Of Other Statutes And By-Laws**

Nothing in this By-law shall relieve any person from the obligation to comply with the requirements of the Ontario Building Code Act or of any By-law of the Municipality of

Trent Lakes in force from time to time, or the obligation to obtain any license, permit, authority or approval required under any By-law of the Municipality of Trent Lakes or any other applicable agency or agencies.

### **1.11 Validity**

If any section, clause or provision of this By-law, including anything contained in the Zone Schedules attached hereto, is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-law as a whole or any part thereof, other than the section, clause or provision so declared to be invalid and it is hereby declared to be the intention that all the remaining sections, clauses or provisions thereof shall have been declared to be valid.

### **1.12 Litigation**

This By-law does not affect the rights of any party in any action, litigation or other proceeding pending on the date of the final passage thereof, except to the extent to be determined in the final adjudication of such action, litigation or other proceedings.

### **1.13 Application For Building Permits**

In addition to the requirements of the Building By-law, every application for a building permit shall be accompanied by a plan in duplicate, drawn to scale and showing the following:

- (a) The true shape and dimension of the lot to be used or upon which it is proposed to erect any building or structure;
- (b) The proposed location, height and dimensions of any building, structure or use proposed for such lot;
- (c) Proposed location and dimensions of any yards, setbacks, landscaping, off-street parking spaces or off-street loading facilities required by this By-law;
- (d) The location of all existing buildings or structures on the lot; and
- (e) A statement signed by the owner or his agent duly authorized thereunto in writing, filed with the building inspector, disclosing the current and intended use of each building and structure or part thereof, the sanitary facilities available and all information necessary to determine whether or not such proposed or existing buildings structure or use conforms to the requirements of the By-law.

#### **1.14 Metric Values And Imperial Conversions**

This By-law has been prepared in metric with imperial conversion (rounded) provided for information only. The metric value shall be utilized for any specific provision or regulation contained in this By-law or as it may relate to another provision or regulation contained in this By-law.

#### **1.15 Minor Variance**

Where a minor variance has been granted from former By-law 85-94, amended by By-law B2000-73, and a building permit has not been issued and/or site alteration and development is not complete, such prior variance is deemed to be in force and effect despite Section 24.3 of this by-law.

## Section 2 - Zone Classification

### 2.1 Zones

For the purposes of this By-law, the whole of the Municipality of Trent Lakes is divided into various zones as named and described in the following sections, the boundaries of which are shown on Schedule "A" (comprised of Maps 1 to 10) which are attached hereto and form part of this By-law.

### 2.2 Zone Classification

For the purposes of this By-law, reference may be made to individual zones or categories of zones as set out below:

<b><i>Rural Zones</i></b>	<b><i>Zone Symbol</i></b>
Rural Zone	RU
<b><i>Residential Zones</i></b>	
Rural Residential Zone	RR
Hamlet Residential Zone	HR
Shoreline Residential Zone	SR
Shoreline Residential-Private Access Zone	SR-PA
Rural Residential-Private Access Zone	RR-PA
Island Residential Zone	IR
<b><i>Commercial Zones</i></b>	
General Commercial Zone	GC
Hamlet Commercial Zone	HC
Tourist Commercial Zone	TC
<b><i>Industrial Zones</i></b>	
General Industrial Zone	GI
Extractive Industrial Zone	EI
Disposal Industrial Zone	DI
<b><i>Community/Open Space Zones</i></b>	
Community Facility Zone	CF
Open Space Zone	OS
Development Zone	D
<b><i>Environmental Zones</i></b>	
Environmental Protection Zone	EP
Crown Land	CL
<b><i>Sandy Point Recreation Development Zones</i></b>	
Special Recreational Residential Zone	SRR

Special Estate Residential Zone	SER
Special Multiple Recreational Residential Zone	SMR
Special Tourist Commercial Zone	STC
Special Open Space Type 2 Zone	OS-2
Special Open Space Type 3 Zone	OS-3
Special Environmental Protection Type 1 Zone	EP-1

### **2.3 Zone Symbols**

The Symbols listed in Section 2.2 may be used to refer to buildings and structures, the use of lots, buildings and structures permitted by this By-law in the said zones, and whenever in this By-law the word "zone" is used, preceded by any of the said symbols, such reference shall mean any area within the Corporation within the scope of this By-law, delineated on a Schedule and designated thereon by the said symbol.

### **2.4 Interpretation Of Zone Schedules**

For the purpose of this By-law, all land within the Municipality of Trent Lakes is hereby divided into use zones as set out in Section 2.2 and Schedule "A", and the zone boundaries are:

The centreline of any road, right-of-way or watercourse or a part of any waterbody; or,

The lot line as indicated on a registered plan of subdivision, or a Municipal survey plan; except that,

In the absence of either of the above, the zone boundary is the distance as scaled from the Zone Schedule.

### **2.5 Road Allowances And Rights-of-Way**

A road allowance, shoreline road allowance, utility transmission right-of-way or watercourse is, unless otherwise indicated, included within the zone of the adjoining property on either side thereof, and where such road allowance, right-of-way or watercourse serves as a boundary between two or more different zones, a line midway in such road allowance, right-of-way or watercourse and extending in the general direction of the long division thereof is considered the boundary between zones, unless specifically indicated otherwise.

### **2.6 Road And Right-Of-Way Closings**

In the event a dedicated road or right-of-way shown on the map is closed, the property formerly in said road or right-of-way shall be included within the zone of the adjoining

property on either side of the said closed road or right-of-way and the zone boundary shall be the former centre line of said road or right-of-way.

## **2.7 Special Zones And Provisions**

Where the zone symbol shown on certain lands on a Schedule is followed by a dash and a number, for example, "RU-1", then special provisions apply to such lands. Lands zoned in this manner shall be subject to all of the provisions of the By-law except as otherwise provided by the special provisions of the special zone.

## Section 3 - Definitions

Section 3 contains terms and definitions which shall apply throughout the defined area of this By-law. For the purpose of this By-law, the definitions and interpretations provided in this section shall govern unless the context indicates otherwise.

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- 3.1 Abattoir** means a slaughter-house designed for the purpose of killing animals, skinning, dressing and cutting up of carcasses, wrapping for sale for human consumption with cooler and freezer storage, and may include indoor confinement of animals while awaiting slaughter, but shall not include the manufacturing of meat by-products or any process related to rendering plants such as the manufacture of tallow, grease, glue, fertilizer, or any other inedible product. An abattoir may include the retail and wholesale sale of products processed on the site.
- 3.2 Accessory Building Or Structure** means a detached building or structure that is not used for human habitation and the use of which is customarily incidental and subordinate to a principal use, building or structure and located on the same lot therewith.
- 3.3 Accessory Use** means a use customarily incidental and subordinate to, and exclusively devoted to the main use of the lot, building or structure and located on the same lot as such main use.
- 3.4 Adult Entertainment Parlour** means any premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, services appealing to or designed to appeal to erotic or sexual appetites or inclinations.

For the purposes of defining adult entertainment parlour as prescribed in this section, the following definitions are applicable:

- a) “to provide” when used in relation to services, means to furnish, perform, solicit, or give such services. “Providing” and “provision” shall have corresponding meanings;
  - b) “services” includes activities, facilities, performances, exhibitions, viewing and encounters;
  - c) “services designed to appeal to erotic or sexual appetites or inclinations” includes:
    - i. Services of which the principal feature or characteristic is nudity or partial nudity of any person, or
    - ii. Services in respect of which the word or phrase “nude”, “naked” “topless”, “bottomless”, “sexy”; “lap dancing”, “lounge dancing” “towel dancing” or any other word or picture symbol or representation having like implication is used in any advertisement.
- 3.5 Aggregate** means gravel, sand, clay, earth, shale, stone, limestone, dolostone,

sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act.

- 3.6 Aggregate Processing Plant** means equipment for the crushing, screening or washing of aggregate, but does not include a concrete batching plant or an asphalt plant.
- 3.7 Agriculture/Agricultural Use** means the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures. This definition shall not include a kennel, as defined in this by-law.
- 3.8 Alter** means, when used in reference to a building or part thereof, 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 the width, depth, or area thereof or to decrease the width depth or area of any required yard, setback, landscaped open space or parking area, or to change the location of any boundary of such lot with respect to a public highway or laneway, whether such alteration is made by conveyance of any portion of said lot, or otherwise. The words “altered” and “alteration” shall have a corresponding meaning.
- 3.9 Amusement Machine** means any mechanical or electronic machine or device intended for use as a game, entertainment or amusement offered for use by the public for profit or gain, and shall include a pinball machine, billiard table, video game, shooting gallery, or other similar device, but shall not include any device used only for the purpose of vending merchandise or services or playing music.
- 3.10 Aquaculture** means stocking, culturing, rearing and harvesting fish for recreational commercial purposes, and includes ponds and hatchery buildings and accessory buildings or structures and may include buildings, structures or facilities for processing fish or fish products for commercial sale.
- 3.11 Arcade** means any building or room or parts of a building or room containing 3 or more arcade machines or amusement devices operated for gain, including where the operation of such game machines for gain is an accessory use or is not the primary use of the building or room.
- 3.12 Arcade Machine** means any mechanical game machine or amusement device including pinball machines, operated for gain.
- 3.13 Archery Range, Commercial** means a facility or area operated for profit or gain which solely involves the use of archery components and one or more artificial or manmade targets being located at a single or variety of locations.

- 3.14 Arena** means a building, or part of a building, in which the principal facilities provided are for such recreational activities as curling, skating, hockey, lacrosse, broomball, or similar athletic activity, which facilities may include dressing rooms, concession booths, bleachers, plant equipment for the making of artificial ice and such other facilities as are normally considered incidental and subordinate hereto.
- 3.15 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.
- 3.16 Assembly Hall** means a building, in which facilities are provided for such purposes as meetings for civic, educational, political, religious or social purposes and may include a banquet hall, private club or fraternal organization.
- 3.17 Attached** means a building otherwise complete in itself, which depends for structural support or complete enclosure, upon a division wall or walls shared in common with an adjacent building or buildings.
- 3.18 Attic** means the portion of a building situated between the roof and the ceiling of the top storey, which is not a one-half storey.
- 3.19 Auction Barn** means a building, structure or part thereof in which the principal facilities provided are for the storage, display and subsequent sale of goods and articles, including furniture and antiques, by way of auction.
- 3.20 Auction Barn, Agricultural** means any premises used predominately as a livestock auction facility and may include the auction of agriculturally related chattels on an incidental or accessory basis only.
- 3.21 Auditorium** means a building, structure or premises where facilities are provided for athletic, civic, educational, political, religious or social events. This definition may include an arena, gymnasium, stadium, or other similar facility or use.
- 3.22 Balcony** means a platform, projecting from the face of a wall, cantilevered and usually surrounded by a balustrade or railing.
- 3.23 Basement** means one or more storeys of a building located below the first storey.
- 3.24 Basement, Walkout** means that portion of a building which is partly underground, but which has more than fifty percent of the finished floor area not greater than 0.6 metres (1.9 ft.) below the adjacent finished grade level adjacent to the exterior walls of the building and which has a door, at or above the adjacent finished grade, for entrance and exit directly to the outside, but not a first storey.

- 3.25 Bed And Breakfast Establishment** means a single detached dwelling in which a maximum of three (3) guest rooms are made available for rent to the travelling or vacationing public, whether rented regularly, seasonally or occasionally. Such establishment may offer meals to those persons patronizing the establishment. A bed and breakfast establishment shall not include an eating establishment, hotel, motel or any other form of tourist establishment.
- 3.26 Boarding, Lodging Or Rooming House** means a single detached dwelling house, containing not more than four guest rooms, in which the proprietor supplies lodging, with or without meals, in return for monetary compensation. For the purposes of this By-law a boarding or rooming house shall not include a motel, motor hotel, hotel, bed and breakfast establishment, group home, hospital or any other similar use defined or classified herein. A Boarding, Lodging or Rooming House shall be permitted only by amendment to this By-law.
- 3.27 Boat Docking And Launching Facility** means a structure used to take a boat into or out of a waterbody or watercourse or to moor a boat. This definition shall include a boat launching ramp, boat lift or dock but shall not include a boat house nor any building used for human habitation or any boat servicing, repair or sales facility.
- 3.28 Boathouse** means a single storey detached accessory building, or structure which is designed or used for the sheltering of a boat or other form of water transportation but shall not contain sleeping, cooking, plumbing, or sanitary facilities and in which human habitation and/or other recreational activities are prohibited. Building height shall be measured from the highwater mark.
- 3.29 Building** means:
- (a) A structure occupying an area greater than 10 sq. m. (107.6 sq. ft.) consisting of a wall, roof and floor, or any of them or a structural system serving the function thereof including all plumbing, works, fixtures and service systems appurtenant thereto,
  - (b) A structure occupying an area of 10 sq. m. (107.6 sq. ft.) or less that contains plumbing, including the plumbing appurtenant thereto,
  - (c) Plumbing not located in a structure,
  - (d) A sewage system or
  - (e) Structures designated in the Ontario Building Code, as amended.
- 3.30 Building Area** means the greatest horizontal area of a building above grade, within the outside surface of exterior walls, or within the outside surface of

exterior walls and the centre line of firewalls.

- 3.31 Building By-Law** means a By-law passed by the Corporation pursuant to the Ontario Building Code Act, and Regulations passed there under, as amended.
- 3.32 Building Envelope** means an area of a lot within which permitted buildings may be established as determined by the required minimum yards and setbacks.
- 3.33 Building Permit** means a building permit issued by the Chief Building Official of the Corporation of the Municipality of Trent Lakes under the Building By-law.
- 3.34 Building Supply Outlet** means a building or structure in which building or construction and home improvement materials are offered or kept for sale at retail or wholesale and may include the fabrication of certain related to home improvements and also includes a lumber yard.
- 3.35 Bulk Fuel Storage Tank** means a tank for the bulk storage of petroleum, gasoline, diesel or other fuels, oil, gas, propane or flammable liquid or fluid but does not include a container for flammable liquid or fluid legally and properly kept in a retail store or a tank for storage merely incidental to some other use of the premises where such tank is located.
- 3.36 Bunkhouse** means a building or structure that is used for the temporary housing of five (5) or more seasonal farm employees and is accessory to a farm operation, but shall not include a dwelling. A bunkhouse shall not be used for permanent residential occupation.
- 3.37 Business, Professional Or Administrative Office** means a building or part of a building in which one or more persons are employed in the management, direction or conducting of a business or where professionally qualified persons and their staff serve clients or patients who seek advice, consultation or treatment and for the purposes of this By-law may include the administrative offices of a non-profit or charitable organization.
- 3.38 By-Law** means the Corporation of the Municipality of Trent Lakes Comprehensive Zoning By-law.
- 3.39 By-Law Enforcement Officer** means an officer or employee of the Corporation of the Municipality of Trent Lakes for the time being charged with the duty of enforcing the provisions of this By-law of the Corporation.
- 3.40 Cabin, Guest** means a building or structure comprised of a room or suite of rooms designed or used without profit or gain in providing temporary accommodation to guests or relatives of the property owner, as the sole use. A guest cabin shall not contain cooking or sanitary facilities and shall be detached from and clearly accessory to the main building.

- 3.41 Camp, Hunt** shall mean a building operated without profit or gain, and for the purpose of this By-law shall be restricted to a hunting camp which is solely situated in the Rural (RU) zone. Such building shall be erected for the sole purpose of temporary human habitation at no other times than during established large game and waterfowl hunting seasons; and does not include a dwelling or tourist establishment, or tourist trailer park as defined herein.
- 3.42 Camp, Recreational Bush** shall mean a building or structure used as a base camp for recreational activities such as hunting or hiking which provides a seasonal or temporary accommodation only, in a remote location where municipal or community services are usually not available and shall not mean a dwelling unit or a commercial facility and shall not be used for habitation on a permanent basis.
- 3.43 Camp, Seasonal** shall mean a place providing supervised facilities for sleeping, eating and camping, and includes activities such as handicrafts, sports, riding and archery. Seasonal Camps are provided for children, teenagers or individuals with special needs without gain or profit, and are primarily operated during the summer months. Seasonal Camps do not include tourist trailer parks, tourist establishments, camping parks, or recreation camps.
- 3.44 Camping Park** means a tourist trailer park owned and operated by the Corporation or the County, any local board of either the Corporation or the County, any Conservation Authority established by the Government of Ontario, or any Ministry or Commission of the Government of Ontario or Canada.
- 3.45 Camping Site** see "Trailer Site".
- 3.46 Carport** means a portion, either attached or detached, of a dwelling house which is a roofed enclosure designed for the storage or parking of a motor vehicle with at least 40 percent of the total perimeter, which shall include the main wall of the dwelling house to which such carport is attached, open and unobstructed.
- 3.47 Cartage Or Transport Depot** means a building, structure or place where trucks or tractor trailers are rented, leased, kept for hire, or stored or parked for remuneration, or from which trucks or transports, stored or parked on the property, are dispatched for hire as common carriers, and which may include a bonded warehouse.
- 3.48 Cemetery** means land that is set apart or used as a place for the interment of the dead or in which human bodies have been buried, within the meaning of the Cemeteries Act, as amended. A cemetery may include such accessory uses as mausoleums, crematoriums and columbariums.

Note: Provisions of Section 2.2 shall be in accordance with the provisions of the

Cemeteries Act.

- 3.49 Certificate Of Occupancy** means a certificate issued by the Chief Building Official for the occupancy of any land, building, excavation or structure to the effect that the proposed use or activity complies with this By-law.
- 3.50 Chief Building Official** means the officer employed by the Corporation of the Municipality of Trent Lakes as is appointed under the Building By-law and shall include any inspector likewise appointed.
- 3.51 Church** see “Place Of Worship”
- 3.52 Commercial Club** means a building or part of a building where a club is operated for gain or profit and may include facilities for physical fitness and recreation.
- 3.53 Commercial Recreation Establishment** means the use of land, building or structure for the purpose of buying and selling of entertainment or recreational commodities and supply of entertainment services and facilities and for the purposes of this By-law includes a tourist home, but does not include a tourist trailer or trailer park; or any facility designed or intended to accommodate the racing of motorized vehicles.
- 3.54 Commercial Use** means the use of land, buildings or structures for the purposes of buying and selling of commodities and supplying of service but for the purpose of this By-law does not include a tourist trailer or trailer park, a manufacturing industry, or any other such use considered to be obnoxious to the general public.
- 3.55 Community Centre** means any tract of land, or building or buildings or any part of any building used for community recreational and/or social activities whether used for commercial purposes or not, the control of which is vested in the Municipality, a local board or agent thereof, including any building, structure or facility established as a Community Recreation Centre within the meaning of the Community Recreation Centres Act. Ancillary uses may include meeting rooms and a banquet hall and related kitchen facilities.
- 3.56 Concrete Batching Plant** means a building or structure designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process, and which is of permanent construction.
- 3.57 Concrete Batching Plant, Portable** means a concrete batching plant which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.
- 3.58 Condominium** means the ownership of individual units in a multiple-unit building or multiple-unit development, while sharing title to the land and other common

areas and common elements, where the maintenance and operating costs are shared with other owners through a condominium corporation established under the provisions of the Condominium Act.

- 3.59 Conservation** means the preservation, protection and improvement of the components of the natural environment through comprehensive management and maintenance for both the individual or public uses both in the present and in the future.
- 3.60 Conservation Authority** means the Kawartha Region Conservation Authority, a corporate body established under the Conservation Authorities Act, RSO 1990.
- 3.61 Conservation Use** means the use of land for a comprehensive management and maintenance program the goal of which is the preservation, protection and improvement of the components of the natural environment.
- 3.62 Contractor Or Tradesman's Yard** means a yard of any building trade or contractor where equipment and material are stored or where a contractor performs shop or assembly work, but does not include any other yard or establishment otherwise defined or classified herein. This definition includes any building or shop situated on the same property.
- 3.63 Convenience Store** means a retail commercial establishment supplying groceries and other daily household conveniences to the immediate surrounding area.
- 3.64 Corporation** means the Corporation of the Municipality of Trent Lakes.
- 3.65 Cottage, Housekeeping** means one of a group of buildings in a tourist establishment designed for human habitation and equipped with a kitchen, which has a common private piped water supply with other such buildings in the group.
- 3.66 Cottage, Tourist** means a building to accommodate one or more guests, which contains at least two rooms, that is at least partially furnished and in which the guest is permitted to prepare and cook food, but shall not include a seasonal dwelling house as herein defined.
- 3.67 Council** means the Municipal Council of the Corporation of the Municipality of Trent Lakes.
- 3.68 County** means the Corporation of the County of Peterborough.
- 3.69 County Road** means a street or road under the jurisdiction of the Corporation of the County of Peterborough.
- 3.70 Craft Shop** means a building or part of a building where crafts, souvenirs and other similar items are offered or kept for sale at retail to the general public.
- 3.71 Custom Workshop** means a building or part of a building used by a trade, craft

or guild for the manufacture in small quantities of made to measure clothing or articles including the sale of such products at retail, and, for the purpose of this By-law shall include upholstering but does not include metal spinning, woodworking or furniture manufacture.

**3.72 Day Nursery** means a facility operated for pre-school age children within the meaning of the Day Nurseries Act, as amended.

**3.73 Deck** means a structure having a horizontal surface supported on columns or posts, free of any roof or other covering and which a railing, the height of which is governed by the Building Code Act, may surround the surface of the deck. A deck services a main building and shall be deemed part of the building or structure. A deck does not include a patio.

**3.74 Development** means the creation of a new lot, a change in land use, or the construction, erection or placing of one or more buildings or structures of any kind on land or the making of an addition or alteration to a building or structure which has the effect of increasing the size or usability thereof which requires approval under the *Planning Act*.

**3.75 Dry Cleaning Establishment** means a building or portion thereof where dry cleaning, dyeing, cleaning or pressing of articles or goods of fabric is carried on.

**3.76 Dry Cleaning Or Laundry Outlet** means a building or portion thereof used for the purpose of receiving and distributing articles or goods or fabric to be subjected to the process of dry cleaning or cleaning elsewhere, and shall not include a Dry Cleaning Establishment as defined in this By-law.

**3.77 Dwelling** means a building or part thereof containing one or more dwelling units but does not include a tent, tourist trailer, park model trailer, camper, mobile home, houseboat, bunkhouse or a room or suite of rooms in a rooming house, hotel, motel, tourist home or institution.

a) **Dwelling, Accessory** means a single detached dwelling where such dwelling or dwelling unit is to be used as a single, independent and separate housekeeping unit and is ancillary to a permitted non-residential use on the property or lot on which such dwelling is located. See also "Dwelling Unit, Accessory", herein.

b) **Dwelling, Apartment** means a dwelling unit designed, used or intended to be used for the accommodation of one family on rental basis for monetary compensation to the owner of the building in which the dwelling is situated. An apartment dwelling is not an accessory dwelling.

c) **Dwelling, Converted** means a dwelling originally constructed as a single

detached dwelling which has been subsequently altered, converted or enlarged so as to provide therein a maximum of two dwelling units.

- d) **Dwelling, Duplex** means the whole of a dwelling that is divided horizontally into two separate dwelling units, each of which has a separate independent entrance either directly from the outside or through a common vestibule.
- e) **Dwelling, Modular** means a single detached dwelling that is constructed by assembling manufactured modular units each of which comprises at least one room or living area, and has been manufactured to comply with CSA Standard A277, or equivalent standard in accordance with the Ontario Building Code.
- f) **Dwelling, Multi-Unit** means the whole of a dwelling that contains three or more dwelling units and each dwelling unit has an independent entrance either from the outside or through a common corridor.
- g) **Dwelling, Row** means a series of three (3) to six (6) attached dwelling units under a common roof, which may be staggered, with each dwelling unit being attached above and below finished grade to another dwelling unit or units by a continuous fully attached, unpierced, vertical party wall without openings from basement to roof, with each dwelling unit having a separate, independent entrance directly from the outside.
- h) **Dwelling, Seasonal (Or Recreational)** means a single detached dwelling used for recreation purposes but not occupied continuously or as a principal residence.
- i) **Dwelling, Second Unit** means the erecting, locating or use of two residential units in a detached dwelling, semi-detached dwelling, or rowhouse situated in an area where residential use, other than ancillary residential use, is permitted.
- j) **Dwelling, Semi-Detached** means two vertically attached dwelling units having a continuous, fully-attached common masonry wall where the units overlay, above and below finished grade connecting the two dwellings, each of which has a separate independent entrance directly from outside.
- k) **Dwelling, Single Detached** means a detached dwelling containing not more than one dwelling unit which is intended to be used for continuous habitation.

**3.78 Dwelling Unit** means a suite operated as a housekeeping unit, used or intended to be used as a domicile by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities. The word “suite” in this definition means “a single room or series of rooms of complementary use, and operated under a single tenancy.”

- a) **Dwelling Unit, Accessory** means a dwelling unit located in a portion of a non-residential building, except as noted herein, which is ancillary to a permitted non-residential use located on the same property, and is occupied by the owner, operator, manager, caretaker, or other similar person, as are employed in an activity permitted on the property.
- b) **Dwelling Unit, Apartment** means a dwelling unit consisting of one (1) bathroom and three (3) or more habitable rooms.
- c) **Dwelling Unit, Bachelor** means a dwelling unit consisting of one bathroom and not more than two (2) habitable rooms providing therein living, dining, sleeping and kitchen accommodation in appropriate individual or combination room or rooms.
- d) **Dwelling Unit, Condominium** means a dwelling unit in a building designated or described as a separate unit on a Registered Condominium Plan registered pursuant to the *Condominium Act* and intended for human habitation, and includes any interest in land pertaining to ownership of a unit.

**3.79 Dwelling Unit Area** means the habitable area contained within the inside walls, excluding the thickness of the outside walls, of a dwelling unit, excluding any private garage, carport, porch, veranda, cellar, the unfinished portion of any attic or basement or sunroom (unless such sunroom is habitable in all seasons of the year); and, excluding public or common hall areas or stairways in dwelling houses containing more than one dwelling unit.

**3.80 Eating Establishment** means a building or part of a building where food is offered for sale or sold to the public for immediate consumption or take out for consumption off premise; and includes a restaurant, dining room, café, cafeteria, ice cream parlour, tea or lunch room, dairy bar, coffee shop, snack bar or refreshment room or stand; but does not include a bed and breakfast establishment, or a mobile canteen.

**3.81 Eating Establishment, Take-Out** means a building or part of a building designed, intended or used for the sale of food and refreshments to the general public but which does not include any provision for consumption of the food by

the customer while in his vehicle, within the building or elsewhere on the site.

- 3.82 Eave** means a roof overhang, free of enclosing walls, without supporting columns.
- 3.83 Equipment Sales, Rental And Repair Establishment** means a building or part of a building, structure or yard in which articles, machinery and equipment, including heavy machinery and equipment, are serviced or repaired and may be offered or kept for rent, lease or hire under agreement for compensation.
- 3.84 Existing** means existing on the date of passing of this By-law. Where a Special Zone provision refers to buildings or structures existing as of a specific date, then the word “existing” in that Special Provision shall be deemed to mean that date.
- 3.85 Extensive Recreation Use** means a recreation use that does not need a permanent structure and includes hunting, fishing, canoeing and camping.
- 3.86 Factory Outlet** means a building or part of a building accessory to a permitted industrial use where the products manufactured by that industry are kept for wholesale or retail sale.
- 3.87 Fairground** means land, buildings and structures used for the purposes of holding agricultural and automotive exhibitions, exhibiting displays of farm products, holding public gatherings, and for holding competitions for agricultural and domestic practices. It shall also include a grandstand, a race track for the purpose of holding races or trials of speed for horses, demolition derby, truck and tractor pull, and associated carnival attractions (examples include, but not limited to, amusement rides, games of chance, food vendors and merchandise vendors). A fairground does not include year-round commercial attractions.
- 3.88 Farm Implement And Equipment Sales And Service Establishment** means a building, structure or area where farm implements, equipment and farm supplies are kept for sale at retail and may include facilities for the servicing of such implements or equipment but shall not include any other establishment otherwise defined or classified herein.
- 3.89 Farm Produce Retail Outlet** means a building, or part of a building, in which farm produce, exclusive of meat or poultry, is offered for sale at retail, but shall not include the sale of farm produce which has been reprocessed nor shall it include a slaughter house.
- 3.90 Farmer** means a person deriving a significant portion of his income from the operation of a farm.
- 3.91 Feed Mill** means a full farm service centre including a feed manufacturing/processing plant, grain elevators, grain or feed storage silos or bins, a retail farm supply store including the sale of farm chemicals and storage

tanks and equipment for handling liquid nitrogen and fertilizers, gasoline and diesel fuel tanks to service the vehicles and equipment of the operator.

- 3.92 Flea Market, Commercial** means a building or open area in which stalls or sales areas are set aside for use by various unrelated individuals to sell articles that are either homemade, home-grown, handcrafted, old, obsolete, or antique and may include the selling of goods at retail by businesses or individuals who are generally engaged in retail trade.
- 3.93 Flood Plain** means the low lands adjacent to the shoreline of a river, stream, or lake which are not ordinarily covered by water but are subject to flooding hazards, as a result of major storm (rainfall intensity and/or duration) alone or in combination with surface conditions (frozen or saturated ground), rapid snow or ice melt, and topography and vegetative cover (rapid runoff). Blockages on watercourses (such as ice dams or landslides) or the failure of a dam or other in water structure can also result in flooding.
- 3.94 Flood, Regulatory** means the elevation used to define a flood hazard for the purpose of regulating development as determined by a local Conservation Authority under the authority of Ontario Regulations pursuant to Section 28 of the Conservation Authorities Act.
- 3.95 Floor Area** means the space on any storey of a building between exterior walls and required firewalls, including the space occupied by interior walls and partitions, but not including exits, vertical service spaces (i.e., spaces to facilitate the installation of building services, including mechanical, electrical and plumbing installations, elevators, etc.,) and their enclosing assemblies, and in the case of a dwelling, also excluding any private garage, carport, veranda, and a sunroom (unless such sunroom is habitable all year).
- 3.96 Floor Area, Gross** means the total area of all floors above grade measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of firewalls, except that, in any other occupancy that a residential occupancy, where an access or a building service penetrates a firewall, measurements shall not be taken to the centre line of such firewall.
- 3.97 Floor Area, Ground** means the area of a building or structure measured from the outside of all outside walls at average grade, exclusive of any attached accessory building, terrace, veranda, open or enclosed porch or sun room, unless such sun room or enclosed porch is an integral part of the building.
- 3.98 Food Supermarket** means a building or part of a building wherein food and other household items are kept for sale at retail to the general public and which operates on a self-service, cash and carry basis.

- 3.99 Forestry Use** means the management, development and cultivation of timber resources to ensure the continuous production of wood or wood products, provision of proper environmental conditions for wildlife, protection against floods and erosion, protection and production of water supplies, and preservation of the recreation resource.
- 3.100 Fraternal Lodge** means a building or part of a building used for the purposes of a club, society or association organized and operated on a non-profit basis exclusively for social welfare, civic improvement, pleasure or recreation or for any other similar purposes.
- 3.101 Fuel Storage Tank** means a tank for the bulk storage of petroleum, gasoline, fuel oil, gas or flammable liquid or fluid. This definition does not include a container for flammable liquid or fluid legally and properly kept in a retail store or a tank for storage, which is considered to be incidental to some other use of the premises where such tank is located.
- 3.102 Funeral Home** means a building or structure designed for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the dead human body for interment or cremation.
- 3.103 Garage, Attached** means a private garage as defined in this By-law which forms a portion of a dwelling.
- 3.104 Garage, Detached** means a private garage as defined in this By-law which is a detached accessory building, and shall not include any areas intended for human habitation.
- 3.105 Garage, Private** means a detached accessory building or portion of a dwelling house which is designed or used for the sheltering of a private motor vehicle and storage of household equipment incidental to the residential occupancy and which is fully enclosed and roofed. For the purposes of this By-law a private garage excludes a carport or other open shelter.
- 3.106 Garden Nursery Sales And Supply Establishment** means a building or part of a building and land adjacent thereto for growing or displaying of flowers, fruits, vegetables, plants, shrubs, trees, or similar vegetation which is sold to the public at retail and shall also include the sale of such goods, products and equipment as are normally associated with gardening or landscaping.
- 3.107 Golf Course** means a public or private area operated for the purpose of playing golf, inclusive of club house facilities and includes a driving range, but does not include miniature courses and similar uses.
- 3.108 Grade, Finished** when referenced to a building or structure means the average elevation of the ground immediately surrounding such building or structure but

excluding any artificial embankment or entrenchment and when used with reference to a street, road or highway means the elevation of the street, road or highway.

**3.109 Greenhouse, Commercial** means a building or structure for the growing of flowers, fruits, vegetables, plants, shrubs, trees and similar vegetation, which are not necessarily planted outdoors on the same lot containing such greenhouse, and, which are sold directly from such lot at wholesale or retail.

**3.110 Group Home** means a single detached dwelling for the accommodation of three (3) to ten (10) persons, exclusive of staff, living under supervision in a single housekeeping unit, and who by reason of their emotional, mental, social or physical condition or legal status, require a group living environment. A Group Home shall be licensed and/or approved under Provincial or Federal statutes, and in compliance with municipal by-laws. A Group Home shall not include a foster home.

**3.111 Guest** means a person, other than a boarder, who contracts for accommodation and includes all the members of the person's party.

**3.112 Guest Room** means a room or suite of rooms used or maintained for the accommodation of an individual or individuals to whom hospitality is extended for compensation.

**3.113 Habitable Room** means a room designed for living, sleeping, eating or food preparation, including a den, library, sewing-room or enclosed sunrooms but not including any space in a dwelling used as a lobby, hallway, closet, or bathroom or any room having floor space of less than 4.6 m<sup>2</sup> (49.5 ft.<sup>2</sup>).

**3.114 Height / Height Of Building** means the vertical distance, measured between the average finished grade of the building, and in the case of a flat roof, the highest point of the roof surface; in the case of a mansard roof, the deck roof line; or in the case of a gable, hip or gambrel roof, the average height between the eaves and ridge.

Accessory roof fixtures and facilities, such as chimneys, towers, steeples or television antennas, shall be disregarded in calculating the height of a building.

**3.115 High Water Mark** means the mark made by the action of water under natural conditions on the shore or bank of a body of water, which action has been so common and usual and so long continued that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark. A surveyed line in the primary indicator for the high water mark.

Note: all lake systems within the Municipality of Trent Lakes, with the exception

of Sandy Lake, are regulated by dams.

- 3.116 Highway** means a highway within the meaning of the Municipal Act, as amended, and the Highway Traffic Act, as amended.
- 3.117 Home For The Aged** means a home for the aged within the meaning of the Homes for the Aged and Rest Homes Act, as amended.
- 3.118 Home Industry** means a small-scale commercial or industrial establishment that operates entirely within a separate accessory building on the same lot as the home of the proprietor. Home industries include uses such as a carpentry shop, a metal/welding shop, an electrical shop, a plumbing shop, small engine repair, a landscaping or landscape contracting business, a nursery greenhouse, and a bus-truck parking and maintenance facility.
- 3.119 Home Occupation** means an occupation or business conducted for gain or profit within a dwelling unit by a person residing therein. Home occupations include uses such as an office for a professional or trades person, an art or photographic studio, a work room for a dressmaker, seamstress, hairstylist, art or music teacher or similar activity, and a private-home day care operation in a dwelling unit that does not require a licence under the *Day Nurseries Act*.
- 3.120 Hospital** means any institution, building or other premises established for the treatment of persons afflicted with or suffering from sickness, disease or injury, for the treatment of convalescent or chronically ill persons that is approved under the Public Hospitals Act as a public hospital.
- 3.121 Hotel** see "Tourist Establishment"
- 3.122 Industrial Facility** means a facility or activity relating to: the assemblage and/or storage of substances/goods, raw materials; their processing and/or manufacturing; and/or the packaging and shipping of finished products. Industrial facilities are further defined as being either Class I, II or III.
- a) Class I Industrial Facility means a place of business for a small scale, self contained plant or building which produces/stores a product that is contained in a package and has low probability of fugitive emissions. Outputs are infrequent, and could be a point source or fugitive emissions for noise, odour, dust and/or vibration. These are daytime operations only, with infrequent movement of products and/or heavy trucks and no outside storage.
- b) Class II Industrial Facility means a place of business for medium scale processing and manufacturing with outdoor storage of wastes or materials (i.e., it has an open process) and/or there are periodic outputs of minor

annoyance. There are occasional outputs of either point source or fugitive emissions for noise, odour, dust and/or vibration, and low probability of fugitive emissions. Shift operations are permitted and there is frequent movement of products and/or heavy trucks during daytime hours.

- c) Class III Industrial Facility means a place of business for large scale manufacturing or processing, characterized by large physical size, outside storage of raw and finished products, large production volumes and continuous movement of products and employees during daily shift operations. It has frequent outputs of major annoyance and there is high probability of fugitive emissions.

**3.123 Institution** means any land, building, structure or part thereof used by a corporate body organized to perform a particular non-commercial function, such as promotion of religious, charitable, research, educational or benevolent objectives but excluding a mental hospital or any place of detention or correction.

**3.124 Island** means any land mass which is completely surrounded by water; and which is recognized by patent. This includes any land mass joining the mainland by any manmade causeway, bridge or access.

**3.125 Kennel** means a place where dogs, capable of being registered, are bred and raised, and are sold or kept for sale or boarded.

Note: Kennels shall be licensed in accordance with Municipal By-law B2003-69 to "Regulate and License of Dogs, Kennel Operations and Prohibiting and Regulating of the Running Dogs at Large".

**3.126 Landscaped Open Space** means the open unobstructed space from ground to sky at finished grade on a lot accessible by walking from the street on which the lot is located and which is suitable for the growth and maintenance of grass, flowers, shrubs and other landscaping and includes any surfaced walk, patio or similar area but does not include any driveway or ramp, whether surfaced or not, any curb, retaining wall, parking area of any open space beneath or within any building or structure.

**3.127 Laundromat** means a building or structure or part thereof where self-service or coin-operated laundry machines, using only water, detergents and additives, are made available to the public for the purpose of laundry cleaning. This definition does not include dry-cleaning, dyeing or pressing.

**3.128 Laundry Establishment** means a building or structure used for the purpose of collection, distribution and cleaning of articles or goods of fabric in which only water and detergents can be used.

**3.129 Library** means a public library within the meaning of the Public Libraries Act, as

amended.

**3.130 Liquor Licensed Premises** means any building, structure or premises licensed under the Liquor Licence Board of Ontario.

**3.131 Livestock Facility** means one or more barns or permanent structures with livestock-occupied portions, intended for keeping or housing livestock. A livestock facility also includes all manure or material storages and anaerobic digesters.

**3.132 Livestock Housing Capacity** means the maximum livestock capacity for all facilities on a lot at any time, even if currently empty but able to house livestock

**3.133 Loading Space** means an off-street 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, which space abuts a street, lane, road, highway or other appropriate means of access.

**3.134 Lodge** means a tourist establishment containing five or more guest rooms served by a common building entrance or with separate entrances directly from outside the building. Accessory uses may include rental cabins or rental cottages, accommodations for permanent staff, dining rooms, beverage rooms, meeting rooms, recreational facilities and similar uses.

**3.135 Loft** means a habitable room or space directly under the roof of a house or other building, but does not include an attic.

**3.136 Lot** means a parcel or tract of land described in a deed or other legal document which is legally capable of conveying title and:

- a) which is a whole lot within a registered plan of subdivision, other than a registered plan of subdivision which has been deemed not to be a registered plan of subdivision under a By-law passed pursuant to Section 50 of the *Planning Act*, 1990, as amended; or
- b) which is a legally separated parcel of land in existence on the date of passing of this By-law without the owner holding the fee or the equity of redemption in, or power or right to grant, assign or exercise a power of appointment with respect to any abutting land; or
- c) the description of which is the same as in a deed which has received final consent to a conveyance pursuant to Section 53 of the *Planning Act*, 1990, as amended; or
- d) is the whole remnant remaining to an owner or owners after a consent to sever has been granted pursuant to Section 53 of the *Planning Act*, 1990,

as amended, with respect to all other adjoining lands of the owner or owners provided that the consent or consents mentioned above have not lapsed under Subsection 53 (43) of the *Planning Act*, 1990, but for the purpose of this paragraph no parcel or tract of land ceases to be a lot by reason only of the fact that a part or parts of it has or have been conveyed to or acquired by the Municipality of Trent Lakes, the County of Peterborough, Her Majesty in the Right of Ontario, or Her Majesty in the Right of Canada; or,

- e) which is the subject of an order of the Minister of Municipal Affairs and Housing pursuant to the provisions of Section 50 of the *Planning Act*, 1990, as amended.

**3.137 Lot Area** means the total horizontal area bounded by the lot lines of a lot, excluding the horizontal area of such lot covered by water or marsh. In the case of corner lots having a road line rounding at the corner of a radius of 6.1 metres (20.0 ft.) or less the lot area of such lot shall be calculated as if the lot lines were produced to their point of intersection.

**3.138 Lot Coverage** means that percentage of the lot area covered by buildings and structures above ground level and excludes that portion of such lot area which is occupied by a building or portion thereof which is completely below ground level. Lot coverage shall not include balconies, canopies and overhanging eaves, provided none of the foregoing is less than 2.5 metres (8.2 feet) above the finished grade.

**3.139 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" shall mean the length of a straight line joining the middle of the front lot line with the middle of the rear lot line. When there is no rear lot line, "lot depth" shall mean 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.

**3.140 Lot Frontage** means the horizontal distance between parallel side lot lines measured along a straight front lot line. Where the front lot line is not a straight line or where the side lot lines are not parallel, the lot frontage shall be measured perpendicular to a line joining the mid-points of the front and rear lot lines measured back from the front lot line a distance equivalent to the minimum front yard depth as specified in this By-law. In the case where there is no rear lot line, the lot frontage shall be measured by a line perpendicular to the line joining the mid-point of the front lot line to the apex of the triangle formed by the side lot lines. In the case of a standard waterfront lot, the lot frontage shall be the horizontal distance between the two most widely separated points on any one

shoreline or along a shoreline road allowance of a lot, unless the standard waterfront lot abuts a public street in which case the lot frontage shall be deemed to be along the public street. In the case of a through waterfront lot the lot frontage shall be measured in the same way as a standard waterfront lot unless the through waterfront lot abuts a public street in which case the lot frontage shall be deemed to be along the public street.

a) **Shoreline Frontage** means the horizontal distance between the two most widely separated points on any one shoreline of a lot.

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

**3.142 Lot Line, Front** means in the case of an interior lot, the lot line dividing the lot from the street. In the case of a corner lot, the shorter lot line abutting a street or private right-of-way shall be deemed the front lot line and the longer lot line abutting a street shall be deemed an exterior side lot line. In the case of a through lot, the lot line where the principal access to the lot is provided shall be deemed to be the front lot line. In the case of a lot fronting on a navigable waterway or a shoreline road allowance and an improved public street, the lot line abutting the street shall be deemed to be the front lot line. In the case of a lot fronting on a navigable waterway or a shoreline road allowance and which does not abut an improved public street, the lot line abutting the navigable waterway or a shoreline road allowance shall be deemed to be the front lot line. For lots in the Rural Residential-Private Access (RR-PA) Zone that do not abut a navigable waterway, the front lot line shall be the lot line dividing the lot from a private right-of-way.

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

**3.144 Lot Line, Side** means a lot line other than a front or rear lot line.

**3.145 Lot, Corner** means a lot situated at the intersection of two streets, of which two adjacent sides, that abut the intersecting streets, contain an angle of not more than one hundred and thirty-five (135) degrees; where such adjacent sides are curved, the angle of intersection of the adjacent sides shall be deemed to be the angle formed by the intersection of the tangents to the street lines, drawn through the extremities of the interior lot lines, provided that in the latter case, the corner of the lot shall be deemed to be that point on the street line nearest to the point of intersection of the said tangents.

**3.146 Lot, Interior** means a lot other than a corner lot.

**3.147 Lot, Standard Waterfront** means a lot that may or may not have street access,

but has water access on one shoreline only on a navigable waterway.

- 3.148 Lot, Through** means a lot bounded on two opposite sides by streets.
- 3.149 Lot, Through Waterfront** means a lot that may or may not have street access, but has water access on more than one shoreline of a navigable waterway.
- 3.150 Main Building** means the buildings designed or used for the principal use on the lot.
- 3.151 Main Or Primary Use** means the first or principal in importance.
- 3.152 Main Wall** means the exterior front, side or rear wall of a building, and all structural members, pillar, pier, or post essential to the support of a fully or partially enclosed space or roof or open decks, where such members are nearer to a lot line than the said exterior wall.
- 3.153 Maintenance Depot, Municipal, County Or Provincial** means any land, building or structure owned by the Corporation of the Municipality of Trent Lakes, the County of Peterborough or the Province of Ontario used for the storage, maintenance or repair of equipment, machinery or motor vehicles used in connection with civic works and shall include a public works yard.
- 3.154 Manufacturing Industry** means the manufacturing, assembly or processing of component parts to produce finished products suitable for retail trade, but:
- Does not include food, beverage, tobacco, rubber, leather, textile or knitting, printing, metal fabricating or similar industries; if these operations involve stamping presses, furnaces or other large-scale machinery;
- Does not include any obnoxious industry, mine, pit, quarry or oil well.
- 3.155 Manufacturing, Processing, Assembling Or Fabricating Plant** means a plant in which the process of producing any product, by hand or mechanical power and machinery, is carried on systematically with division of labour.
- 3.156 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.
- 3.157 Marine Dealer** means any building, lot or structure where boats and marine equipment are kept for sale at retail and may include the servicing of boats and marine equipment.
- 3.158 Marine Facility** means an accessory building or structure which is used to take a boat into or out of a water body, to moor, to berth or to store a boat. This definition may include a boat launching ramp, boat lift, dock or boathouse, but shall not include any building used for human habitation or any boat service,

repair or sales facility.

- 3.159 Medical Or Dental Clinic** means a building where members of the medical profession, dentists, chiropractors, osteopaths, optometrists, physicians or occupational therapists, either singularly or in union, provide diagnosis and treatment to the general public without overnight accommodation and shall include such uses as reception areas, offices for consultation, x-ray and minor operating rooms, a pharmaceutical dispensary and a coffee shop, provided that all such uses have access only from the interior of the building.
- 3.160 Merchandise Service Shop** means an establishment wherein article or goods such as appliances, furniture or similar items may be repaired or serviced. This definition shall not include any manufacturing operation or establishment used for the service or repair of vehicles.
- 3.161 Mining** means the removal of sand, gravel, earth, rock, stone or mineral bearing substance from the ground for the purpose of obtaining any mineral therefrom.
- 3.162 Mobile Canteen** means any vehicle, whether mechanically propelled, or otherwise, from which food refreshments or merchandise is sold, or offered for sale to the public.
- 3.163 Mobile Home** means any dwelling 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. The dwelling must be manufactured to comply with CSA Standard Z240.
- 3.164 Mobile Home Park** means the land on which one or more occupied mobile homes are located, and includes the rental units and the land, structures, services and facilities of which the landlord retains possession and that are intended for the common use and enjoyment of the tenants of the landlord.
- 3.165 Mobile Vendor** means any operator of a mobile canteen as defined herein who has received a licence to operate such mobile canteen, and may include an employee, agent, or servant of the licensee.
- 3.166 Motel** see "Tourist Establishment"
- 3.167 Motor Home** means a self-propelled vehicle designed for the temporary living, sleeping or eating accommodation of persons including a truck camper.
- 3.168 Motor Vehicle** means a motor vehicle within the meaning of the Highway Traffic Act, as amended.
- 3.169 Motor Vehicle Body Shop** means a building or structure used for the painting or repairing of motor vehicle bodies, exterior and undercarriage, and in conjunction with which there may be a towing service and motor vehicle rentals for customers

while the motor vehicle is under repair, but shall not include a salvage yard operation or any other establishment otherwise defined or classified in this By-law.

- 3.170 Motor Vehicle Dealership** means a building or structure where a licensed dealer displays new or used motor vehicles for sale or rent in conjunction with which there may be a motor vehicle repair garage, a motor vehicle service station, a motor vehicle gasoline bar or a motor vehicle body shop.
- 3.171 Motor Vehicle Fuel Establishment** means a premise where the retail sale of fuel or lubricants for motor vehicles constitutes either the sole use such as a gas bar, or an accessory use, such as a gasoline pump island. This definition shall not include an automotive service station.
- 3.172 Motor Vehicle Rental Establishment** means a building or structure where motor vehicles are kept for rent, lease or hire under agreement for compensation.
- 3.173 Motor Vehicle Repair Garage** means a building or structure where the services performed or executed on motor vehicles for completion shall include the installation of exhaust systems, repair of the electrical systems, transmission repair, brake repair, radiator repair, tire repair and installation, rust-proofing, motor vehicle diagnostic centre, major and minor mechanical repairs or similar uses and in conjunction with which there may be a towing service, a motor vehicle service station and motor vehicle rentals for the convenience of the customer while the motor vehicle is being repaired.
- 3.174 Motor Vehicle Service Station** means a building where gasoline, propane, oil, grease, antifreeze, tires, tubes, tire accessories, electric light bulbs, spark plugs, batteries and automotive accessories for motor vehicles, or similar automotive products are stored or kept for sale to the general public, or where motor vehicles may be oiled, greased or washed, or have their ignition adjusted, tires inflated or batteries charged, or where only minor mechanical or running repairs essential to the actual operation of motor vehicles are executed or performed.
- 3.175 Motor Vehicle Wash** means a building or structure containing facilities for washing motor vehicles for profit or gain either using production line methods and mechanical devices or by a self-service operation, and for the purpose of this By-law may include a motor vehicle fuel establishment.
- 3.176 Motor Vehicle, Commercial** means a commercial motor vehicle within the meaning of the Highway Traffic Act, as amended.
- 3.177 Motor Vehicle, Derelict** means a motor vehicle within the meaning of the Highway Traffic Act, as amended, whether or not same is intended for use as a private passenger motor vehicle or not, which is inoperable and has no market

value as a means of transportation or has a market value as a means of transportation that is less than the cost of repairs required to render the said motor vehicle operable.

- 3.178 Motor Vehicle, Snow** means a motorized snow vehicle within the meaning of the Motorized Snow Vehicle Act, as amended.
- 3.179 Municipality** means the Corporation of the Municipality of Trent Lakes.
- 3.180 Non-Complying Use** means an existing use which is a permitted use in the zone in which the said use is situated, but which does not meet the standards set for some other provision or regulation required by this By-law such as minimum frontage, depth, area, setbacks, etc.
- 3.181 Non-Conforming Use** means a lawful and specific use, building structure or land existing at the date of the passing of this By-law which does not fulfill the requirements of the use provisions for the zone in which it is located, but which may continue to be used for such purposes or activities, provided there is no change in that use.
- 3.182 Noxious** means, when used with reference to any use or activity in respect of any land, building or structure or a use or activity which, from its nature or from the manner of carrying on same, creates or is liable to create, by reason of destructive gas or fumes, dust, objectionable odour, noise or vibration or unsightly storage of goods, wares, merchandise, salvage, machinery parts, junk waste or other materials, a condition which may become hazardous or injurious in regards to health or safety or which prejudices the character of the surrounding area or interferes with or may interfere with the normal enjoyment of any use or activity in respect of any land, building or structure.
- 3.183 Nursery** means a building or part of a building and land adjacent thereto for growing or displaying of flowers, plants, shrubs, trees or similar vegetation which is sold to the public at retail.
- 3.184 Nursing Home** means a building other than a hospital in which the proprietor supplies for hire or gain, lodging with or without meals, personal care, nursing services and medical care and treatment.
- 3.185 Obnoxious Industry** means any industrial operation involving air, soil, or water pollution and notwithstanding the absence of pollution includes blood boiling, bone boiling, extracting oil from fish, storing hides, soap boiling, tallow melting, trip boiling, slaughtering of animals, tanning hides or skins, manufacturing gas, manufacturing glue, manufacturing fertilizer from dead animals or from human or animal waste, the refining of mineral, oil, coal, gasoline and their products, and the manufacture of explosives.

- 3.186 Outside Display And Sale** means the outdoors display and sale of goods or merchandise as an accessory activity to a permitted use that is carried out within a building on the same lot, and which shall not extend onto any adjoining lot.
- 3.187 Outside Storage** means an accessory storage area outside of the principal or main building on the lot.
- 3.188 Owner** means an owner of land whose interest in the land is defined and whose name is specified in the proper Registry or Land Titles Office.
- 3.189 Park Model Trailer** means a recreational unit which is built on a single chassis mounted on wheels, designed to facilitate relocation from time to time, is designed as living quarters for seasonal camping and may be connected to those utilities necessary for operation of installed fixtures and appliances. The unit must be manufactured to comply with CSA Standard Z241.
- 3.190 Park, Private** means any open space area other than a public park which is owned, operated and maintained in whole or in part for profit on a commercial or private member basis and which may include therein one or more of the following facilities and activities: swimming, wading, boating facilities, picnic areas, cross country and downhill ski areas, facilities for the serving of meals and the retail sale of sports equipment or provision of accessory health and fitness facilities, but for the purpose of this by-law shall not include Tourist Trailer Park.
- 3.191 Park, Public** means any open space area, owned or controlled by the Corporation or by any Board, Commission or other Authority established under any statute of the Province of Ontario or Government of Canada and may include therein neighbourhood, community, regional and special parks or areas and may include one or more athletic fields, field houses, bleachers, swimming pools, greenhouses, botanical gardens, zoological gardens, bandstands, skating rinks, tennis courts, bowling greens, refreshment rooms, fair grounds, golf courses, or similar uses including accessory buildings, but for the purpose of this By-law shall not include a Tourist Trailer Park.
- 3.192 Parking Angle** means the angle which is equal to or less than a right angle, formed by the intersection of the side of the parking space and line parallel to the aisle.
- 3.193 Parking Area** means an area provided for the parking of motor vehicles and may include aisles, parking spaces, pedestrian walkways, and related ingress and egress lanes, but shall not include any part of a public street.
- 3.194 Parking Lot** means any parking area other than a parking area accessory to a permitted use.
- 3.195 Parking Space** means an area, exclusive of any aisles, ingress or egress lanes,

for the parking or storage of motor vehicles and may include a private garage.

- 3.196 Patio** means a platform or surfaced area without a roof, the surface of which is not more than 0.3 metres (1.0 ft.) above finished grade, which is designed and intended for use as an accessory to a dwelling or a commercial use. A patio does not include a deck or verandah, and shall not be deemed as part of the main building or structure.
- 3.197 Person** means any human being, association, firm, 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.
- 3.198 Personal Service Shop** means a building or structure used or intended to be used to accommodate a business which furnishes a service to meet some general personal need or to benefit the personal needs of individuals but excludes funeral homes and any manufacturing or fabrication of goods for sale.
- 3.199 Pit Or Quarry, Wayside** means a temporary pit or quarry opened under the authority of a wayside permit issued under the Aggregate Resources Act and used by or for a public authority solely for the purposes of a particular project or contract of road construction, and not located on the road right-of-way.
- 3.200 Pit, Mineral Aggregate Operation** means land or land under water from which unconsolidated aggregate including gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock, or other material prescribed under the Aggregate Resources Act, is being or has been excavated, and that has not been rehabilitated, but does not mean land or land under water excavated for a building or structure on the excavation site. A pit does not include a wayside pit as defined in this By-law.
- 3.201 Place Of Entertainment** means a motion picture or other theatre, public hall, billiard or pool room, a bowling alley, ice or roller skating rink, dance hall or music hall or any similar use intended for entertainment functions.
- 3.202 Place Of Worship** means a building dedicated to religious worship and includes a church, synagogue or assembly hall and may include such accessory uses as a nursery school, a school of religious education, convent, monastery or parish hall.
- 3.203 Planting Screen** means a continuous hedgerow of evergreen trees or shrubs, not less than 1.5 metres (4.9 ft.) in height, immediately adjacent to the lot line or portion thereof along which such planting screen is required herein.
- 3.204 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 and which is not of permanent construction, but is designed to be dismantled and moved to another location as required.

- 3.205 Portable Processing Plant** means equipment for the crushing, screening or washing of sand and gravel aggregate materials, but does not include a concrete batching plant or an asphalt plant, which equipment is capable of being readily drawn or readily propelled by a motor vehicle and which equipment is not considered permanently affixed to the site.
- 3.206 Post Office** means the area in a building or an entire building used to provide the service of receiving, conveying and delivering the mail as part of the Federal Postal Service.
- 3.207 Principal Or Main Building** means the building in which is carried on the principal purpose for which the lot is used.
- 3.208 Private Club** means a building or part of a building used for the purposes of a non-profit, non-commercial organization which includes social, cultural, athletic or recreational activities.
- 3.209 Private Home Daycare** means the temporary care for compensation of five (5) children or less who are under ten (10) years of age, where such care is provided in a private residence, other than the home of a parent or guardian of any such child, for a continuous period not exceeding twenty-four (24) hours. Private home day care shall not include a Day Nursery as defined in the By-law.
- 3.210 Provincial Highway** means a street or road under the jurisdiction of the Province of Ontario.
- 3.211 Public Authority** means Federal, Provincial, County or Municipal agencies, and includes any commission, board, authority or department established by such agency.
- 3.212 Public Road** see “Local Street Or Road”
- 3.213 Public Use** means a building, structure or lot used for public services by the Corporation or the County, any local Board of either the Corporation or County, the Conservation Authority, or any Authority, Board, Commission or Ministry established under any statute of Ontario or Canada, any telephone or telegraph company, any public utility corporation, or any railway company authorized under the Railway Act.
- 3.214 Public Works Yard** see “Maintenance Depot”
- 3.215 Pump House** means a building or structure where maximum dimensions are no greater than 3.0 square metres (32.3ft.) in area and 1.2 metres (3.9 ft.) in height that is used for no other purpose than to house a water pump system.

- 3.216 Quarry, Mineral Aggregate Operation** means land or land under water from which consolidated aggregate is being or has been excavated, and that has not been rehabilitated, but does not mean land or land under water excavated for a building or structure on the excavation site. A quarry does not include a wayside quarry as defined in this By-law.
- 3.217 Recreational Establishment** means a billiard or pool hall, bowling alley, curling or skating rink or similar use.
- 3.218 Recreational Use** means the utilization of land, structures, and equipment for indoor or outdoor activities but does not include a shooting gallery, survival games, archery, rifle, pistol, skeet or trap range, any race or go-cart track, or commercial amusement park or drive-in theatre.
- 3.219 Recreational Vehicle Dealership** means a building or structure where a licensed dealer displays new recreational vehicles, including motorcycles, all terrain vehicles, off-road vehicles and snowmobiles, for sale or rent in conjunction with which there may be a recreational vehicle repair garage.
- 3.220 Recycling Facility** means enclosed or unenclosed premises for the collection, composting, sorting, processing, or temporary storage of recyclable materials such as glass, tins, paper, plastic and other non-hazardous recyclable materials but does not include unlicensed motor vehicles, trees, tires, metal, salvage, liquids or hazardous wastes.
- 3.221 Redevelopment** means the removal of buildings or structures from land and the construction or erection of other buildings or structures thereon.
- 3.222 Renovation** means the repair and restoration of a building to a safe condition but does not include its replacement.
- 3.223 Rental Cabin Or Rental Cottage Establishment** means a tourist establishment designed to accommodate one family in a detached building or in one of 2 such buildings which have a common wall, in accordance with all regulations set out in this By-law.
- 3.224 Repair** means the provision of such facilities and the making of additions or alterations or the taking of such actions as may be required so that the property shall be in good condition. "Repair" shall be synonymous with the terms "reconstruct" and "renovate".
- 3.225 Resort** means a tourist establishment that operates throughout all or part of the year and that has facilities for serving meals and furnishing equipment, supplies or services to persons in connection with recreational purposes.
- 3.226 Restaurant** see "Eating Establishment"

- 3.227 Retail Commercial Establishment** means a building, or part of a building, in which goods, wares, merchandise, substances, articles or services are offered or kept for sale at retail or on a rental basis.
- 3.228 Retail Store** see “Retail Commercial Establishment”
- 3.229 Riding School Or Boarding Stable** means an area of land or buildings which is/are used as an education centre for horse training, handling, care or for the lodging of horses. It may include accessory buildings for human habitation.
- 3.230 Right-Of-Way, Private** means a private road which affords access to abutting lots and does not include a public street, road or highway as defined herein under Section 3.250.
- 3.231 Salvage Yard** means a place 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. This definition may include a junk yard, a scrap metal yard and a motor vehicle wrecking yard or premises. A Salvage Yard shall not include an establishment where the principal or main use of a lot is the storage and/or recycling of used vehicle tires.
- 3.232 Sanitary Landfill Site** see “Waste Disposal Area”
- 3.233 Sanitary Sewer** means an adequate system of underground conduits, operated either by the Corporation or by the Ministry of the Environment, which carries sewage to an adequate place of treatment which meets with the approval of the Ministry of the Environment.
- 3.234 Satellite Dish** means a device designed to receive communication signals from a satellite.
- 3.235 Saw And/Or Planing Mill** means a building, structure or area where timber is cut, sawed or planed, either to finished lumber, or as an intermediary step and may include facilities for the kiln drying of lumber and may or may not include the distribution of such products on a wholesale or retail basis.
- 3.236 School, Public** means a school under the jurisdiction of a Board as defined by the Ministry of Education.
- 3.237 Sensitive Land Uses** means a building, amenity area or outdoor space where routine or normal activities occurring at reasonably expected times and such use would experience one or more adverse effect(s) such as noise, vibration, odours and other air emissions, litter, dust and other particulates, and other contaminants, generated by a nearby facility or land use. A sensitive land use and associated activities may include, but are not limited to, one or a combination of:

- a) Habitation within a residential building, or residential uses, or facilities where people sleep, and the same includes single unit dwellings and multiple-unit dwellings, nursing homes, hospitals, trailer parks, recreational bush camps, hunt camps, recreational resorts, camp grounds, mobile home parks, etc. These uses are considered sensitive 24 hours per day;
- b) Permanent institutional uses such as schools, churches, municipal offices, libraries, community centres, and day care centres;
- c) Community neighbourhood parks and playgrounds.

For the purposes of Section 4.34, normal farm practices shall not be considered a sensitive land use, save and except a residential dwelling situate within a Rural or Agricultural zone.

- 3.238 Service Shop** means a building or part of a building for the servicing or repairing of articles, goods or materials other than heavy machinery or equipment, or motor vehicles.
- 3.239 Service Shop, Personal** means a building or part of a building in which persons are employed in furnishing services and otherwise administering to the individual and personal needs of persons, such as a barber's shop, hairdressing establishment or other similar services.
- 3.240 Setback** means the horizontal distance from the property line, measured at right angles to such property line, to the nearest part of any building or structure on the lot; not withstanding setback requirements to street centreline or as otherwise set out in Section 4.31.
- 3.241 Sewage System Leaching Bed** means an effluent disposal method associated with a class 4 sewage system treatment unit. A class 4 sewage system consists of a septic tank/tertiary treatment unit that connects to absorption trenches or a filter bed which treats the sewage effluent.
- 3.242 Sewage Treatment Facility** means a building or structure approved by the Ministry of Environment, where domestic and/or industrial waste is treated.
- 3.243 Shopping Centre** means a group of commercial uses, which has been designed, developed and managed as a unit by a single owner or tenant, or a group of owners or tenants, as distinguished from a business area comprising unrelated individual uses.
- 3.244 Sight Triangle** means the triangular space formed on a corner lot by the street lines and a line drawn from a point in one street line to a point in the other street line, each such point being 9 metres (29.5 ft.) measured along the street line

from the point of intersection of the street lines. Where the two street lines do not intersect at a point, the point of intersection of the street lines shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangents to the street lines. This definition shall also include the sight triangle formed on a corner lot at the intersection of a rail line and a street.

**3.245 Sign** means any identification, description, illustration or device illuminated or non-illuminated including any supporting structure that is visible from any public place or located on private property and exposed to the public which directs attention to a product, service, place, activity, person, institution, business or solicitation. Without limiting the generality of the foregoing, a sign includes any permanently installed or situated merchandise; or any emblem, painting, banner, pennant, placard or temporary sign designed to advertise, identify or convey information, but sign does not include window displays and flags or emblems of patriotic, civic, educational, religious organizations or private clubs.

**3.246 Small Engine Repair Shop** means any building or structure used for the purpose of repairing and servicing equipment having small engines but does not include an motor vehicle body shop or an motor vehicle service station.

**3.247 Storage Facility** means a building containing separate, individual self-storage units divided from the floor to ceiling by a wall with an independent entrance from the exterior of the building, designed to be rented or leased on a short term basis to the general public for private storage of personal goods, materials and equipment.

**3.248 Storey** means the portion of a building that is situated between the top of any floor and the top of the next floor above it, or that is situated between the top of the floor and the ceiling above the floor, if there is no floor above it.

a) **Attic** means the space between the roof and the ceiling of the top storey or between a dwarf wall and a sloping roof.

b) **Basement** means any storey below the first storey.

c) **First Storey** means the lowest storey of a building closest to finished grade having its ceiling 1.8 metres (5.9 ft.) or more above average finished grade.

d) **One-Half Storey** means that portion of a building situated wholly or in part within the roof and having its floor level not lower than 1.4 metres (4.6 ft.) below the line where roof and outer wall meet and in which there is sufficient space to provide a distance between finished floor and finished ceiling of at least 2.3 metres (7.5 ft.) over a floor area equal to at least 50

percent of the area of the floor.

- e) **Second Storey** means that portion of a building situated above the first storey and in which there is a vertical dimension of at least 2.3 metres [7.5 ft.] (measured from finished floor to finished ceiling) over a floor area equal to at least 75% of the floor area of the first storey.

**3.249 Storm Sewer** means a sewer which carries storm sewage or surface runoff but excludes any sanitary sewer or any combination of sanitary sewers and storm sewers.

**3.250 Street Or Road** means a public street, road or highway under the jurisdiction of the Province of Ontario, the County or the Corporation, which is constructed to current design standards of the Province, County or Corporation, and which is maintained so as to allow normal vehicular access to adjacent properties throughout all seasons of the year.

**3.251 Structure** means anything that is erected, built or constructed or parts joined together, the use of which requires location on the ground, or attached to something having location on the ground but does not include a sign, tourist trailer, or mobile home.

**3.252 Tavern** means a building or establishment licensed to retail liquors intended to be consumed on the premises.

**3.253 Tillable Hectares** means the total area of land, including pasture that can be worked or cultivated to grow crops.

**3.254 Tourist Establishment** means a building, area or facilities designed or used for the accommodation of the travelling or vacationing public, and shall include the following:

- a) **Hotel** means a tourist establishment containing therein 3 or more guest rooms, with no facilities for private cooking or housekeeping, and served by a common building entrance. Accessory uses may include accommodation for permanent staff and one or more beverage rooms, dining rooms, meeting rooms or similar uses, in accordance with all regulations set out in this By-law.
- b) **Motel** means a tourist establishment containing therein 4 or more guest rooms, each guest room having a separate entrance directly from outside the building. Accessory uses may include accommodation for permanent staff and one or more beverage rooms, dining rooms, meeting rooms or similar uses, in accordance with all regulations set out in the By-law.

- c) **Rental Cabin Or Rental Cottage** means a tourist establishment designed to accommodate one family in a detached building or in one of 2 such buildings which have a common wall, in accordance with all regulations set out in this By-law.
- 3.255 Tourist Home** means a dwelling home excluding a hotel, motel or cabin in which rooms or lodging are provided for hire or pay for not more than six (6) persons.
- 3.256 Tourist Trailer** means any portable living unit having no permanent foundation and supported by wheels, jacks or similar supports, used or so constructed as to permit its being used as a conveyance upon public streets or highways and duly licensable as such, and designed and constructed to permit occupancy for temporary living, eating and sleeping accommodation of persons therein, and shall be deemed to include a tent and shall not be occupied continuously or as a principal residence. This definition does not include appurtenances to a trailer or park model trailer or land-based vehicles originally designed, used or intended for water use.
- 3.257 Tourist Trailer Park** means a tourist establishment consisting of camping sites and comprising land used or maintained as grounds for the camping or temporary parking of tourist trailers, motor homes, park model trailers, truck campers, campers or tents, but does not include parks or camping grounds maintained by any department of the Government of Ontario or of Canada; or any crown corporation, commission or board.
- 3.258 Tourist Vehicle** means any self-propelled vehicle including a bus, motor home, truck or van, which is equipped for the temporary living, sleeping or eating accommodation of persons. For the purposes of this By-law, "Tourist Vehicle" shall include a Tourist Trailer.
- 3.259 Local Street Or Road** means a street or road under the jurisdiction of the Corporation of the Municipality of Trent Lakes.
- 3.260 Trailer** means a vehicle that is at any time drawn upon a highway by a motor vehicle, except an implement of husbandry, another motor vehicle or any device or apparatus not designed to transport persons or property, temporarily drawn, propelled or moved upon such highway, and except a side car attached to a motorcycle, and shall be considered a separate vehicle and not part of the motor vehicle by which it is drawn, and, for the purposes of this By-law does not include a mobile home dwelling as defined herein.
- a) **Semi-Trailer** means a trailer designed to be operated with the forward part of its body resting upon the body or chassis of a towing vehicle.
- b) **Trailer Conveyor Dolly** means a device consisting of one or more axles,

a fifth wheel lower-half and a tow bar.

- 3.261 Trailer Site** means a part of a tourist trailer park that is or intended to be occupied by a single trailer or a single tent, and shall abut upon any part of an internal roadway system of driveway which shall have unobstructed access to a public street or highway.
- 3.262 Use / To Use** includes anything done or 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 or consent of such owner or occupant, for the purpose of making use of the said land, building or structure.
- 3.263 Vehicle, Recreation** means a vehicle designed primarily for recreation purposes and includes a snowmobile, boat, boat trailer, tourist trailer, off-road vehicle and all-terrain vehicle, but does not include a motorhome as defined herein.
- 3.264 Veterinarian** means a person registered under the provisions of the Veterinarians Act, as amended.
- 3.265 Veterinary Clinic** means a building or part of a building in which facilities are provided for the prevention, cure and alleviation of disease and injury to animals, and in conjunction with which there may be temporary sheltering of animals during the treatment period. A Veterinary Clinic shall not include a Commercial Kennel.
- 3.266 Warehouse** means a building or part of a building used for the storage and distribution of goods, wares, merchandise, substances, articles or things, and may include facilities for a wholesale or retail commercial outlet, but shall not include a cartage or transport depot.
- 3.267 Waste Disposal Area** means a place where garbage, refuse or domestic or industrial waste, exclusive of liquid industrial waste, is disposed of or dumped, and, for the purposes of this by-law, may include a sanitary landfill site.
- 3.268 Waste Transfer Station** means premises for the temporary storage of garbage and waste materials awaiting transfer to a permanent solid waste disposal area and may include a recycling depot.
- 3.269 Water Frontage** means a piece of land fronting on and providing access to a watercourse, bay or lake.
- 3.270 Water Supply Plant** means a building or structure, approved by the Ministry of the Environment where water is treated for human consumption.
- 3.271 Water Supply System, Public** means an adequate 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.

- 3.272 Watercourse** means a body of water or the natural channel for a perennial or intermittent stream of water.
- 3.273 Welding Shop** means any building or structure used for the purpose of metal fabrication or repair.
- 3.274 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 system from a surface water source.
- 3.275 Workshop** means a building or part of a building where fabrication or manufacturing is performed by tradesmen requiring manual or mechanical skills and may include a carpenter's shop, a locksmith's shop, a gunsmith's shop, a tinsmith's shop, a commercial welders shop, or similar uses.
- 3.276 Yard** means an open area of land, other than a court, on the same lot as a building or structure, unoccupied and unobstructed except as otherwise provided or required by this By-law, and located between one of the lot lines of the said lot and the nearest wall of any building or structure or support member, pillar, pier, or post of any appurtenance attached to a building or structure on the lot.
- 3.277 Yard, Front** means a yard extending across the full width of the lot between the front lot line of the lot and the nearest part of any building or structure on the lot, the nearest outside storage use on the lot, or edge or rim of an excavation on the lot.
- 3.278 Yard, Front Depth** means the least horizontal dimension between the front lot line of the lot and the nearest part of any building or structure on the lot, or the nearest outside storage use on the lot, or the edge or rim of an excavation on the lot.
- 3.279 Yard, Rear** means a yard extending across the full width of the lot between the rear lot line of the lot and the nearest wall of any building or structure or support member, pillar, pier, or post of any appurtenance attached to a building or structure on the lot.
- 3.280 Yard, Rear Depth** means the least horizontal dimension between the rear lot line of the lot and the nearest part of any building or structure on the lot, or the nearest outside storage use on the lot, or the edge or rim of an excavation on the lot.
- 3.281 Yard, Required** means the minimum yard required by the provision of this By-law.

- 3.282 Yard, Side** means a yard extending from the required front yard to the required rear yard and from the side lot line of the lot to the nearest wall of any building or structure or support member, pillar, pier, or post of any appurtenance attached to a building or structure on the lot.
- 3.283 Yard, Side Exterior Width** means a side yard immediately adjoining a public road, private right-of-way, fire route or unopened street allowance.
- 3.284 Yard, Side Interior Width** means a side yard other than an exterior side yard.
- 3.285 Yard, Side Width** means the least horizontal dimensions between the side lot line of the lot and the nearest part of any building or structure on the lot, or the nearest outside storage use on the lot, or edge or rim of an excavation on the lot.
- 3.286 Yard, Water** means the yard extending from the high water mark on any body of water to the nearest wall of any building or structure or support member, pillar, pier, or post of any appurtenance attached to a building or structure on the lot.
- 3.287 Zone** means a designated area of land shown on Schedule "A" hereto and includes any special zone used in this By-law.
- 3.288 Zone Provisions** means the permissible uses or activities, the minimum area and dimensions of lots, the minimum dimensions of yards, the maximum lot coverage, the minimum setback, the minimum gross floor area, the minimum landscaped open space, the maximum height of buildings, minimum parking area requirements, and all other standards and regulations of the respective Zones as are set out within the By-law.

## Section 4 - General Zone Provisions

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#### **4.1 Abandoned Equipment And Motor Vehicles Without A Current Validation Sticker**

Notwithstanding the provisions of Section 4.26 to the contrary, no person may use any lot in any zone for the parking, storage, or locating of unused or discarded equipment or motor vehicles without a current validation sticker except that:

**4.1.1** One such vehicle may be stored inside a private garage.

**4.1.2** Commercial vehicles normally licensed for only part of the year may be stored on the same lot from which the business they are used in conjunction with is operated, provided that in any Residential Zone such commercial vehicle shall not exceed 1.0 tonne capacity.

#### **4.2 Accessory Buildings, Structures And Uses**

##### **4.2.1 Permitted Uses**

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 the following:

a) any occupation for gain or profit conducted within or accessory to a dwelling unit or on such lot associated therewith, except as is specifically permitted in accordance with this By-law; or

b) any building used for human habitation except in accordance with this By-law, as is specifically permitted.

##### **4.2.2 Location**

###### **4.2.2.1 Location in Residential Zone**

Except as otherwise provided herein, in any Residential zone category, any accessory building or structure which is not part of the main building shall be erected:

a) with a minimum rear yard depth of 1.5 metres (4.9 ft.);

b) with a minimum side yard width of 1.5 metres (4.9 ft.);

###### **4.2.2.2 Location in Non-Residential Zones**

No accessory building or structure shall be erected closer to the street

line than the minimum required yard and setback requirements of the respective Residential or Non-Residential Zone.

Except as otherwise provided herein, in any Non-Residential zone category any accessory building or structure which is not part of the main building shall not be erected closer than 3.0 metres (9.8 ft.) to an interior side or rear lot line except as may otherwise be provided for herein. Notwithstanding the foregoing, a gatehouse or information kiosk or other similar accessory structure shall be permitted within a required front or side yard or within the area between the street line and the required setback.

#### **4.2.3 Issuance of Building Permit**

No building permit may be issued for an accessory building in any zone where an accessory building is permitted until such time as the principal building on the property or lot has been completed to the point where the basement has been constructed to include the sub-floor, or if the building frame has been erected and enclosed inclusive of siding and roofing.

#### **4.2.4 Relation to Principal or Main Building**

The separation distance between any accessory building or structure which is not part of a principal or main building, and a principal or main building on the same lot, shall be governed by the provisions of the *Ontario Building Code Act*.

#### **4.2.5 Lot Coverage and Height**

Except as otherwise provided herein, the total lot coverage of all accessory buildings and structures of a lot, except swimming pools, shall not exceed ten (10) percent of the lot area and shall be considered in addition to any other lot coverage regulations as specified in this By-law.

Except as otherwise provided herein, the height of any accessory building or structure shall not exceed 7.5 metres (24.6 ft.) in the Rural (RU) Zone and 4.9 metres (16.0 ft.) in any other zone.

#### **4.2.6 Accessory Structure Encroachments**

Notwithstanding the yard and setback provisions of this By-law to the contrary, drop awnings, clothes poles, flag poles, garden trellises, retaining walls, fences, signs or similar uses which comply with the licensing and/or regulatory By-laws of the Corporation, shall be permitted

in any required yard or in the area between the street line and the required setback.

**4.2.7 Fire Escapes**

Notwithstanding the yard and setback provisions of this By-law to the contrary, unenclosed fire escapes may project into any required yard a maximum distance of 1.5 metres (4.9 ft.).

**4.2.8 Garages**

Notwithstanding the yard and setback provisions of this By-law to the contrary, a detached private garage may be located in accordance with Section 4.2.2 herein.

**4.2.9 Pump House or Dock**

Notwithstanding any other provision of this By-law to the contrary, a pump house, a dock or other marine facility, or other structure that is permitted by Section 4.30 (Setbacks from Waterbodies, Watercourses and Wetlands), may be erected and used in the yard of a lot fronting on a navigable waterway, provided such accessory buildings or structures are located no closer than 1.5 metres (4.9 ft.) to the side lot line.

**4.2.10 Ornamental Structures**

Notwithstanding the yard and setback provisions of this By-law to the contrary, sills, chimneys, cornices, eaves, gutters, parapets, pilasters, or other ornamental structures may project into any required yard or the area between the street line and the required setback a maximum distance of 0.8 metres (2.5 ft.).

**4.2.11 Signs**

The provisions of this by-law shall not apply to prevent the erection, alteration or use of any sign provided such sign complies with any By-laws of the Corporation regulating signs.

**4.2.12 Temporary Buildings and Structures for Construction Uses**

A construction trailer, scaffold or other building or structure incidental to construction is permitted in all Zones within the Corporation on the lot where construction is being undertaken and only for so long as it is necessary for the work in progress and until the work is completed or

abandoned. For the purpose of this By-law, “abandoned” shall mean the failure to proceed expeditiously with the construction work.

**4.2.13 Outside Storage as an Accessory Use**

The outside display and storage of goods and materials is permitted only where such a use is accessory to a permitted use, unless specifically stated otherwise in this By-law.

**4.2.14 Height Exceptions for Accessory Building and Structures**

Notwithstanding the height provisions herein contained, nothing in this By-law shall apply to prevent the erection, alteration, or use of the following accessory buildings or structures provided the principal use is a use permitted within the Zone in which it is located, namely: a church spire, a belfry, a flag pole, a clock tower, a chimney, a water tank, a windmill, a communications tower or antenna less than 30 metres (98.4 ft.) in height above average ground level, air conditioner duct, grain elevator, a barn or silo, incidental equipment required for processing, and, external equipment associated with internal building equipment.

**4.2.15 Boathouses**

Where permitted by this By-law, a boathouse, pump house, or dock may be erected adjacent to a lot line when said lot line is on a body of water. A pump house or dock may be located not closer than 1.5 m. from a side lot line.

A boathouse may not be located closer than 15 m. (49 ft.) to a side lot line; shall not exceed a maximum height of 4.9 m. (16.0 ft.) as measured horizontally from the elevation of the high water level; and shall not exceed a maximum total floor area of 74 square metres (796.5 sq. ft.). A loft is not permitted within a boathouse.

**4.3 Accessory Residential Uses**

**4.3.1** A maximum of either one (1) accessory dwelling or one (1) accessory dwelling unit shall be permitted on a lot in Zones where an accessory residential use is permitted, except as otherwise permitted in this By-law.

**4.3.2** An accessory dwelling unit shall be permitted in a non-residential building other than in a motor vehicle facility or any other non-residential building where the sale, handling or storage of gasoline or other fuels or similar flammable substances is undertaken.

**4.3.3** Where an accessory dwelling unit is a permitted use in any Zone, the following minimum floor areas shall be provided:

(a) Bachelor Dwelling Unit	37 m <sup>2</sup> (400.0 ft <sup>2</sup> )
(b) 1 Bedroom Dwelling Unit	65 m <sup>2</sup> (700.0 ft <sup>2</sup> )
(c) 2 Bedroom Dwelling Unit	65 m <sup>2</sup> (700.0 ft <sup>2</sup> )
(d) 3 Bedroom Dwelling Unit	83 m <sup>2</sup> (893.4 ft <sup>2</sup> )
(e) 3+ Bedroom Dwelling Unit	83 m <sup>2</sup> . (893.4 ft <sup>2</sup> )

plus an additional 9 m<sup>2</sup> (96.9 ft<sup>2</sup>) for each bedroom in excess of 3

#### **4.4 Motor Vehicle Service Stations**

Notwithstanding any other provisions of this By-law, where motor vehicle service stations are permitted, the following provisions apply:

- |              |                          |                   |
|--------------|--------------------------|-------------------|
| <b>4.4.1</b> | Minimum Frontage         | 55 m. (180.0 ft.) |
| <b>4.4.2</b> | Minimum Front Yard Depth | 12 m. (40.0 ft.)  |
| <b>4.4.3</b> | Minimum Rear Yard Depth  | 21 m. (70.0 ft.)  |
- 4.4.4** No portion of any pump island shall be located closer than 4.6 metres (15.0 ft.) to the lot line along any road;
- 4.4.5** No portion of any ingress or egress ramp shall be located closer than 9.1 metres (30.0 ft.) to the intersection of any two roads;
- 4.4.6** No portion of any ingress or egress ramp along any front lot line shall be located closer than 3.1 metres (10.0 ft.) to any side lot line which abuts any other lot.

#### **4.5 Bed And Breakfast Establishments**

- 4.5.1** A Bed and Breakfast establishment shall be permitted in a single detached dwelling only and shall have a maximum of three (3) guest rooms per establishment.
- 4.5.2** Bed and Breakfast establishments shall be deemed a residential use and shall be permitted only in zones where specifically provided for as a permitted use.
- 4.5.3** Bed and Breakfast establishments shall conform to all regulations and requirements of the zone where permitted.
- 4.5.4** A total of 1 non-illuminated sign not more than 1 square metre in area shall be permitted for the purpose of advertisement.

**4.5.5** Parking shall be in accordance with Section 4.25 of this By-law.

## **4.6 Building Spacing**

Except as specifically provided for in this By-law, building spacing shall be in accordance with the applicable provisions of the Ontario Building Code.

## **4.7 Buffer Strip Regulations**

### **4.7.1 Contents**

A “buffer strip” shall consist of a visual screen having a minimum height of 1.5 metres (4.9 ft.) above the surrounding ground level and which is uninterrupted for the length of the buffer strip except as described in Section 4.7.3. A buffer strip shall include a planting screen as defined in this By-law, a fence which provides a visual screen, an earth berm, or any combination of these features. The minimum width of a buffer strip shall be 3 metres (9.8 ft.). However, where an earth berm is to be constructed, the minimum width of the buffer strip shall be the width required to construct a stable earth berm having slopes no greater than a 3:1 horizontal to vertical ratio. The portion of the buffer strip not required for placement of the visual screen shall be used for no other purpose than the planting of shrubs, flower beds, grass or a combination thereof.

### **4.7.2 Location**

Where the interior side or rear lot line in a Commercial Zone or an Industrial Zone abuts a Residential Zone or a Community/Open Space Zone, a buffer strip adjoining such abutting lot line, or portion thereof, shall be provided on the lot within the Commercial Zone or Industrial Zone where a new industrial building, structure or use is to be established. A buffer strip shall not be required for Commercial or Industrial buildings, structures or uses in existence prior to the date of passing of this By-law or for vacant land within a Commercial Zone or an Industrial Zone, unless the land is used for vehicle parking or storage purposes.

### **4.7.3 Interruption for Driveways or Pedestrian Walks**

In all cases where ingress and egress driveways or walks extend through a buffer strip, it shall be permissible to interrupt the strip within 3 metres (9.8 ft.) of the edge of such driveway or within 1.5 metres (4.9 ft.) of the edge of such walk.

#### **4.7.4 Maintenance**

Where a buffer strip is required it shall be constructed and maintained by the owner or owners of the lot on which the strip is located.

#### **4.7.5 Landscaped Open Space Supplement**

A buffer strip may form part of any landscaped open space required by this By-law.

#### **4.8 Dwelling Unit Under Construction**

Notwithstanding any other provisions of this By-law to the contrary, where a building permit has been issued for a residential dwelling, a mobile home or a tourist trailer may be used for temporary human habitation for a maximum of twelve (12) months from the date of issuance of the building permit, or until such time as the construction is completed and the building occupied, or the building permit has been revoked, whichever is the lesser period of time.

Such mobile home or trailer shall be situated in conformity with the minimum yard requirements of this By-law, and a permit is obtained from the local Health Unit for an approved temporary sanitary waste disposal system.

#### **4.9 Existing Buildings, Structures And Uses**

##### **4.9.1 Non-Conforming**

###### **4.9.1.1 Continuation of Existing Uses**

The provisions of this By-law shall not apply to prevent the use of any lot, building or structure for any use prohibited by this By-law if such lot, building or structure was lawfully used for such purpose on the date of passing of this Bylaw, provided it continues to be used for that same purpose.

###### **4.9.1.2 Non-Conforming Buildings or Structures**

The exterior of any building or structure, which at the date of passing of this By-law was lawfully used for a purpose not permissible within the Zone in which it is located, shall not be enlarged, extended, reconstructed or otherwise structurally altered, unless such building or structure is thereafter to be used for the purposes permitted within such zone, and complies with all requirements of this By-law for such Zone.

#### **4.9.1.3 Permitted Interior Alteration**

The interior of any building or structure, which at the date of passing of this By-law was lawfully used for a purpose not permitted within the Zone in which such building or structure is located, may be reconstructed or structurally altered in order to render the same more convenient or commodious for the same purpose for which, at the date of passing of this By-law, such building or structure was lawfully used.

#### **4.9.1.4 Restoration to a Safe Condition**

Nothing in this By-law shall prevent the strengthening or restoration to a safe condition of any building or structure or part thereof, lawfully used on the date of passing of this By-law, provided that the strengthening or restoration does not increase the building height, size or volume or change the use of such building or structure in such a manner as to contravene any provisions of this By-law.

#### **4.9.1.5 Reconstruction of Damaged Existing Buildings or Structures**

Nothing in this By-law shall apply to prevent the reconstruction of any lawful non-conforming building or structure provided it continues to be used for the same purpose.

#### **4.9.1.6 Building Permit Issued**

The provisions of this By-law shall not apply to prevent the erection or use of any building or structure, for a purpose prohibited by this By-law, for which a permit has been issued pursuant to the *Building Code Act* prior to the date of 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, provided further that the permit has not been revoked pursuant to the *Building Code Act*.

#### **4.9.1.7 Change of Use**

The 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 conforming use.

#### **4.9.2 Non-Complying Buildings or Structures**

Nothing in this By-law shall prevent the enlargement, extension, reconstruction, renovation, repair or alteration of a building or structure,

which existed at the date of passing of this By-law, which is used for a purpose specifically permitted within the Zone in which such building or structure is located, where such building or structure does not comply with the setback of one or more yards that is or are less than required under the provisions of this By-law provided that the setback or yard or yards that is or are less than required are not further reduced and that all other provisions of this By-law are complied with.

#### **4.9.2.1 Floor Area Less Than Required**

Nothing in this By-law shall prevent an extension or an addition being made to an existing permitted dwelling house, which dwelling house has a gross floor area or dwelling unit area less than required by this By-law, provided such extension or addition does not contravene any other provision of this By-law.

#### **4.10 Existing Undersized Lots**

Where a lot having a lesser lot area and/or lot frontage than required by this By-law is held under distinct and separate ownership from abutting lots as shown by a registered conveyance in the records of the Registry or Land Title Office, at the date of passing of By-law 85-94, or where such a lot is created as a result of an expropriation, such smaller lot may be used for a use permitted in the applicable Zone provided that:

- a) the use complies with all other provisions of this By-law; and
- b) the use of any existing undersized lot shall be permitted only if the lot can be provided with an adequate supply of potable water, and all relevant sewage disposal requirements under the Ontario Building Code are complied with.

#### **4.11 External Building Materials**

The following building materials shall not be used for the finished exterior vertical facing on any wall of any residential building within the Municipality of Trent Lakes:

- a) building paper/air barrier paper;
- b) asphalt shingle;
- c) asphalt roll-type siding; or
- d) asphalt insulating siding.

## **4.12 Frontage Requirements**

### **4.12.1 Public Street**

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 an improved public street, maintained year round, and further, that such building or structure complies with the setback provisions of this By-law.

### **4.12.2 Unassumed Road**

Notwithstanding the provisions of Section 4.12.1 to the contrary, the provisions of this By-law shall not apply to prevent the erection of a permitted building or structure on a lot in a Registered Plan of Subdivision where a properly executed subdivision agreement has been entered into with the Municipal Corporation where under the street or streets will not be assumed by the Municipality until such time as specified in the said agreement.

### **4.12.3 Navigable Waterway**

Where access to any Residential Zone category is by navigable waterway only, no person shall erect any building or structure on a lot unless the lot has water frontage upon the navigable waterway.

### **4.12.4 Private Right-Of-Way**

- a) Notwithstanding the provisions of Section 4.12.1 hereof, where a building has been erected prior to the date of passage of this By-law on a lot which fronts on a private right-of-way registered on title and provides legal ingress and egress to an improved public street, the provisions of this By-law shall not apply to prevent the enlargement, alteration, extension, renovation or reconstruction of such a building or structure, provided the use of such building or structure is permissible in the zone in which it is located and that all other applicable Zone Provisions of this By-law are complied with.
- b) If an existing lot is located in a Shoreline Residential-Private Access (SR-PA) Zone, Rural Residential-Private Access (RR-PA) Zone or Island Residential (IR) Zone where such lot does not abut a public road but does abut a private right-of-way or navigable

waterway providing access thereto, then the lot shall be exempt from the provisions of Section 4.12.1 hereof.

- c) For a lot in a Rural Zone the following uses shall be exempt from Section 4.12.1:
- Recreational bush camp;
  - Hunt camp; or
  - Other similar uses related to outdoor passive recreation, agriculture or the management of natural resources.

#### **4.13 Greater Restrictions**

This By-law shall not be effective to reduce or mitigate any restrictions lawfully imposed by a government authority having jurisdiction to make such restrictions.

#### **4.14 Group Homes**

Group Homes, with the exception of Group Homes that are licensed under the *Ministry of Correctional Services Act* or secure custody children's residences shall be permitted only in the Zones in which a Group Home is identified as a permitted use.

Notwithstanding any other provisions of this By-law to the contrary, the following provisions shall apply to group homes located within the Municipality of Trent Lakes:

- a) A maximum of one group home shall be permitted on a lot, and shall be permitted only in a single detached dwelling;
- b) A maximum of 10 group home clients per 1,000 residents of the Municipality shall be permitted;
- c) The establishment of a group home not in accordance with these special provisions shall require an amendment to this By-law.

#### **4.15 Holding Zone Provisions**

##### **4.15.1 Permitted Uses**

Where a zone symbol on "Schedule A" is followed by the Holding zone symbol "H" the permitted uses and relevant zone provisions applicable to that zone do not apply until such time as the Holding zone symbol "H" is

removed in accordance with the requirements of the *Planning Act*.

Prior to the removal of the Holding zone symbol “H” only uses that existed as of the date of the adoption of the Holding zone provisions shall be permitted.

#### **4.15.2 Regulations for Permitted Uses**

All regulations and provisions which apply in a zone category where there are no Holding zone provisions in effect shall also apply where a Holding zone has been established.

#### **4.15.3 Removal of Holding Symbols**

A Holding zone symbol shall only be removed in accordance with Section 36 of the *Planning Act*, 1990, as amended, and only when Council is satisfied that the criteria for the removal of the Holding zone symbol that are specified in the By-law that established the Holding zone symbol for the area have been met in a manner and form acceptable to Council.

#### **4.15.4 Removal of Holding Symbols – Landfill Sites**

In addition to the requirements of Section 4.15.3, where a Holding zone symbol has been applied to lands adjacent to an open or closed Sanitary Landfill Site or a Solid Waste Landfill Site (“Landfill Area of Influence” as shown Schedule A) in the Disposal Industrial (DI) Zone, the Holding provision shall only be removed when the Municipality, in consultation with the Ministry of the Environment, is satisfied that the following matters have been addressed in an appropriate manner:

- a) Written approval has been received from the Ministry of Environment that the development satisfies the provisions of the Environmental Protection Act;
- b) Studies have been carried out to the satisfaction of the Municipality that show that the proposed development or land use is compatible with the open or closed landfill site and can safely take place;
- c) A qualified professional engineer shall carry out studies of gas, leachate and hydrogeology;
- d) The Municipality shall require the construction and phasing of all development to coincide with the control of any problems identified by engineering studies; and
- e) The Municipality shall be satisfied with the required studies with

respect to any matter regarding structural stability, safety, and integrity of the structure.

#### **4.16 Home Industries**

A home industry shall only be permitted in the Rural Residential (RR) Zone and Rural (RU) Zone, providing such home industry complies with the following provisions:

##### **4.16.1 Relationship to Principal Use**

The home industry may be operated or located in any part of an accessory building or on any part of a lot subject to the applicable provisions of this By-law. A home industry shall not be permitted to operate or locate in any part of a dwelling house on a lot.

The maximum number of accessory buildings used for a home industry on a lot shall be one (1).

##### **4.16.2 Occupancy**

A home industry shall only be operated by the occupant of a dwelling which is located on the same lot.

Not more than three (3) persons, other than the occupants of the premises, shall be employed in the home industry.

##### **4.16.3 Size**

The maximum floor area of a home industry shall be 100 square metres (1,076.4 square feet) on a lot in a Rural Residential (RR) Zone, or 230 square metres (2,475.8 square feet) on a lot in any other Zone where permitted.

##### **4.16.4 Lot and Yard Requirements**

A home industry shall only be permitted on a lot with the following minimum lot area and which meets the following yard and setback provisions:

(a) A home industry shall not be permitted on a lot with an area less than 3,000 square metres (0.7 acres).

(b) Notwithstanding any other provision of this By-law, a home industry shall not be permitted to locate in a front yard in a Rural Residential (RR) Zone;

**4.16.5 Advertising Signage**

There shall be no external display or advertisement other than a sign which is a maximum size of 1.0 square metre (10.8 square feet).

**4.16.6 Buffering**

Any area used for any outdoor activity or parking associated with the home industry shall be screened from view from a public street or road, and from adjacent properties.

**4.16.7 Parking**

Any vehicles associated with such a home industry shall be parked in an area other than a public street or a required front yard. Parking spaces shall be provided in accordance with the requirements of Section 4.25.

**4.16.8 Display of Goods and Outside Storage**

There shall be no outside storage or display of materials, supplies, equipment, tools, products or goods which are used for, or result from, the home industry.

**4.17 Home Occupations**

A home occupation shall be permitted in any Zone where a dwelling or dwelling unit is a permitted use, provided the home occupation complies with the following provisions:

**4.17.1 Relationship to Principal Use**

The home occupation shall be clearly secondary to the main use on the lot and shall not change the residential character of a dwelling unit or the lot upon which it is located.

**4.17.2 Occupancy**

Any dwelling containing a home occupation shall be occupied as a residence by the operator of such home occupation. No person other than a resident of the dwelling shall be engaged in a home occupation, plus a maximum of one (1) employee.

**4.17.3 Size**

A home occupation may be operated or located in any part of a dwelling,

provided that the area devoted to such use shall not occupy more than a floor area equivalent to 25 percent of the gross floor area of the dwelling or 50 square metres (538.2 square feet) of floor area, whichever is the lesser.

**4.17.4 Advertising Signage**

There shall be no external display of advertising other than a non-illuminated sign not exceeding 0.4 square metres (4.3 square feet) in area and the highest point of the sign or supporting post shall not be higher than 1.8 metres (5.9 ft.) above the surrounding average grade level to indicate to persons outside that any part of the dwelling or lot is being used for a purpose other than residential.

**4.17.5 Display of Goods and Outside Storage**

There shall be no outside storage or outside display of materials, supplies, equipment, tools, products or goods which are used for, or result from, the home occupation.

**4.17.6 Sales or Rentals**

Only those goods, wares, merchandise or services that are directly related to the permitted home occupation and are produced on the premises may be offered or exposed for sale or rent.

**4.17.7 Public Nuisance**

The operation of a home occupation shall not create nor become a public nuisance, in particular in regard to traffic or parking, or through the use of equipment or processes that create noise, vibration, glare, fumes, odours, or electrical interference in excess of that normally experienced in a residential neighbourhood.

**4.17.8 Parking**

All parking spaces shall be provided on the same lot as the home occupation, and shall be provided in accordance with the requirements of Section 4.25.

**4.18 Illumination**

Lighting fixtures designed for exterior illumination shall be installed with the light directed downward and deflected away from adjacent lots.

#### **4.19 Kennels**

**4.19.1** Kennels shall be separated from a residential use, other than that of the owner, by a minimum of 100 metres (328.1 ft.)

**4.19.2** No kennel shall be erected within 45 metres (147.6 ft.) of the lot line of adjacent lands which are held in separate and distinct ownership.

Commercial kennels shall also be in accordance with Municipal By-law B2003-69 to “Regulate and License of Dogs, Kennel Operations and Prohibiting and Regulating of the Running Dogs at Large”.

#### **4.20 Lots Containing More Than One Use**

Where a lot contains more than one use which is not an accessory use as defined herein, except for an accessory dwelling or dwelling unit, the lot area requirement shall be the sum of the requirements for the separate uses thereof; however, the lot frontage requirement shall be the greatest of the lot frontage requirements for each individual use in the zone where such lot is located.

#### **4.21 Lots Divided Into More Than One Zone**

Where an existing lot is divided into more than one zone the provisions of the applicable zone, save and except lot area and lot frontage, shall apply to each portion of such lot provided the lot as a whole has a minimum frontage of 15 metres (49.2 ft.). In such instances, the zone boundary shall be considered a lot line for the purposes of interpreting and applying the provisions and regulations of this By-law; but this shall not apply to a boundary of an Environmental Protection (EP) Zone.

Notwithstanding the foregoing, no lot shall be created within any zone unless the lot created and the remnant lot comply with the minimum lot area and lot frontage requirements of the applicable zone. Provisions limiting the number of structures per lot shall continue to apply to the entire lot. If there is any conflict between the provisions applicable to such a lot, the more specific or more restrictive provision shall apply.

Notwithstanding any other provision of this By-law to the contrary, where a portion of a lot is zoned Environmental Protection (EP), those lands zoned Environmental Protection (EP) may be used in calculating the minimum lot area and minimum lot frontage requirements.

#### **4.22 Minimum Distance Separation Requirements - Agricultural Uses**

All development shall comply with the Minimum Distance Separation Formulae contained in the publication "Minimum Distance Separation (MDS) Formulae, Implementation Guidelines", Publication 707, Ministry of Agriculture, Food and Rural Affairs, Queen's Printer, Toronto, 2006, as amended from time to time.

Notwithstanding the above, the Minimum Distance Separation I (MDS I) shall not apply to lots existing at the date of passing of this By-law which are less than 4.0 hectares (10.0 acres) in area.

Notwithstanding any other yard or setback provision of this By-law to the contrary, no livestock facility shall be erected or expanded within the Rural (RU) Zone unless it complies with the guidelines of the Minimum Distance Separation II (MDS II) or its calculations.

#### **4.23 Mobile Vendors**

The operation of a mobile canteen or a mobile vendor operation shall not be permitted within the Municipality of Trent Lakes.

#### **4.24 Loading Space Requirements**

No person shall erect or use any building, structure or land in any Commercial or Industrial Zone for purposes involving the movement of goods or persons unless loading spaces are provided and maintained in accordance with the following provisions:

- a) Except where the total floor area is less than 278.7 square metres (3000.0 sq. ft.), 1 loading space will be required for every 1,858.0 square metres (20,000 sq. ft.) or fraction thereof of the total area;
- b) Said loading space shall be not less than 3.7 metres (12.0 ft.) by 13.7 metres (45.0 ft.) in area;
- c) Said loading space shall have not less than 4.3 metres (14.0 ft.) in height for clearance;
- d) Not more than 6 loading spaces shall be permitted in any loading area;
- e) There shall be sufficient driveway space to permit manoeuvring of vehicles on the lot so that they do not cause an obstruction or a hazardous condition on adjacent lands.

#### **4.25 Parking Area Requirements**

For every building, structure or land to be erected, enlarged or used in any zone,

one or more parking areas shall be provided and maintained in accordance with the following provisions:

### Parking Space Requirements Table

Type or Nature of Use	Minimum Off-Street Parking Requirements
Single Detached or Seasonal Dwelling	One (1) parking space for each dwelling
Business, Professional or Administrative Office or Home Occupation	One (1) parking space for each twenty-seven decimal eight-seven (27.87) square metres (300.0 sq. ft.) of office floor space in the building.
Auditorium, Arena, Church or Church Hall, Eating Establishment, Theatre, Club, Stadium, and Other Places of Assembly.	Where there are fixed seats, one (1) parking space for every five (5) seats or three decimal zero-five (3.05) metres (10.0 ft.) of bench space of its maximum seating capacity. Where there are no fixed seats, one (1) parking space for each four decimal six-five (4.65) square metres (50.0 sq. ft.) of floor area devoted to spectator space.
Elementary Public or Separate Schools, Day Care Centre	One (1) parking space for each teaching staff member plus parking space for places of assembly as given above.
Hotel, Motel, Taverns, Tourist Cabins, Tourist Homes	One (1) parking space for each guest room or motel suite plus one (1) space for each 9.3 square metres (100.0 sq. ft.) of floor area of the building devoted to public use.
Industrial Establishments	One (1) parking space for each 92.9 square metres (1000.0 sq. ft.) of building floor space on the lot.
Any commercial use in any Commercial Zone except those uses specifically listed elsewhere in the section	One (1) parking space for each 18.6 square metres (200.0 sq. ft.) of commercial floor space of the building.
For each Tent Space or Tourist Trailer space in a Tourist Trailer Park	One (1) parking space.
Post offices, Museums, Art Galleries, Police Stations and Libraries.	One (1) space for each 46.4 square metres (500.0 sq. ft.) or fraction thereof of public floor area.
Nursing Homes	The greater of one space for each 93.0 square metres (1001.0 sq. ft.) or fraction thereof of gross floor area, or one space per 4 beds plus one space per 4 employees.
Bed and Breakfast Establishment	One (1) parking space per dwelling house plus one (1) parking space for each guest room.

Group Home	One (1) parking space per on-duty group home staff, in addition to a minimum of two (2) visitor/guest parking spaces
Uses permitted by this By-law other than those listed in this table	One (1) parking space per 37.2 square metres (400.0 sq. ft.) of gross floor area.

#### 4.26 Standards For Parking And Loading Spaces

A parking space used for perpendicular or angular parking shall have a minimum width of 3.0 metres (10.0 ft.) and a minimum length of 6.1 metres (20.0 ft.). An accessible parking space shall have a minimum width of 3.6 metres (11.8 ft.) and a minimum length of 6.1 metres (20.0 ft.).

Notwithstanding the foregoing, a parking space used for parallel parking shall have a minimum width of 2.4 metres (7.9 ft.) and a minimum length of 7.0 metres (22.9 ft.). An accessible parking space used for parallel parking shall have a minimum width of 3.6 metres (11.8 ft.) and a minimum length of 7.0 metres (22.9 ft.).

Where parking areas for more than four (4) vehicles or four (4) loading spaces are required or permitted:

- a) Adequate drainage facilities shall be provided and maintained in accordance with the requirements of the Municipality.
- b) The parking area or loading space and approaches thereto shall be maintained with a stable surface that is treated to prevent the raising of dust or loose particles.
- c) The lights used for illumination of the parking or loading space shall be so arranged as to divert the light away from adjacent lots.
- d) A strip of land not less than three decimal zero-five (3.0) metres (10.0 ft.) wide lying within the lot in which the parking area or loading space is located, and along all boundaries of said area shall be used for landscaping excluding those areas used as entrance and exit.
- e) And where the lot has access at both the front and the rear to a road or lane, said loading spaces shall be located in the rear yard.
- f) Notwithstanding Section 4.26.d), a strip of land not less than one decimal five (1.5) metres (4.9 ft.) wide lying within the lot in which the parking area or loading space is located and along the boundary of the lot and adjacent a driveway or aisle, shall be used for landscaping.
- g) The width of the aisle in a parking area shall be based on the angle of the parking spaces to the aisle. If the angle of parking is different on each

side of the aisle, then the aisle width shall be based on the parking spaces requiring the widest aisle width. The aisle requirements are as follows:

<b>Angle of Parking Space to Aisle</b>	<b>Minimum Aisle Width</b>
Parallel parking or less than 30 degrees	3.5 metres (11.5 ft.)
Equal to or greater than 30 degrees but less than 50 degrees	4.0 metres (13.1 ft.)
Equal to or greater than 50 degrees but less than 70 degrees	5.5 metres (18.0 ft.)
Equal to or greater than 70 degrees but less than or equal to 90 degrees	7.0 metres (22.9 ft.)

#### **4.27 Prohibited Habitation – Buildings And Structures**

No building or structure of any kind other than a dwelling unit or dwelling house erected and used in accordance with this By-law and all other By-laws of the Corporation, shall be used for human habitation.

#### **4.28 Prohibitions - Other**

No hunting camp, truck, bus, coach, streetcar body, recreational trailer, tent, tent trailer, recreational motorhome, houseboat, or other vehicle shall be used for human habitation within the Municipality.

A mobile home shall not be a permitted form of housing in the Municipality.

#### **4.29 Public Uses**

##### **4.29.1 General**

Except as provided for in Section 4.29.2 hereof, the provisions of this By-law shall not apply to prohibit the use of any lot or the erection or use of any building or structure for the purposes of public services provided by the Corporation of the Municipality of Trent Lakes or any Public Authority including any department of the County of Peterborough or any Department or Ministry of the Government of Canada or Ontario, or any Conservation Authority, and for the purposes of this section shall include Hydro One; any telephone or telecommunication, cable television or telegraph company; and, any natural gas distribution system operated by a company which possesses all the necessary powers, rights, licenses and franchises.

Solid waste landfill sites and sewage treatment facilities shall not be considered to be a public use for the purposes of this section.

#### **4.29.2 Location Restrictions**

Notwithstanding the provisions of Section 4.29.1 hereof to the contrary, where a particular use is specifically authorized in a zone category or categories, such use shall not be permitted in any other zone category for which it is not specifically authorized regardless of whether such use is to be carried on by a public authority.

#### **4.29.3 Streets and Installations**

Nothing in this By-law shall prevent land to be used as a street or prevent the installation of a water main, sanitary sewer main, storm sewer main, gas main, pipe line or overhead or underground hydro, telephone or other supply and/or communication line, provided that the location of such main or line has been approved by the Corporation of the Municipality of Trent Lakes. Such approval should not be required for any electric power facility authorized under the *Environmental Assessment Act*.

### **4.30 Setbacks From Water Bodies, Watercourses And Wetlands**

#### **4.30.1 General Setback Provisions**

Except as otherwise specifically provided for herein, no new building or structure, or new sewage system leaching bed, shall be erected within 30.0 metres (98.4 feet) of the normal high water mark of any water body and/or watercourse. This setback distance shall be applied horizontally from the high water mark.

#### **4.30.2 Exceptions to the General Setback**

This provision shall not apply to marinas, docks, patios, and other marine facilities, including boathouses and pump houses.

#### **4.30.3 Expansions to Existing Buildings**

Proposed expansions to existing buildings or structures may be permitted within the 30 metre high water mark setback, without a Minor Variance or Zoning By-law Amendment, provided that where:

- the floor area of an existing building or structure is 112 square metres or greater the expansion does not exceed 25% of the existing total floor area,
- the floor area of an existing building or structure is less than 112

square metres the expansion does not exceed 50% of the existing total floor area,

and that the expansion does not further reduce the existing setback from the high water mark. No further enlargements to the building or structure shall be permitted.

Minor variances or amendments to this By-law to accommodate proposed expansions of a structurally-permanent nature to existing buildings or structures that further reduce the 30-metre (98.4 ft.) high water mark setback shall not be permitted unless it is a matter of public health and/or safety.

#### **4.30.4 Existing Lots**

Where it is not possible to achieve the 30-metre (98.4 ft.) setback on an existing lot, new buildings or structures shall be set back as far as possible from the high water mark. In this regard, a minor variance for a reduced setback for an existing lot may be permitted provided that the variance maintains the general intent and purpose of the Official Plan of the Municipality of Trent Lakes and this By-law, is minor in nature, and is desirable for the appropriate development or use of the land.

#### **4.30.5 Structure Replacement**

Structures legally existing as of October 22, 2008 that do not comply with the required setback provision that require replacement due to structural defects or destruction by fire or other natural causes, or demolished by permit, will be permitted to be replaced on the same footprint and may only be enlarged in accordance with the provisions of the Zoning By-law, and where the enlargement does not further encroach into the 30-metre (98.4 ft.) setback.

#### **4.30.6 Sewage Treatment Replacement**

Sewage system leaching beds requiring replacement due to structural damage or malfunction should be set back a minimum of 30 metres (98.4 ft.) from the high water mark if possible or to the greatest setback that is achievable to the satisfaction of the Peterborough County-City Health Unit. Due to their importance to ensuring public health and/or safety, a minor variance will not be required in the case where the replacement leaching beds must be located within the 30-metre (98.4 ft.) water setback.

#### **4.30.7 Wetlands**

New development within 30 metres (98.4 feet) of the boundary of a wetland either within the Environmental Protection (EP) Zone or in any other zone category shall only be permitted with the approval of Council, or the local Conservation Authority, where applicable. An approved Environmental Impact Study (EIS) may require a greater setback.

#### **4.30.8 Special Provisions for Kawartha Lakes Shoreline**

Section 4.30.1 also applies to lots adjacent to the shoreline along the Kawartha Lakes, including Pigeon Lake, Little Bald Lake, Big Bald Lake, Buckhorn Lake, Lower Buckhorn Lake and Lovesick Lake, which are controlled by the Trent Severn Waterway. Further, no new development, other than those permitted uses within the 30 metre setback as described in subsection 4.30.1 shall be permitted within the regulated flood level as determined by the local Conservation Authority.

The regulated flood levels (mASL) as of the date of passing of this by-law are:

Buckhorn Lake – 247.12 mASL

Lower Buckhorn Lake – 244.31 mASL

Lovesick Lake – 242.16 mASL

Pigeon Lake – 247.12 mASL

Where it is not possible to achieve the 30-metre (98.4 ft.) setback on an existing lot, a geodetic survey to establish the flood elevation relative to the regulated flood level, as determined by the local Conservation Authority, for new development must be completed.

Proposed expansions to existing buildings or structures within the 30 metre high water mark setback must also provide a geodetic survey.

A geodetic survey is not required for expansions or new development that is outside of the 30 metre high water mark setback.

#### **4.31 Setbacks On Provincial Highways, County Roads And Local Roads**

No person shall erect any building or structure unless such building or structure complies with the setback requirements of the authority having jurisdiction for the road, as follows:

- a) The minimum setback from the property limit of all Provincial highways shall be as required by the Ontario Ministry of Transportation.



**4.34.1** The minimum separation distance between a sensitive land use and the licensed boundary of an existing sand and gravel pit operating above the ground water table shall be 150 metres (492.1 ft.).

The minimum separation distance between a sensitive land use and the licensed boundary of an existing licensed sand and gravel pit operating below the ground water table shall be 300 metres (984.2 ft.).

The minimum separation distance between a sensitive land use and a licensed existing quarry operation shall be 500 metres (1,640.4 ft.) from the licensed boundary.

**4.34.2** No sensitive land use shall be permitted within the separation distances set out in Section 4.34.1, and no pit or quarry shall be permitted within the separation distances set out in Section 4.34.1, unless appropriate measures have been undertaken to mitigate adverse or potential adverse impacts from the pit or quarry use such as visual impacts, noise, dust, traffic, or groundwater quality or quantity. Adverse impacts may be addressed by means that are acceptable to Council in consultation with the appropriate authority such as the Ministry of Natural Resources and the Ministry of Environment. An amendment to this By-law shall be required to reduce the separation distances of Section 4.34.1.

#### **4.35 Special Separation Distances - Waste Disposal Areas**

Notwithstanding the minimum yard provisions or other separation distances of this By-law to the contrary, the minimum separation distance between a sensitive land use shall be:

- a) 500 metres (1,640.4 ft.) to a Disposal Industrial (DI) Zone waste disposal area or sanitary landfill site; or
- b) 120 metres (393.7 ft.) to a Disposal Industrial (DI) Zone waste transfer station, recycling facility, sewage treatment facility, or salvage yard; except where the provisions of Section 4.34 would require a greater minimum setback.

#### **4.36 Sight Triangles**

Notwithstanding any other provisions of this By-law to the contrary, no person shall, within a sight triangle park a motor vehicle, as defined in the *Highway Traffic Act*, or erect any building or structure which would obstruct the vision of drivers of motor vehicles or use any land for the purposes of growing shrubs or trees in excess of 1.0 metre (3.2 ft.) in height.

#### **4.37 Through Lots**

Where a lot, which is not a corner lot, has lot frontage on more than one street, the setback and front yard requirements contained herein shall apply on each street in accordance with the provisions of the Zone or Zones in which such lot is located.

#### **4.38 Wayside Pits And Quarries**

Notwithstanding the minimum yard provisions of this By-law to the contrary the following provisions shall apply for a wayside pit or quarry use:

**4.38.1** No wayside pit or wayside quarry shall be permitted within 100 metres (328.0 ft.) of any Residential, Commercial or Community/Open Space Zone.

**4.38.2** No new use in a Residential, Commercial or Community/Open Space Zone shall be permitted within 100 metres (328.0 ft.) of an existing wayside pit or wayside quarry for the length of time that such wayside pit or quarry is in operation.

**4.38.3** No wayside pit or wayside quarry shall be permitted within 100 metres (328.0 ft.) of any waterbody or watercourse.

For the purposes of Section 4.38.3, the definition of “high water mark” shall mean that particular boundary or line depicted and shown on a Survey noting the foregoing by an Ontario Land Surveyor (O.L.S.).

**4.38.4** A portable asphalt plant and/or portable processing plant may be permitted within the area of such pit or quarry as an accessory use thereto.

**4.38.5** Wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts shall be permitted, without amendment to the Zoning By-law provided that the wayside pit, wayside quarry, portable asphalt plant and/or portable concrete plan is not proposed to be located in a residential land use designation that is zoned for residential use, or land designated or zoned Environmental Protection or Environmental Protection/Provincially Significant Wetlands (PSW), provided that the use conforms to the Aggregate Resources Act.

## **Section 5 – Rural (RU) Zone**

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

Reference should be made to Section 4, General Zone Provisions, of this By-law. Section 4 contains additional, general or specific provisions that apply to or may apply to properties in all zones throughout the Municipality and should be consulted together with the provisions of this zone category.

### **5.1 Permitted Uses**

- 5.1.1** one single detached dwelling
- 5.1.2** one seasonal (or recreational) dwelling
- 5.1.3** an abattoir
- 5.1.4** an assembly hall
- 5.1.5** an auction barn
- 5.1.6** a bed and breakfast establishment
- 5.1.7** a camp, seasonal
- 5.1.8** a camp, hunt
- 5.1.9** a camp, recreational bush
- 5.1.10** a cemetery
- 5.1.11** a church or place of worship
- 5.1.12** a conservation use
- 5.1.13** an agricultural use
- 5.1.14** a farm produce outlet
- 5.1.15** a forestry use
- 5.1.16** a home industry
- 5.1.17** a home occupation
- 5.1.18** a kennel
- 5.1.19** a portable asphalt plant
- 5.1.20** a public park
- 5.1.21** a recreational use

**5.1.22** a riding school/boarding stable

**5.1.23** a veterinary clinic

**5.1.24** a wayside pit or wayside quarry

## **5.2 Regulations For Uses Permitted In Section 5.1**

### **5.2.1 Minimum Lot Area**

a) Single Detached Dwelling, Seasonal Dwelling	1.0 ha (2.5 ac.)
b) Farm	19.0 ha (46.9 ac.)
c) Riding School or Boarding Stable	10.0 ha (24.7 ac.)
d) Auction Barn	4.0 ha (9.9 ac.)
e) Veterinary Clinic or Abattoir	2.0 ha (4.9 ac.)
f) Church or Place of Worship or Assembly Hall	0.4 ha (0.9 ac.)
g) Kennel	6 ha (15 ac.)
h) Other Permitted Uses	20.0 ha (49.4 ac.)

### **5.2.2 Minimum Lot Frontage**

a) Single Detached Dwelling, Seasonal Dwelling	60.0 m (196.8 ft.)
b) Riding School or Boarding Stable	135.0 m (442.9 ft.)
c) Auction Barn	120.0 m (393.7 ft.)
d) Veterinary Clinic or Abattoir	60.0 m (196.8 ft.)
e) Church or Place of Worship or Assembly Hall	45.0 m (147.6 ft.)
f) Other Permitted Uses	213.0 m (698.8 ft.)

### **5.2.3 Minimum Front Yard Depth**

a) Single Detached Dwelling or Seasonal Dwelling; Church or Place of Worship or Assembly Hall	15.0 m (49.2 ft.)
b) Other Permitted Uses	30.0 m (98.4 ft.)

### **5.2.4 Minimum Interior Side Yard Width**

a) Single Detached Dwelling or Seasonal Dwelling; Church or Place of Worship or Assembly Hall	4.5 m (14.8 ft.)
b) Other Permitted Uses	15.0 m (49.2 ft.)

### **5.2.5 Minimum Exterior Side Yard Width** 6.09 m (20.0 ft.)

### **5.2.6 Minimum Rear Yard Depth**

a) Single Detached Dwelling or Seasonal Dwelling; Church or Place of Worship or Assembly Hall	4.5 m (14.8 ft.)
b) Other Permitted Uses	15.0 m (49.2 ft.)

### **5.2.7 Minimum Water Yard**

a) A farm building associated with an agricultural use	70.0 m (230 ft.)
b) Other Permitted Uses	30.0 m (98.4 ft.)

<b>5.2.8</b>	<b>Minimum Floor Area</b>	
a)	One Storey Dwelling	83.5 m <sup>2</sup> (898.8 ft <sup>2</sup> )
b)	One and One-half or Two Storey Dwelling	116.0 m <sup>2</sup> (1250.0 ft <sup>2</sup> )
<b>5.2.9</b>	<b>Maximum Floor Area</b>	
a)	A hunt camp	56 m <sup>2</sup> (603 ft <sup>2</sup> )
b)	A recreational bush camp	79 m <sup>2</sup> (850 ft <sup>2</sup> )
<b>5.2.10</b>	<b>Maximum Height</b>	11.0 m. (36.0 ft.)
<b>5.2.11</b>	<b>Maximum Number of Dwellings Per Lot</b>	1 only

Note: Lots of less than 2 hectares shall comply with the provisions of the Rural Residential (RR) Zone.

### **5.3 Enlarging A Farm**

Notwithstanding any provisions of this By-law to the contrary, when a farm is enlarged by acquiring another farm in the Rural (RU) Zone which has a single detached dwelling located thereon, then the lot where the surplus dwelling is located may be severed subject to the approval of the Land Division Committee. The severed lot shall conform to the provisions of this By-law for the Rural Residential (RR) Zone; and the dwelling shall be deemed a permitted use for subsequent owners and purchasers thereof.

### **5.4 Farmer Retaining Lot**

Notwithstanding any provisions of this By-law to the contrary, when a farmer owning a farm in a Rural (RU) Zone sells his farm, then he may request severance of a lot from the farm for the farmer's own occupation. A single detached dwelling may be created, altered, or used thereon provided such lot conforms to the provisions of this By-law for the Rural Residential (RR) Zone. Such dwelling shall be deemed a permitted use for subsequent owners and purchasers thereof.

### **5.5 Guest Cabins**

Where a single single detached or recreation dwelling is a permitted use, one accessory guest cabin is permitted on the same lot provided such guest cabin does not have a floor area exceeding 44.6 square metres (480.0 sq. ft.) nor contain cooking or sanitary facilities; and the guest cabin shall occupy the entirety of the building or structure.

All yard setback provisions for principal buildings and structures shall apply; save and except that the maximum height shall not exceed 4.9 metres (16.1 ft.) and

shall be restricted to one or a first storey.

## **5.6 Provisions For Development Adjacent To A Private Road**

Where a lot abuts a private road or legal right-of-way, any building or structure may not be located closer than 12.0 metres (39.4 ft.) to such private road or right-of-way and in accordance with Section 4.12 of this By-law.

This setback distance shall be measured from the boundary of the legal right-of-way; or the edge of the travelled portion of the private road where a legal right-of-way does not exist.

## **5.7 Special Regulations For An Abattoir Use**

No abattoir use shall be permitted to locate closer than 125 metres (410.1 ft.) from any Rural Residential (RR), Hamlet Residential (HR), Tourist Commercial (TC), Hamlet Commercial (HC), or Community Facility (CF) Zone or from an existing residential dwelling located in the Rural (RU) Zone.

## **5.8 General Zone Provisions**

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Rural (RU) Zone shall apply.

## **5.9 Special Rural (RU) Zones**

### **5.9.1 Rural-1 (RU-1) Zone**

Reserved

### **5.9.2 Rural-2 (RU-2) Zone**

No person shall within any Rural-2 (RU-2) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### a) Permitted Uses

Notwithstanding the uses permitted within a Rural (RU) Zone of this By-law, a second dwelling shall be considered a permitted use.

#### b) Regulations for Permitted Uses

All provisions and regulations of the Rural (RU) Zone of this By-law shall apply.

### **5.9.3 Rural-3 (RU-3) Zone**

No person shall within any Rural-3 (RU-3) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### a) Permitted Uses

Notwithstanding the uses permitted within a Rural (RU) Zone of this By-law, the existing garage may be used for the purpose of storing and repairing equipment associated with a construction company.

#### b) Regulations for Permitted Uses

All provisions and regulations of the Rural (RU) Zone of this By-law shall apply.

### **5.9.4 Rural-4 (RU-4) Zone**

No person shall within any Rural-4 (RU-4) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### a) Permitted Uses

- i. a permitted detached dwelling
- ii. a golf course
- iii. ski trails
- iv. an eating establishment
- v. accessory uses

#### b) Special Regulations for Permitted Uses

- i. Minimum Lot Area 22.0 ha (54.3 ac.)
- ii. Minimum Lot Frontage 180.0 m (590.5 ft.)

All other provisions of Section 14.2 (Tourist Commercial (TC) Zone) of this By-law apply.

#### c) Special Regulations for a Single Detached Dwelling

A single detached dwelling is only a permitted use in an RU-4 Zone if occupied by a caretaker, watchman, or other similar person employed on the lot on which such dwelling is located.

Where a single detached dwelling is located on a lot together with any a golf course, it shall conform to all regulations set out in Rural Residential

(RR) Zone.

All other provisions of this By-law shall apply.

The landscaping, parking area and building envelope shall be provided and specified on the approved Site Plan.

**5.9.5 Rural-5 (RU-5) Zone**

Reserved

**5.9.6 Rural-6 (RU-6) Zone**

No person shall within any Rural-6 (RU-6) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

All uses permitted in the Rural (RU) Zone of this By-law shall apply and in addition, part of the existing dwelling may be used for a real estate office and for the teaching, making and selling of gift craft items.

b) Regulations for Permitted Uses

- |                          |                     |
|--------------------------|---------------------|
| i. Minimum Lot Area      | 12.29 ha (30.4 ac.) |
| ii. Minimum Lot Frontage | 60.95 m (200 ft.)   |

All other provisions of the Rural (RU) Zone of this By-law shall apply.

**5.9.7 Rural-7 (RU-7) Zone**

Reserved

**5.9.8 Rural-8 (RU-8) Zone**

No person shall within any Rural-8 (RU-8) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. an aquaculture use, as defined herein
- ii. a single detached dwelling
- iii. an extensive recreation use
- iv. a kennel
- v. a private park

- vi. a recreational use
- vii. an eating establishment
- viii. a retail store
- ix. a tourist establishment
- x. accessory uses

b) Regulations for Permitted Uses

- |  |                    |
|--|--------------------|
| i. Minimum Lot Area  | 100 ha (247.1 ac.) |
| ii. Minimum Setback from East Property Line  | 30 m. (98.4 ft.)   |
| iii. Minimum Setback from all other Property Lines   | 15 m. (49.2 ft.)   |
| iv. Maximum Lot Coverage   | 10%                |
| v. Maximum Height  | 10.7 m. (35.0 ft.) |
| vi. Maximum Number of Rental Cabins or Rental Cottages   | 20                 |
| vii. Maximum Number of Single Detached Dwellings   | 1                  |
| viii. Notwithstanding the provisions of Section 4.12 (Frontage Requirements), buildings and structure may be erected upon the lands zoned RU-8 provided the said lands have access to a public road. |                    |

All other provisions of the Rural (RU) Zone of this By-law shall apply

**5.9.9 Rural-9 (RU-9) Zone**

No person shall within any Rural-9 (RU-9) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. one single detached dwelling
- ii. one retail store
- iii. a parking area
- iv. accessory uses
- v. archery range, commercial

b) Regulations for Permitted Uses

All provisions and regulations of the Rural (RU) Zone shall apply with the following exceptions:

- i. All permitted uses shall be contained within the building envelope.

**5.9.10 Rural-10 (RU-10) Zone**

No person shall within any Rural-10 (RU-10) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. a single detached dwelling
- ii. one retail store within the single detached dwelling
- iii. a parking area
- iv. accessory uses

b) Regulations for Permitted Uses

All regulations of the Rural (RU) Zone shall apply.

**5.9.11 Rural-11 (RU-11) Zone**

No person shall within any Rural-11 (RU-11) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. a single detached dwelling
- ii. an artist's studio and gallery
- iii. a facility for teaching painting and sculpting
- iv. accessory uses

b) Regulations for Permitted Uses

All provisions and regulations of the Rural (RU) Zone shall apply with the following exceptions:

- i. Minimum Lot Area 12.14 ha (30.0 ac.)
- ii. Minimum Lot Frontage 204.2 m. (670.0 ft.)
- iii. Maximum Lot Coverage 15%

- iv. Maximum Height 10.7 m. (35.0 ft.)

**5.9.12 Rural-12 (RU-12) Zone**

No person shall within any Rural-12 (RU-12) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

- a) Permitted Uses
  - i. a camp
  - ii. a restaurant
  - iii. a retail store
  - iv. accessory uses

b) Regulations for Permitted Uses

All provisions and regulations of the Rural (RU) Zone shall apply.

**5.9.13 Rural-13 (RU-13) Zone**

No person shall within any Rural-13 (RU-13) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

- a) Permitted Uses
  - i. one single detached dwelling
  - ii. one retail store
  - iii. one pet boarding facility

b) Regulations for Permitted Uses

All provisions and regulations of the Rural (RU) Zone shall apply.

c) Definitions

For the purpose of this Section, “Household Pets” shall mean only dogs or cats and a “Pet Boarding Facility” shall mean a facility designed, used or intended to be used for the boarding and care of not more than six (6) “household pets” within an enclosed structure.

A “Pet Boarding Facility” does not include a breeding kennel.

**5.9.14 Rural-14 (RU-14) Zone**

Reserved

**5.9.15 Rural-15 (RU-15) Zone**

Reserved

**5.9.16 Rural-16 (RU-16) Zone**

No person shall within any Rural-16 (RU-16) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. one single detached dwelling
- ii. a home occupation or home industry
- iii. accessory uses

b) Regulations for Permitted Uses

All provisions and regulations of the Rural (RU) Zone shall apply with the exception of the following:

- i. Minimum Lot Area 1.6 ha (3.9 ac.)

**5.9.17 Rural-17 (RU-17) Zone**

Reserved

**5.9.18 Rural-18 (RU-18) Zone**

No person shall within any Rural-18 (RU-18) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the permitted uses within the Rural (RU) Zone, a Religious Institution shall be considered a permitted use within any Rural-18 (RU-18) Zone.

b) Regulations for Permitted Uses

All the provisions and regulations of the Rural (RU) Zone of this By-law shall apply with the following exception:

- i. Maximum Number of Single Detached Dwellings 1 only
- ii. Maximum Number of Accessory Dwellings, including those for temporary accommodation 39



Items i) to vii) shall prevail over any similar standard or regulation established in Section 4 of this By-law. Furthermore, any vehicle or equipment stored on site shall be licensed and/or in good working order.

#### **5.9.22 Rural-22 (RU-22) Zone**

No person shall within any Rural-22 (RU-22) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

##### a) Permitted Uses

In addition to the uses permitted in the Rural (RU) Zone, uses permitted in a Rural-22 (RU-22) Zone shall include an Ecological Centre owned and/or operated by Trent University.

##### b) Regulations for Permitted Uses

All the provisions and regulations of the Rural (RU) Zone and Home Industries of this By-law shall apply with the following exceptions:

- i. An Ecological Centre shall mean an area of land and related main and accessory buildings and structures used for educational, research and instructional purposes pertaining to ecological field studies, including but not limited to: field studies of the ecology of forests, abandoned agricultural fields, wetlands/ponds, vegetation, fish and wildlife; monitoring of pollution and collection of climate data; limnological research of Pigeon Lake and other waters; and similar uses.
- ii. Where a single or recreation dwelling is a permitted use, there shall be no limitation on the number of guest cabins that may be erected on the property, provided that individual guest cabins do not have a floor area exceeding 44.6 square metres (480.0 sq. ft.), nor contain cooking or sanitary facilities. The guest cabin shall occupy the entirety of the building or structure.
- iii. One recreation dwelling shall be permitted in addition to one single detached dwelling.

#### **5.9.23 Rural-23 (RU-23) Zone**

No person shall within any Rural-23 (RU-23) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

##### a) Permitted Uses

- i. competitive and recreational paintball gaming
- ii. retail sale of paint ball supplies and accessories
- iii. accessory use

b) Regulations for Permitted Uses

All provisions and regulations of the Rural (RU) Zone shall apply with the exception of the following:

i. Minimum Lot Area	7.48 ha (18.5 ac.)
ii. Minimum Lot Frontage	274 m. (899.0 ft.)
iii. Minimum Front Yard Depth	30.5 m. (100.0 ft.)
iv. Minimum Interior Side Yard Width	15.3 m. (50.0 ft.)
v. Minimum Exterior Side Yard Width	15.3 m. (50.0 ft.)
vi. Minimum Rear Yard Depth	15.3 m. (50.0 ft.)
vii. Maximum Lot Coverage	1%
viii. Minimum Number of Parking Spaces	40

**5.9.24 Rural-24 (RU-24) Zone**

No person shall within any Rural-24 (RU-24) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the provisions of this By-law, all uses permitted in the Rural (RU) Zone shall apply including a single detached dwelling, with the exception of: a camp, a farm or agricultural use, a forestry use, a golf course, a public park, a wayside pit or wayside quarry, an abattoir, a cemetery, and a portable asphalt plant.

b) Regulations for Permitted Uses

All provisions and regulations of the Rural (RU) Zone shall apply with the exception of the following:

i. Minimum Lot Area (Lot 1)	6.41 ha (15.8 ac.)
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**5.9.25 Rural-25 (RU-25) Zone**

No person shall within any Rural-25 (RU-25) Zone, use any land or erect, alter or use any building or structure except in accordance with the

following provisions:

a) Permitted Uses

Notwithstanding the provisions of this By-law, all uses permitted in the Rural (RU) Zone shall apply including a single detached dwelling, with the exception of: a camp, a farm or agricultural use, a forestry use, a golf course, a public park, a wayside pit or wayside quarry, an abattoir, a cemetery, and a portable asphalt plant.

b) Regulations for Permitted Uses

All provisions and regulations of the Rural (RU) Zone shall apply with the exception of the following:

- |     |                              |                      |
|-----|------------------------------|----------------------|
| i.  | Minimum Lot Area (Lot 2)     | 8.5 ha. (21.1 ac.)   |
| ii. | Minimum Lot Frontage (Lot 2) | 188.9 m. (620.0 ft.) |

**5.9.26 Rural-26 (RU-26) Zone**

No person shall within any Rural-26 (RU-26) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the permitted uses within the Rural (RU) Zone, the permitted uses in the Rural-26 (RU-26) Zone shall be limited to the following:

- i. a single detached dwelling
- ii. an agricultural use
- iii. a wine manufacturing facility (winery) for the production of wine and related products
- iv. a microbrewery (which shall mean a small-scale producer of a limited amount of beer that is sold to local markets, but does not include a tavern or other premises where beer is consumed on the premises except as accessory to the bakery)
- v. a bakery (which shall mean an establishment for producing, mixing, or baking of bread, biscuits, cakes, pies, buns, bagels or similar bakery products, but does not include a restaurant or other premises where any such products are made for consumption on the premises except as accessory to the bakery)

- vi. a retail store within a permanent structure for the sale of wine and related products and merchandise; beer produces on the premises; baked goods; and good products such as jams, jellies, mustards, sauces and vinegars
- vii. a farm produce outlet
- viii. permanent structures for storage related to a permitted use
- ix. accessory greenhouse structures; and
- x. accessory uses devoted to the permitted uses.

b) Regulations for Permitted Uses

All the provisions and regulations of the Rural (RU) Zone of this By-law shall apply with the following exception:

- i. Maximum Lot Area 9.76 ha (24.1 ac.)
- ii. The maximum number of employees for the permitted uses (total number of employees for all permitted uses combined) shall be five (5), excluding the occupants of the premises.
- iii. The permitted uses of 5.9.26.a.iii) to vi) inclusive shall only be permitted in buildings or structures as existing at the date of passing of this By-law (August 10<sup>th</sup>, 2010), or replacement buildings having the same or lesser floor area, and in one (1) new building having a maximum floor area of 278.0 square metres (2992.4 sq. ft.).

**5.9.27 Rural-27 (RU-27) Zone**

No person shall within any Rural-27 (RU-27) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the provisions of this By-law, all uses permitted in the Rural (RU) Zone shall apply including a single detached dwelling, with the exception of: a camp, a farm or agricultural use, a forestry use, a golf course, a public park, a home industry, a kennel, a wayside pit or wayside quarry, a farm produce outlet, an auction barn, a veterinary clinic, an abattoir, a cemetery, a church or place of worship, an assembly hall and a portable asphalt plant.

b) Regulations for Permitted Uses

All provisions and regulations of the Rural (RU) Zone shall apply with the exception of the following:

- i. Minimum Lot Area 4.047 ha (10.0 ac.)
- ii. Minimum Lot Frontage 118.9 m. (390.0 ft.)

**5.9.28 Rural-28 (RU-28) Zone**

No person shall within any Rural-28 (RU-28) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the uses permitted within the Rural (RU) Zone, the following uses shall be permitted within the Rural-28 (RU-28) Zone: one single detached dwelling, a home occupation, a bed and breakfast.

b) Regulations for Permitted Uses

All provisions and regulations of the Rural (RU) Zone shall apply with the exception of the following:

- i. Minimum Lot Area 10.1 ha (25.0 ac.)
- ii. Minimum Lot Frontage 174 m. (570.9 ft.)

**5.9.29 Rural-29 (RU-29) Zone**

No person shall within any Rural-29 (RU-29) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the permitted uses within the Rural (RU) Zone, the following uses shall be permitted in the Rural-29 (RU-29) Zone:

- i. a single detached dwelling, OR
- ii. one recreational dwelling
- iii. a forestry use
- iv. a sustainable agricultural farm of organic crops
- v. a home industry
- vi. a bed and breakfast establishment
- vii. a recreational use

- viii. a farm produce outlet
- ix. a church or place of worship
- x. an assembly hall
- xi. a camp

b) Regulations for Permitted Uses

All the provisions and regulations of the Rural (RU) Zone of this By-law shall apply with the following exception:

- i. Minimum Lot Area 19.2 ha (47.6 ac.)

**5.9.30 Rural-30 (RU-30) Zone**

No person shall within any Rural-30 (RU-30) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the permitted uses within the Rural (RU) Zone, the following uses shall be permitted in the Rural-30 (RU-30) Zone:

- i. a single detached dwelling, OR
- ii. one recreational dwelling
- iii. a forestry use
- iv. a home occupation
- v. a recreational use
- vi. a bed and breakfast establishment
- vii. a home industry
- viii. a conservation use
- ix. a riding school/boarding stable

b) Regulations for Permitted Uses

All the provisions and regulations of the Rural (RU) Zone of this By-law shall apply with the following exception:

- i. Minimum Lot Area 5.26 ha (13.0 ac.)
- ii. Minimum Lot Frontage 50.3 m. (165.0 ft.)

### **5.9.31 Rural-31 (RU-31) Zone**

No person shall within any Rural-31 (RU-31) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### a) Permitted Uses

Notwithstanding the uses permitted within the Rural (RU) Zone, within the Rural-31 (RU-31) Zone a “Garden Suite” is also permitted subject to the following provisions:

A “Garden Suite” means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable.

#### b) Regulations for Permitted Uses

All the provisions and regulations of the Rural (RU) Zone of this By-law shall apply with the following exception:

A maximum of only one “Garden Suite” shall be permitted, and shall be located in a side yard or rear yard, and shall be limited to a maximum height of one storey, and shall be connected to the water supply system serving the existing dwelling, and shall have a minimum floor area of 83.5 sq. m. (898.8 sq. ft.) and shall be permitted for a period of ten (10) years commencing on May 12<sup>th</sup>, 2009.

### **5.9.32 Rural-32 (RU-32) Zone**

No person shall within any Rural-32 (RU-32) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### a) Permitted Uses

Notwithstanding the uses permitted within the Rural (RU) Zone, all of the permitted uses within the Rural (RU) and Environmental Protection (EP) Zones shall apply to the Rural-32 (RU-32) Zone.

#### b) Regulations for Permitted Uses

All the provisions and regulations of the Rural (RU) Zone of this By-law shall apply with the following exception:

No residential development shall take place within the 500 metre (1640.4 ft.) buffer zone of the existing quarry.

**5.9.33 Rural-33 (RU-33) Zone**

No person shall within any Rural-33 (RU-33) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the provisions of Section 4.12 (Frontage Requirements), buildings and structure may be erected upon the lands zoned RU-33 provided that said lands have access to a public road.

b) Regulations for Permitted Uses

All the provisions and regulations of the Rural (RU) Zone of this By-law shall apply.

**5.9.34 Rural-34 (RU-34) Zone**

No person shall within any Rural-34 (RU-34) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the uses permitted within the Rural (RU) Zone, the existing building to be used as storage for snowmobile equipment will be a permitted use within the Rural-34 (RU-34) Zone.

b) Regulations for Permitted Uses

All the provisions and regulations of the Rural (RU) Zone of this By-law shall apply with the following exceptions:

- |                                   |                      |
|-----------------------------------|----------------------|
| i. Existing Minimum Lot Area      | 0.69 ha (1.7 ac.)    |
| ii. Existing Minimum Lot Frontage | 128.0 m. (420.0 ft.) |

**5.9.35 Rural-35 (RU-35) Zone**

No person shall within any Rural-35 (RU-35) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the uses permitted within the Rural (RU) Zone, a single detached dwelling or a recreation dwelling, a contractor's yard and a forestry use shall be considered permitted uses.

b) Regulations for Permitted Uses

All the provisions and regulations of the Rural (RU) Zone of this By-law shall apply with the following exceptions:

- i. Minimum Lot Area of Retained Portion      19.2 ha (47.6 ac.)

**5.9.36      Rural-36 (RU-36) Zone**

Reserved

**5.9.37      Rural-37 (RU-37) Zone**

No person shall within any Rural-37 (RU-37) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the permitted uses within the Rural (RU) Zone, the following uses shall be permitted in the Rural-37 (RU-37) Zone:

- i. a single detached dwelling, OR
- ii. one seasonal dwelling
- iii. a forestry use
- iv. a home occupation
- v. a recreational use
- vi. a bed and breakfast establishment
- vii. a home industry
- viii. a conservation use
- ix. a riding school/boarding stable

b) Regulations for Permitted Uses

All the provisions and regulations of the Rural (RU) Zone of this By-law shall apply with the following exceptions:

- i. Minimum Lot Area      5.66 ha (14.0 ac.)
- ii. Minimum Lot Frontage      154.5 m. (507.0 ft.)

**5.9.38      Rural-38 (RU-38) Zone**

No person shall within any Rural-38 (RU-38) Zone, use any land or erect, alter or use any building or structure except in accordance with the

following provisions:

- a) All permitted uses and regulations as they apply to the Rural Residential (RR) Zone as amended shall apply.
- b) A 160 metre (525 ft.) buffer zone from the existing licensed pit shall be established. No dwellings are permitted within this 160 m. buffer area.

**5.9.39 Rural-39 (RU-39) Zone**

No person shall within any Rural-39 (RU-39) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

- a) All permitted uses as they apply to the Rural (RU) Zone as amended shall apply.
- b) Regulations for Permitted Uses

All the provisions and regulations of the Rural (RU) Zone of this By-law shall apply with the following exceptions:

- i. Minimum Lot Area 9 ha (22.2 ac.)
- ii. Minimum Lot Frontage (adjacent Cty. Rd. 36) 170.0 m. (557.7 ft.)

**5.9.40 Rural-40 (RU-40) Zone**

No person shall within any Rural-40 (RU-40) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

- a) All permitted uses as they apply to the Rural (RU) Zone as amended shall apply, and one accessory dwelling unit attached to a farm building, for farm help.
- b) Regulations for Permitted Uses

All the provisions and regulations of the Rural (RU) Zone of this By-law shall apply with the following exceptions:

- i. The minimum lot frontage shall be as existing on April 12, 2011.
- ii. The maximum number of dwellings per lot shall be two (2), including a maximum of one (1) single detached dwelling and a maximum of one (1) accessory dwelling unit attached to a farm building.

- iii. The maximum floor area of an accessory dwelling unit shall be 91 metres (298.5 ft.).

**5.9.41 Rural-41 (RU-41) Zone**

No person shall within any Rural-41 (RU-41) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

All permitted uses as they apply to the Rural (RU) Zone as amended shall apply.

b) Regulations for Permitted Uses

All the provisions and regulations of the Rural (RU) Zone of this By-law shall apply with the following exceptions:

Minimum Lot Area	8.5 ha (21.0 ac.)
Minimum Lot Frontage	390.0 m. (1,279.5 ft.)

**5.9.42 Rural-42 (RU-42) Zone**

No person shall within any Rural-42 (RU-42) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

All permitted uses as they apply to the Rural (RU) Zone as amended shall apply.

b) Regulations for Permitted Uses

All the provisions and regulations of the Rural (RU) Zone of this By-law shall apply with the following exceptions:

Minimum Lot Area	14.0 ha (34.6 ac.)
Minimum Lot Frontage	285.0 m. (935.0 ft.)

**5.9.43 Rural-43 (RU-43) Zone**

No person shall within any Rural-43 (RU-43) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the provisions of the Rural (RU) Zone, within the Rural 43 (RU-43) Zone, only the following uses shall be permitted:

- i. an 800 sq. ft. (74.32 sq. m.) retail facility for the sale of Batterybuyer.com products.
- ii. an attached 1200 sq. ft. (111.48 sq. m.) self storage unit.

b) Regulations for Permitted Uses

All provisions and regulations of the Rural (RU) Zone shall apply with the following exceptions:

- i. Minimum Lot Area 0.7 ha (1.7 ac.)
- ii. Minimum Front Yard Depth 30.5 m. (100.0 ft.)
- iii. Minimum Northerly Exterior Side Yard Width 4.6 m. (15.0 ft.)
- iv. Minimum Southerly Exterior Side Yard Width 30.5 m. (100.0 ft.)

For the purpose specific to 5.9.43.a), the east lot line shall be considered the front lot line.

**5.9.44 Rural-44 (RU-44) Zone**

No person shall within any Rural-44 (RU-44) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the provisions of the Rural (RU) Zone, the following uses are permitted within the Rural-44 (RU-44) Zone:

- i. one single detached dwelling
- ii. a forestry use
- iii. a home occupation
- iv. a recreational use
- v. a bed and breakfast establishment
- vi. a home industry
- vii. a riding school/boarding stable

b) Regulations for Permitted Uses

All provisions and regulations of the Rural (RU) Zone shall apply with the

following exceptions:

- i. Minimum Lot Area 10.73 ha (26.5 ac.)

**5.9.45 Rural-45 (RU-45) Zone**

No person shall within any Rural-45 (RU-45) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. All permitted uses in the Rural (RU) Zone as amended shall apply.

b) Regulations for Permitted Uses

All provisions and regulations of the Rural (RU) Zone shall apply with the following exceptions:

- i. Minimum Lot Area 8 ha (20 ac.)
- ii. Minimum Frontage as existing at the date of passing of this Zoning By-law

**5.9.46 Rural-46 (RU-46) Zone**

No person shall within any Rural-46 (RU-46) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. All permitted uses in the Rural (RU) Zone as amended shall apply.

b) Regulations for Permitted Uses

All provisions and regulations of the Rural (RU) Zone shall apply with the following exceptions:

- i. Minimum Lot Area 6 ha (14.8 ac.)
- ii. Minimum total lot frontage 165 m (541 ft.)

**5.9.47 Rural-47 (RU-47) Zone**

No person shall within any Rural-47 (RU-47) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. All permitted uses in the Rural (RU) Zone as amended shall apply.

b) Regulations for Permitted Uses

All provisions and regulations of the Rural (RU) Zone shall apply with the following exceptions:

- i. Minimum lot frontage 129 m (423 ft.)

**5.9.48 Rural-48 (RU-48) Zone**

No person shall within any Rural-48 (RU-48) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. All permitted uses in the Rural (RU) Zone as amended shall apply.

b) Regulations for Permitted Uses

All provisions and regulations of the Rural (RU) Zone shall apply with the following exceptions:

- i. Minimum lot area 5.3 ha (13 ac.)

**5.9.49 Rural-49 (RU-49) Zone**

No person shall within any Rural-49 (RU-49) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. All permitted uses in the Rural (RU) Zone as amended shall apply.

b) Regulations for Permitted Uses

All provisions and regulations of the Rural (RU) Zone shall apply with the following exceptions:

- i. Minimum lot frontage 60 m (197 ft.)
- ii. For the purposes of the Rural-49 (RU-49) Zone, the front lot line shall be the lot line abutting County Road 507.

**5.9.50 Rural-50 (RU-50) Zone**

No person shall within any Rural-50 (RU-50) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. All permitted uses in the Rural (RU) Zone as amended shall apply.

b) Regulations for Permitted Uses

All provisions and regulations of the Rural (RU) Zone shall apply with the following exceptions:

- i. Minimum lot frontage 80 m (262.5 ft.)

**5.9.51 Rural-51 (RU-51) Zone**

No person shall within any Rural-51 (RU-51) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. All permitted uses in the Rural (RU) Zone as amended shall apply.

b) Regulations for Permitted Uses

All provisions and regulations of the Rural (RU) Zone shall apply with the following exceptions:

- i. Minimum lot frontage 90 m (295.3 ft.)

**5.9.52 Rural-52 (RU-52) Zone**

No person shall within any Rural-52 (RU-52) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. All permitted uses in the Rural (RU) Zone as amended shall apply.

b) Regulations for Permitted Uses

All provisions and regulations of the Rural (RU) Zone shall apply with the following exceptions:

- i. Minimum lot area 8.9 ha (22 ac.)
- ii. Minimum lot frontage 91.5 m (301 ft.)

**5.9.53 Rural-53 (RU-53) Zone**

No person shall within any Rural-53 (RU-53) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

d) Permitted Uses

- i. All permitted uses in the Rural (RU) Zone as amended shall apply.

e) Regulations for Permitted Uses

All provisions and regulations of the Rural Zone (RU) Zone shall apply with the following exceptions:

- i. Minimum lot frontage 22 m (72.2 ft.)
- ii. Minimum water yard 30 m (98.4 ft.)

**5.9.54 Rural-54(RU-54) Zone**

No person shall within any Rural-54 (RU-54) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the provisions of the Rural (RU) Zone, within the Rural 54 (RU-54) Zone, only the following uses shall be permitted:

Residential Uses:

- i. Prohibited

Non-Residential Uses

- ii. A recreational bush camp;
- iii. An agricultural use;
- iv. A forestry use;
- v. A park;
- vi. A recreational use;
- vii. A wayside put or wayside establishment;
- viii. A kennel;

- ix. A conservation use;
- x. A farm produce outlet;
- xi. A riding school/board stable excluding accessory buildings for human habitation.

b) Regulations for Permitted Uses

All provisions and regulations of the Rural Zone (RU) Zone shall apply with the following exceptions:

- i. Recreational Bush Camp Building Setback from lands zoned to permit a quarry 530 m (1738.85 ft.)
- ii. Setback for all major site works and new buildings from any Provincially Significant Wetland 120 m (393.70 ft.)
- iii. Minimum Lot Frontage 0 m (0 ft.)

**5.9.55 Rural-55 (RU-55) Zone**

No person shall within any Rural-55 (RU-55) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the provisions of the Rural (RU) Zone, within the Rural 55 (RU-55) Zone, only the following uses shall be permitted:

Residential Uses:

- i. Prohibited

Non-Residential Uses:

- ii. An agricultural use;
- iii. A forestry use;
- iv. A park;
- v. A recreational use;
- vi. A wayside pit or wayside establishment;
- vii. A kennel;
- viii. A conservation use;
- ix. A farm produce outlet;
- x. A riding school/boarding stable excluding accessory

buildings for human habitation.

b) Regulations for Permitted Uses

All provisions and regulations of the Rural Zone (RU) Zone shall apply.

**5.9.56 Rural-56 (RU-56) Zone**

No person shall within any Rural-56 (RU-56) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. All permitted uses in the Rural (RU) Zone as amended shall apply.

b) Regulations for Permitted Uses

All provisions and regulations of the Rural Zone (RU) Zone shall apply with the following exceptions:

- i. Minimum lot frontage 120 m (393.7 ft.)
- ii. Minimum lot area 3 ha (7.4 ac.)

**5.9.57 Rural-57 (RU-57) Zone**

No person shall within any Rural-57 (RU-57) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. All permitted uses in the Rural (RU) Zone as amended shall apply.

b) Regulations for Permitted Uses

All provisions and regulations of the Rural Zone (RU) Zone shall apply with the following exceptions:

- i. Minimum lot frontage 91 m (298.56 ft.)
- ii. Minimum lot area 9.2 ha (22.7 ac.)

**5.9.58 Rural-58 (RU-58) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-58 (RU-58) Zone the following provisions shall apply:

a) Permitted Uses

- i. a conservation use
- ii. a recreational use

b) Special Regulations for Permitted Uses

All provisions and regulations of the Rural (RU) Zone of this By-law shall apply, with the following exceptions:

- i. Minimum Lot Frontage Not Applicable
- ii. Minimum Lot Frontage Not Applicable
- iii. Minimum Front, Side, Rear, Water Yards: Not Applicable

Note: For the purpose of the interpretation of this RU-58 Zone, the eastern and western boundaries of the RU-58 Zone shall correspond to the “Licensed Boundary” and the “Limit of Extraction” lines, respectively, on the quarry site plans that apply to the EI-4 Zone.

**5.9.59 Rural-59 (RU-59) Zone**

No person shall within any Rural-59 (RU-59) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

All uses permitted in the Rural (RU) Zone of this By-law shall apply.

b) Regulations for Permitted Uses

All the provisions and regulations of the Rural (RU) Zone of this By-law shall apply with the following exceptions:

- i. Minimum Lot Area 3 ha (7.4 ac.)
- ii. Minimum Lot Frontage 99 m (324.8 ft.)

**5.9.60 Rural-60 (RU-60) Zone**

No person shall within any Rural-60 (RU-60) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the provisions of the Rural (RU) Zone to the contrary, the following uses are prohibited in the Rural-60 (RU-60) Zone:

- i. Residential uses

- ii. Sensitive uses

b) Regulations for Permitted Uses

Notwithstanding the provisions of the Rural (RU) Zone to the contrary, for lands zoned the Rural-60 (RU-60) Zone, there shall be no minimum lot frontage required. The lot frontage of the lands zoned the Rural-60 (RU-60) Zone shall be combined with the adjacent lands zoned the Extractive Industrial-7 (EI-7) Zone. The minimum area of lands zoned the Rural-60 (RU-60) Zone shall be 0.6 hectares.

Note: The lands zoned the Rural-60 (RU-60) Zone are located within an existing lot of record. The total area of the existing lot is 9.9 hectares, with the majority of the lands (approximately 9 hectares) being zoned the Extractive Industrial-7 (EI-7) Zone.

**5.9.61 Rural-61 (RU-61) Zone**

No person shall within any Rural-61 (RU-61) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

- a) All permitted uses in the Rural (RU) Zone of this By-law shall apply.
- b) Regulations for Permitted Uses

All the provisions and regulations of the Rural (RU) Zone of this By-law shall apply with the following exceptions:

- i. Minimum Lot Frontage                      207 m (679 ft)

**5.9.62 Rural-62 (RU-62) Zone**

No person shall within any Rural-62 (RU-62) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

- a) All uses permitted in the Rural (RU) Zone of this By-law shall apply, except for:
  - i. A farm or agricultural use, with the exception that up to 5 large animals such as ponies or horses may be kept for personal use or the keeping of up to 50 free-range chickens, ducks or similar fowl;
  - ii. A golf course;

- iii. A wayside put or wayside quarry;
- iv. A kennel;
- v. A riding stable/boarding stable;
- vi. A portable asphalt plant.

b) Regulations for Permitted Uses

All provisions and regulations of the Rural (RU) Zone of this By-law shall apply with the following exceptions:

- i. Minimum lot area                      4.1 ha (10.18 ac.)
- ii. Minimum lot frontage                90 m (295 ft.)

## Section 6 – Rural Residential (RR) Zone

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

Reference should be made to Section 4, General Zone Provisions, of this By-law. Section 4 contains additional, general or specific provisions that apply to or may apply to properties in all zones throughout the Municipality and should be consulted together with the provisions of this zone category.

### 6.1 Permitted Uses

- 6.1.1 a single detached dwelling or one seasonal dwelling
- 6.1.2 a bed and breakfast establishment
- 6.1.3 a group home
- 6.1.4 a home industry
- 6.1.5 a home occupation
- 6.1.6 a private or public park

### 6.2 Regulations For Uses Permitted In Section 6.1

6.2.1	Minimum Lot Area	0.3 ha (0.7 ac.)
6.2.2	Minimum Lot Frontage	45.0 m (147.6 ft.)
6.2.3	Maximum Lot Coverage	20%
6.2.4	Minimum Front Yard Depth	12.0 m (39.4 ft.)
6.2.5	Minimum Exterior Side Yard Width	6.0 m (20.0 ft.)
6.2.6	Minimum Interior Side Yard Width	4.5 m (15.0 ft.)
6.2.7	Minimum Rear Yard Depth	4.5 m (14.8 ft.)
6.2.8	Minimum Water Yard	30.0 m. (98.4 ft.)
6.2.9	Minimum Floor Area:	
	a) One Storey Dwelling	83.5 m <sup>2</sup> (898.8 ft <sup>2</sup> )
	b) One and One-half or Two Storey Dwelling	116.0 m <sup>2</sup> (1250.0 ft <sup>2</sup> )
6.2.10	Maximum Building Height	11.0 m (36.0 ft.)
6.2.11	Maximum Number of Dwellings Per Lot	1

### **6.3 Provisions For Development Adjacent To A Private Road**

Where more than two lot lines abut a private road, the lot line abutting the road which provides access shall require a 12 metre (39.4 foot) setback. The other lot line(s) shall be deemed an exterior lot line.

This setback distance shall be measured from the boundary of the legal right-of-way; or the edge of the travelled portion of the private road where a legal right-of-way does not exist.

### **6.4 General Zone Provisions**

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land building or structure permitted within the Rural Residential (RR) Zone shall apply.

### **6.5 Special Rural Residential (RR) Zones**

#### **6.5.1 Rural Residential-1 (RR-1) Zone**

No person shall within any Rural Residential-1 (RR-1) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

##### a) Permitted Uses

Notwithstanding the uses permitted within a Rural Residential (RR) Zone of this By-law, the existing garage may be used for the purpose of retailing used furniture and antiques.

##### b) Regulations for Permitted Uses

All provisions and regulations of the Rural Residential (RR) Zone of this By-law shall apply.

#### **6.5.2 Rural Residential-2 (RR-2) Zone**

No person shall within any Rural Residential-2 (RR-2) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

##### a) Permitted Uses

Notwithstanding the uses permitted within a Rural Residential (RR) Zone of this By-law, the existing 4.87 m x 6.70 m (16.0 ft. x 22.0 ft.) accessory building may be used for the purpose of retailing garden furniture and accessories and horticultural merchandise.

b) Regulations for Permitted Uses

All provisions and regulations of the Rural Residential (RR) Zone of this By-law shall apply.

**6.5.3 Rural Residential-3 (RR-3) Zone**

No person shall within any Rural Residential-3 (RR-3) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the uses permitted within a Rural Residential (RR) Zone of this By-law, the existing garage may be used for the purpose of manufacturing and retailing custom furniture and pottery.

b) Regulations for Permitted Uses

All provisions and regulations of the Rural Residential (RR) Zone of this By-law shall apply.

**6.5.4 Rural Residential- 4 (RR-4) Zone**

No person shall within any Rural Residential-4 (RR-4) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. one permitted detached dwelling
- ii. a home occupation
- iii. accessory uses

b) Regulations for Permitted Uses

- i. Minimum Lot Area 3020.5 sq. m. (0.8 ac.)
- ii. Minimum Lot Frontage 45.7 m (150.0 ft.)

All other provisions of the Rural Residential (RR) Zone apply.

**6.5.5 Rural Residential-5 (RR-5) Zone**

Reserved

**6.5.6 Rural Residential- 6 (RR-6) Zone**

No person shall within any Rural Residential-6 (RR-6) Zone, use any land

or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. one small engine repair shop
- ii. one single family dwelling
- iii. accessory uses

b) Regulations for Permitted Uses

- i. Minimum Front Yard Depth 8.6 m. (28.2 ft.)

All other provisions of the Rural Residential (RR) Zone apply.

**6.5.7 Rural Residential-7 (RR-7) Zone**

No person shall within any Rural Residential-7 (RR-7) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the provisions of the Rural Residential (RR) Zone, two residential units within a single detached dwelling shall be considered a permitted use.

b) Regulations for Permitted Uses

- i. Minimum Lot Frontage 44.8 m. (147.1 ft.)

All other provisions and regulations of the Rural Residential (RR) Zone shall apply.

**6.5.8 Rural Residential-8 (RR-8) Zone**

No person shall within any Rural Residential-8 (RR-8) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the provisions of the Rural Residential (RR) Zone, two dwelling units shall be permitted within the existing single detached dwelling.

b) Regulations for Permitted Uses

All provisions and regulations of the Rural Residential (RR) Zone shall apply with the exception of the following:

- i. Minimum Dwelling Unit Area 92.9 m<sup>2</sup> (1000.0 ft<sup>2</sup>)

### 6.5.9 **Rural Residential-9 (RR-9) Zone**

No person shall within any Rural Residential-9 (RR-9) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### a) Permitted Uses

- i. one single detached dwelling or one recreational dwelling
- ii. accessory uses

#### b) Regulations for Permitted Uses

- i. Minimum Lot Area 0.4 ha (0.9 ac.)
- ii. Minimum Lot Frontage 55.7 m. (182.7 ft.)
- iii. Minimum Front Yard Depth 15.3 m. (50.0 ft.)
- iv. Minimum Interior Side Yard Width 4.6 m. (14.9 ft.)
- v. Minimum Rear Yard Depth 4.6 m. (14.9 ft.)
- vi. Minimum Floor Area:
  - a) one storey dwelling 83.5 m<sup>2</sup> (898.8 ft<sup>2</sup>)
  - b) one & one-half or two storey dwelling 116.0 m<sup>2</sup> (1250 ft<sup>2</sup>)
  - c) maximum height 10.7 m. (35.0 ft.)

All other provisions of the Rural Residential (RR) Zone apply.

### 6.5.10 **Rural Residential-10 (RR-10) Zone**

No person shall within any Rural Residential-10 (RR-10) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### a) Permitted Uses

- i. one single detached dwelling
- ii. a semi-detached dwelling
- iii. a duplex dwelling
- iv. a bed and breakfast establishment
- v. a home occupation
- vi. a home industry

b) Regulations for Permitted Uses

For the purposes of the Rural Residential-10 (RR-10) Zone, the Front Lot Line shall be the lot line abutting Spring Drive.

All provisions and regulations of the Rural Residential (RR) Zone shall apply with the following exceptions:

- i. Minimum Lot Frontage 55.0 m. (180.5 ft.)
- ii. Minimum Lot Area 0.6 ha. (1.5 ac.)
- iii. Minimum Front Yard Depth for Dwelling 5.5 m. (18 ft.)
- iv. Minimum Front Yard Depth for Shop Building 0.6 m. (1.9 ft.)
- v. Dwellings shall be limited to one (1) storey in height.
- vi. The buildings are limited to their sizes as existing and as shown on plan of survey dated December 15, 2003.

**6.5.11 Rural Residential-11 (RR-11) Zone**

No person shall within any Rural Residential-11 (RR-11) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Permitted uses are limited to a single detached dwelling, recreation dwelling and recreational uses.

b) Regulations for Permitted Uses

All provisions and regulations of the Rural Residential (RR) Zone shall apply, with the exception of the following:

- i. Minimum Lot Area 2.0 ha (5.0 ac.)
- ii. Minimum Lot Frontage 9.1 m. (30.0 ft.)

**6.5.12 Rural Residential-12 (RR-12) Zone**

Reserved

**6.5.13 Rural Residential-13 (RR-13) Zone**

No person shall within any Rural Residential-13 (RR-13) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the provisions of the Rural Residential (RR) Zone, Bell Canada telecommunication buildings shall be considered a permitted use within any RR-13 Zone.

b) Regulations for Permitted Uses

All provisions and regulations of the Rural Residential (RR) Zone shall apply with the following exceptions:

- |                               |  |
|-------------------------------|--|
| i. Minimum Lot Area           | 0.44 ha (1.1 ac)                           |
| ii. Minimum Ground Floor Area | 30 m <sup>2</sup> (323.0 ft <sup>2</sup> ) |

**6.5.14 Rural Residential-14 (RR-14) Zone**

No person shall within any Rural Residential-14 (RR-14) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. one single detached dwelling OR
- ii. one recreational dwelling
- iii. a forestry use
- iv. a home occupation
- v. a recreational use
- vi. a bed and breakfast establishment
- vii. a home industry
- viii. a conservation use

b) Regulations for Permitted Uses

All of the provisions and regulations of the Rural Residential (RR) Zone shall apply with the following exception:

All buildings shall be located within the northern portion of the lot and not within the wetland area.

**6.5.15 Rural Residential-15 (RR-15) Zone**

No person shall within any Rural Residential-15 (RR-15) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the permitted uses within a Rural Residential (RR) Zone to the contrary, uses permitted within the Rural Residential-15 (RR-15) Zone shall be limited to:

- i. one single detached dwelling
- ii. a home occupation
- iii. accessory uses

b) Regulations for Permitted Uses

All provisions and regulations of the Rural Residential (RR) Zone shall apply with the following exceptions:

- i. Minimum Water Yard 13.7 m. (50.0 ft.)
- ii. Minimum Water Yard (north north-east) 18.2 m. (60.0 ft.)

**6.5.16 Rural Residential-16 (RR-16) Zone**

No person shall within any Rural Residential-16 (RR-16) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. All permitted uses in the Rural Residential (RR) Zone as amended shall apply.

b) Regulations for Permitted Uses

All provisions and regulations of the Rural Residential (RR) Zone shall apply with the following exceptions:

- i. Minimum front yard setback 13.63 m (45 ft.)

Note: Front lot line shall be the lot line abutting Lakehurst Court.

**6.5.17 Rural Residential-17 (RR-17)**

No person shall within any Rural Residential-17 (RR-17) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. All permitted uses in the Rural Residential (RR) Zone as amended shall apply.

b) Regulations for Permitted Uses

All provisions and regulations of the Rural Residential (RR) Zone shall apply with the following exceptions:

- i. Minimum front yard setback  
for the dwelling existing as  
of the date of the passing of  
this by-law 2.89 m (9.5 ft.)

Note: Front lot line shall be the lot line abutting Six Foot Bay Road

## Section 7 – Hamlet Residential (HR)

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

Reference should be made to Section 4, General Zone Provisions, of this By-law. Section 4 contains additional, general or specific provisions that apply to or may apply to properties in all zones throughout the Municipality and should be consulted together with the provisions of this zone category.

### 7.1 Permitted Uses

- 7.1.1 a single detached dwelling
- 7.1.2 a semi-detached dwelling
- 7.1.3 a duplex dwelling
- 7.1.4 a converted dwelling with a maximum of two dwelling units
- 7.1.5 a bed a breakfast establishment
- 7.1.6 a home occupation
- 7.1.7 a public park

### 7.2 Regulations For Uses Permitted In Section 7.1

- 7.2.1 Minimum Lot Area
  - a) Single detached dwelling 0.4 ha (1 ac.)
  - b) Duplex dwelling 0.6 ha (1.5 ac.) or as required by the local health unit, whichever is greater
  - c) Semi-detached dwelling 0.3 ha (0.7 ac.) per unit or as required by the local health unit, whichever is greater
- 7.2.2 Minimum Lot Frontage
  - a) Single detached dwelling 45.5 m (150.0 ft.)
  - b) Duplex dwelling 55.0 m (180.5 ft.)
  - c) Semi-detached dwelling 27.5 m/unit (90.2 ft/unit)
- 7.2.3 Minimum Front Yard Depth 12.0 m (39.4 ft.)

<b>7.2.4</b>	Minimum Exterior Side Yard Width	6.09 m (20.0 ft.)
<b>7.2.5</b>	Minimum Interior Side Yard Width	
	a) Single detached dwelling, duplex	4.5 m (15.0 ft.)
	b) Semi-detached dwelling unit on a separate lot	4.5 m (15.0 ft.) on one side and 0 on the other
	c) Semi-detached dwelling on one lot	4.5 m (15.0 ft.)
<b>7.2.6</b>	Minimum Rear Yard Depth	4.5 m (15.0 ft.)
<b>7.2.7</b>	Minimum Dwelling Floor Area	
	a) Single detached dwelling	
	i. one storey	83.5 m <sup>2</sup> (898.8 ft <sup>2</sup> )
	ii. one and one-half storey	116.0 m <sup>2</sup> (1250.0 ft <sup>2</sup> )
	b) Semi-detached dwelling	83.5 m <sup>2</sup> (898.8 ft <sup>2</sup> )
<b>7.2.8</b>	Maximum Building Height	11.0 m (36.0 ft.)
<b>7.2.9</b>	Maximum Lot Coverage of All Buildings	20%
<b>7.2.10</b>	Maximum Number of Dwellings Per Lot	1
<b>7.2.11</b>	Maximum Number of Dwelling Units per Lot:	
	a) a single detached dwelling or a unit of a semi-detached dwelling on a separate lot	1
	b) a semi-detached dwelling on one lot or a duplex	2

### **7.3 General Zone Provisions**

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Hamlet Residential (HR) Zone shall apply.

### **7.4 Special Hamlet Residential (HR) Zones**

#### **7.4.1 Hamlet Residential-1 (HR-1) Zone**

No person shall within any Hamlet Residential-1 (HR-1) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

- a) Permitted Uses
  - i. one single detached dwelling
  - ii. one retail store within a single detached dwelling
  - iii. a parking area

- iv. accessory uses

b) Regulations for Permitted Uses

All of the provisions and regulations as they apply to lands in the Hamlet Residential (HR) Zone shall apply with the following exceptions:

- i. All permitted uses shall be contained within the envelope.
- ii. Minimum Lot Frontage 30.6 m. (100.2 ft.)

**7.4.2 Hamlet Residential-2 (HR-2) Zone**

Reserved

**7.4.3 Hamlet Residential-3 (HR-3) Zone**

No person shall within any Hamlet Residential-3 (HR-3) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the uses permitted within the Hamlet Residential (HR) Zone, a duplex dwelling shall be considered a permitted use.

b) Regulations for Permitted Uses

- i. Minimum Lot Area 2920 sq. m. (0.7 ac.)
- ii. Minimum Lot Frontage 42.1 m. (138.0 ft.)
- iii. Minimum Front Yard Depth 10.6 m. (35.0 ft.)
- iv. Minimum Floor Area – Unit 1 92.9 m<sup>2</sup> (1000 ft<sup>2</sup>)
- v. Minimum Floor Area – Unit 2 78 m<sup>2</sup> (839.6 ft<sup>2</sup>)

All other provisions of the Hamlet Residential (HR) Zone shall apply.

**7.4.4 Hamlet Residential-4 (HR-4) Zone**

Reserved

**7.4.5 Hamlet Residential-5 (HR-5) Zone**

No person shall within any Hamlet Residential-5 (HR-5) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Group 1

- i. one single detached dwelling
- ii. a duplex dwelling
- iii. a bed and breakfast establishment
- iv. a home occupation

Group 2

- i. a professional office (to include a real estate office)
- ii. an artists studio/gallery
- iii. a craft/gift shop
- iv. an antique shop

b) Regulations for Permitted Uses

All provisions and regulations of the Hamlet Residential (HR) Zone shall apply with the following exceptions:

Permitted uses listed in Group 2 will not be permitted in conjunction with uses listed in Group 1 ii), iii) or iv).

Permitted uses listed in Group 2 will be permitted with or without occupancy of the single detached dwelling.

**7.4.6 Hamlet Residential-6 (HR-6) Zone**

Reserved

**7.4.7 Hamlet Residential-7 (HR-7) Zone**

No person shall within any Hamlet Residential-7 (HR-7) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. a single detached dwelling
- ii. a bed and breakfast establishment
- iii. a home occupation
- iv. a public park

b) Regulations for Permitted Uses

All provisions and regulations of the Hamlet Residential (HR) Zone shall

apply.

**7.4.8 Hamlet Residential-8 (HR-8) Zone**

No person shall within any Hamlet Residential-8 (HR-8) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

- a) Permitted Uses
  - i. a single detached dwelling
  - ii. a bed and breakfast establishment
  - iii. a home occupation
  - iv. a public park

b) Regulations for Permitted Uses

All provisions and regulations of the Hamlet Residential (HR) Zone shall apply with the following exceptions:

- i. Minimum Rear Yard Depth 15 m. (49.2 ft.)

**7.4.9 Hamlet Residential-9 (HR-9) Zone**

No person shall within any Hamlet Residential-9 (HR-9) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

- a) Permitted Uses
  - i. a single detached dwelling
  - ii. a bed and breakfast establishment
  - iii. a home occupation
  - iv. a public park

b) Regulations for Permitted Uses

All provisions and regulations of the Hamlet Residential (HR) Zone shall apply with the following exceptions:

- i. Minimum Interior Side Yard Width 15 m. (49.2 ft.)

**7.4.10 Hamlet Residential-10 (HR-10) Zone**

No person shall within any Hamlet Residential-10 (HR-10) Zone, use any land or erect, alter or use any building or structure except in accordance

with the following provisions:

a) Permitted Uses

- i. a single detached dwelling
- ii. a bed and breakfast establishment
- iii. a home occupation
- iv. a public park
- v. a commercial cooking establishment as an accessory use to a permitted single detached dwelling
- vi. cooking classes as part of a commercial cooking establishment

b) Special Definition of “Commercial Cooking Establishment”

For the purposes of the Hamlet Residential-10 (HR-10) Zone, the following definition shall apply to a “Commercial Cooking Establishment”:

- i. A Commercial Cooking Establishment means a restaurant use that offers only the following services:
- ii. Catering to off-site events, which includes the on-site preparation of foods but does not include the on-site consumption of foods.
- iii. The preparation and retail sale of individual meals for delivery and consumption off-site.
- iv. The preparation and retail sale of fresh and frozen ready-to-cook and pre-cooked meats.
- v. The preparation and retail sale of baked goods.
- vi. The retail sale of fresh produce, maple syrup, honey and preserves.
- vii. The preparation and retail sale of prepared side dishes including vegetables and salads.
- viii. Cooking classes.
- ix. A Commercial Cooking Establishment shall not include any services or operations in addition to those listed above that would be defined as a take-out restaurant or a drive-in restaurant. A Commercial Cooking Establishment shall not include a dining room for the on-site consumption of food.

c) Regulations for Permitted Uses

All provisions and regulations of the Hamlet Residential (HR) Zone shall apply with the following exceptions:

- i. A commercial cooking establishment shall be operated in one accessory building only, which shall have a maximum floor area of 195.0 square metres (2100.0 sq. ft.) and a maximum height of 4.11 metres (13.5 ft.).
- ii. A single detached dwelling may contain a walk-in freezer with a maximum floor area of 6.0 sq. m. (65.0 sq. ft.).
- iii. The maximum number of employees at a commercial cooking establishment, excluding persons residing on the property, shall be two (2).
- iv. A minimum of two (2) parking spaces shall be provided for a single detached dwelling, and a minimum of six (6) parking spaces shall be provided for a commercial cooking establishment.
- v. Cooking classes shall have a maximum of nine (9) participants at any one time, including students and instructors, and shall be provided only in the accessory building containing the commercial cooking establishment.
- vi. The minimum interior side yard width for an accessory building containing a commercial cooking establishment shall be 3.05 metres (10.0 ft.), or as existing at the date of passing of this by-law.
- vii. The minimum front yard depth for an accessory building containing a commercial cooking establishment shall be 43 metres (142.0 ft.) or as existing at the date of passing of this by-law (August 5<sup>th</sup>, 2008).

**7.4.11 Hamlet Residential-11 (HR-11)**

Notwithstanding any other provision of the Hamlet Residential (HR) Zone to the contrary, the uses permitted shall be restricted to that of only single detached dwellings together with such other accessory uses, buildings or structures as are normally considered incidental and subordinate thereto provided further that the following provisions are complied with.

a) Regulations

- i. Minimum Lot Area 8,100 sq. m (2 ac.)

ii. Minimum Lot Frontage	60.96 m. (200 ft.)
iii. Maximum Lot Coverage	10%
iv. Minimum Front Yard Depth	15.24 m. (50 ft.)
v. Minimum Interior Side Yard Width	6.10 m. (20 ft.)
vi. Minimum Exterior Side Yard Width	9.14 m. (30 ft.)
vii. Minimum Rear Yard Depth	15.24 m. (50 ft.)
viii. Minimum Floor Area	144 m <sup>2</sup> (1,550 ft <sup>2</sup> )
ix. Maximum Height	10.67 m. (35 ft.)
x. Maximum Number of Dwellings per lot	1

b) In all other respects the provisions of the Hamlet Residential (HR) Zone shall apply and be complied with.

**7.4.12 Hamlet Residential-12 (HR-12)**

No person shall within any Hamlet Residential-12 (HR-12) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

i. All of the permitted uses in the Hamlet Residential (HR) Zone shall apply within the Hamlet Residential-12 (HR-12) Zone.

b) Regulations for Permitted Uses

All provisions and regulations of the Hamlet Residential (HR) Zone shall apply with the following exceptions:

i. Minimum Lot Area                      5 ha. (12 ac.)

## **Section 8 – Shoreline Residential (SR) Zone**

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

Reference should be made to Section 4, General Zone Provisions, of this By-law. Section 4 contains additional, general or specific provisions that apply to or may apply to properties in all zones throughout the Municipality and should be consulted together with the provisions of this zone category.

### **8.1 Permitted Uses**

- 8.1.1** a single detached dwelling
- 8.1.2** a seasonal dwelling
- 8.1.3** a bed and breakfast establishment
- 8.1.4** a group home
- 8.1.5** a home occupation
- 8.1.6** a public park

### **8.2 Regulations For Uses Permitted In Section 8.1**

- 8.2.1** Minimum Lot Area 0.4 ha (1.0 ac.)
- 8.2.2** Minimum Lot Frontage 45.0 m (147.6 ft.)
- 8.2.3** Minimum Shoreline Frontage 45.0 m (147.6 ft.)
- 8.2.4** Minimum Front Yard Depth 12.0 m (39.4 ft.)
- 8.2.5** Minimum Exterior Side Yard Width 6.0 m (19.7 ft.)
- 8.2.6** Minimum Interior Side Yard Width 4.5 m (14.8 ft.)
- 8.2.7** Minimum Rear Yard Depth 9.0 m (29.5 ft.)
- 8.2.8** Minimum Water Yard 30.0 m (98.4 ft.)
- 8.2.9** Minimum Dwelling Unit Area:
  - a) One Storey Dwelling 83.5 m<sup>2</sup> (898.8 ft<sup>2</sup>.)
  - b) One and One-half or Two Storey Dwelling 116 m<sup>2</sup> (1,250.0 ft<sup>2</sup>)
- 8.2.10** Maximum Building Height 11.0 m (36.0 ft.)
- 8.2.11** Maximum Lot Coverage of All Building 20%
- 8.2.12** Maximum Number of Single Detached or

Seasonal Dwellings Per Lot 1

**8.2.13** Maximum Number of Dwelling Units Per Lot 1

### **8.3 Guest Cabins**

Where a single detached or recreation dwelling is a permitted use, one accessory guest cabin is permitted on the same lot provided such guest cabin does not have a floor area exceeding 44.6 square metres (480 sq. ft.) nor contain cooking or sanitary facilities; and the guest cabin shall occupy the entirety of the building or structure.

All yard setback provisions for principal buildings and structures shall apply; save and except that the maximum height shall not exceed 4.9 metres (16.0 ft.) and shall be restricted to one or a first storey.

### **8.4 General Zone Provisions**

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Shoreline Residential (SR) Zone shall apply.

### **8.5 Special Shoreline Residential (SR) Zones**

#### **8.5.1 Shoreline Residential-1 (SR-1) Zone**

No person shall within any Shoreline Residential-1 (SR-1) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the provisions of the Shoreline Residential (SR) Zone, an existing boat storage building shall be permitted prior to the construction of the principal building.

b) Regulations for Permitted Uses

All provisions and regulations of the Shoreline Residential (SR) Zone shall apply.

#### **8.5.2 Shoreline Residential-2 (SR-2) Zone**

No person shall within any Shoreline Residential-2 (SR-2) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

All uses permitted in the Shoreline Residential (SR), Rural (RU) and Environmental Protection (EP) Zone shall apply.

b) Regulations for Permitted Uses

All provisions and regulations of the Shoreline Residential (SR) Zone shall apply, with the following exceptions:

- i. Existing Minimum Lot Area 5.9 ha. (14.5 ac.)
- ii. Existing Minimum Lot Frontage 261.8 m. (859.0 ft.)

**8.5.3 Shoreline Residential-3 (SR-3) Zone**

No person shall within any Shoreline Residential-3 (SR-3) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the permitted uses within any Shoreline Residential (SR) Zone, the uses permitted within the Shoreline Residential-3 (SR-3) shall be limited to:

- i. a carport/boat shelter being accessory to an island recreation dwelling as defined herein.

b) Regulations for Permitted Uses

All of the provisions and regulations of the Shoreline Residential (SR) Zone shall apply with the following exceptions:

- i. Minimum Mainland Property Area 620 sq.m. (0.2 ac)
- ii. Minimum Side Yard Width 4.5 m. (14.8 ft.)
- iii. Minimum Rear Yard Depth 27.5 m. (90.2 ft.)
- iv. Total Number of Accessory Buildings or Structures 1
- v. Maximum Building Area 46.5 m<sup>2</sup> (500.0 ft<sup>2</sup>)
- vi. Maximum Mainland Property Coverage 7.5%

c) A carport/boat shelter means a detached roofed accessory structure which is designed or used for the sheltering of one or more boats or other form of water vessel together with one or more motor vehicles, with at least 90% of the perimeter sides of the structure remaining

open and unobstructed.

- d) Notwithstanding the provisions of Section 4 – General Provisions, a carport/boat shelter as defined and permitted herein may also be erected adjacent to a lot line on a body of water.
- e) Notwithstanding the provisions of Section 4 – General Provisions, the maximum height of a carport/boat shelter shall be 3.3 metres (10.8 ft.).
- f) A landscaped strip, being not less than 3.05 metres (10.0 ft.) in width, shall be located as a continuation of existing natural vegetation along the westerly lot line and extend to the high water mark.
- g) All other provisions as they apply to accessory buildings and structures.

#### **8.5.4 Shoreline Residential-4 (SR-4) Zone**

No person shall within any Shoreline Residential-4 (SR-4) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

##### a) Permitted Uses

Notwithstanding the provisions of the Shoreline Residential (SR) Zone, a storage shed shall be considered a permitted use within the Shoreline Residential-4 (SR-4) Zone.

##### b) Regulations for Permitted Uses

All provisions and regulations of the Shoreline Residential (SR) Zone shall apply with the following exceptions:

- i. Maximum Ground Floor Area of  
Storage Shed 37.2 m<sup>2</sup> (400.0 ft<sup>2</sup>)

#### **8.5.5 Shoreline Residential-5 (SR-5) Zone**

No person shall within any Shoreline Residential-5 (SR-5) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

##### a) Permitted Uses

Notwithstanding the provisions of the Shoreline Residential (SR) Zone, the following uses are permitted within the Shoreline Residential-5 (SR-5) Zone:



30 m. (98.4 ft.)

**8.5.9 Shoreline Residential-9 (SR-9) Zone**

No person shall within any Shoreline Residential-9 (SR-9) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

All of the permitted uses in the Shoreline Residential (SR) Zone shall apply within the Shoreline Residential-9 (SR-9) Zone.

b) Regulations for Permitted Uses

All provisions and regulations of the Shoreline Residential (SR) Zone shall apply with the following exceptions:

- i. Minimum Lot Frontage (Edwina Drive) 20 m. (65.6 ft.)
- ii. Minimum Shore Lot Line 22 m. (72.2 ft.)
- iii. Minimum Water Yard 30 m. (98.4 ft.)

**8.5.10 Shoreline Residential-10 (SR-10) Zone**

No person shall within any Shoreline Residential-10 (SR-10) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

All of the permitted uses in the Shoreline Residential (SR) Zone shall apply within the Shoreline Residential-10 (SR-10) Zone.

b) Regulations for Permitted Uses

All provisions and regulations of the Shoreline Residential (SR) Zone shall apply with the following exceptions:

- i. Minimum Lot Frontage 6 m. (19.7 ft.)
- ii. Minimum Water Yard (for any new building or structure, including a sewage system leaching bed) 30 m. (98.4 ft.)
- iii. Minimum Water Yard and Minimum Interior Side Yard width for an existing recreation dwelling shall be as existing as of May 10<sup>th</sup>, 2011.

**8.5.11 Shoreline Residential-11 (SR-11) Zone**

No person shall within any Shoreline Residential-11 (SR-11) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

All of the permitted uses in the Shoreline Residential (SR) Zone shall apply within the Shoreline Residential-11 (SR-11) Zone.

b) Regulations for Permitted Uses

All provisions and regulations of the Shoreline Residential (SR) Zone shall apply with the following exceptions:

- i. Minimum Front Yard Depth 7.65 m. (25.1 ft.)
- ii. Minimum Water Yard (for any new building or structure, including a sewage system leaching bed) 30 m. (98.4 ft.)

**8.5.12 Shoreline Residential-12 (SR-12) Zone**

No person shall within any Shoreline Residential-12 (SR-12) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

All of the permitted uses in the Shoreline Residential (SR) Zone shall apply within the Shoreline Residential-12 (SR-12) Zone.

b) Regulations for Permitted Uses

All provisions and regulations of the Shoreline Residential (SR) Zone shall apply with the following exceptions:

- i. Minimum Lot Area 0.197 ha (0.5 ac.)
- ii. Minimum Front Yard Depth 3.79 m (12.4 ft.)

**8.5.13 Shoreline Residential-13 (SR-13) Zone**

No person shall within any Shoreline Residential-13 (SR-13) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the provisions of the Shoreline Residential (SR) Zone, the following uses are permitted within the Shoreline Residential-13 (SR-

13) Zone:

- i. a storage building
- ii. a marine facility, excluding a boat house or any other building

b) Regulations for Permitted Uses

All provisions and regulations of the Shoreline Residential (SR) Zone shall apply with the following exceptions:

- i. Minimum Lot Area 0.3 ha (0.74 ac.)
- ii. Minimum Lot Frontage 45.0 m (147.6 ft.)
- iii. Minimum Shore Lot Line 19 m (62.3 ft.)
- iv. Minimum Front Yard Depth 12.19 m (40 ft.)
- v. Minimum Interior Side Yard Width 4.57 m (15 ft.)
- vi. Minimum Rear Yard Depth 4.57 m (15 ft.)
- vii. Minimum Water Yard 30.0 m (98.4 ft.)
- viii. Maximum number of storage buildings one (1) only
- ix. Maximum floor area of a storage building 9.0 m<sup>2</sup> (97 ft<sup>2</sup>)
- x. Maximum height of a storage building 4.9 m (16.07 ft.)
- xi. Minimum Number of Parking Spaces shall be one (1)
- xii. Section 4.30.1 shall apply to a marine facility.
- xiii. A dwelling or dwelling unit (any form of dwelling or dwelling unit), a tourist trailer or a guest cabin shall be prohibited.
- xiv. A permitted storage building, parking space and marine facility shall be accessory uses to a main or primary use permitted on a lot zoned the Shoreline Residential-Private Access-28 (SR-PA-28) Zone, located in part of Lot 23 and 24, Concession 7, and part of Lots 23 and 24, Concession 8, Municipality of Trent Lakes.

**8.5.14 Shoreline Residential-14 (SR-14) Zone**

No person shall within any Shoreline Residential-14 (SR-14) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

All of the permitted uses in the Shoreline Residential (SR) Zone shall

apply.

b) Regulations for Permitted Uses

All provisions and regulations of the Shoreline Residential (SR) Zone shall apply with the following exceptions:

- i. Notwithstanding Sections 4.30 and 8.2 of this By-law, a dwelling with a maximum ground floor area of 93 m<sup>2</sup> (1,000 ft<sup>2</sup>) shall be subject to a minimum water yard setback of 10 m (32.8 ft). In all other aspects and for all other buildings and structures the provisions of the By-law shall apply.

**8.5.15 Shoreline Residential-15 (SR-15) Zone**

No person shall within any Shoreline Residential-15 (SR-15) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

All of the permitted uses in the Shoreline Residential (SR) Zone shall apply within the Shoreline Residential-15 (SR-15) Zone.

b) Regulations for Permitted Uses

All provisions and regulations of the Shoreline Residential (SR) Zone shall apply with the following exceptions:

- |                                 |                   |
|---------------------------------|-------------------|
| i. Minimum Lot Area             | 0.16 ha (0.4 ac.) |
| ii. Minimum Front Yard Setback  | 3 m (9.8 ft.)     |
| iii. Minimum Water Yard Setback | 10 m (32.8 ft.)   |

**8.5.16 Shoreline Residential-16 (SR-16) Zone**

No person shall within any Shoreline Residential-16 (SR-16) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

All of the permitted uses in the Shoreline Residential (SR) Zone shall apply within the Shoreline Residential-16 (SR-16) Zone.

b) Regulations for Permitted Uses

All provisions and regulations of the Shoreline Residential (SR) Zone shall apply with the following exceptions:

- |      |                            |                 |
|------|----------------------------|-----------------|
| i.   | Minimum Lot Frontage       | 30 m (98.4 ft.) |
| ii.  | Minimum Shore Lot Line     | 30 m (98.4 ft.) |
| iii. | Minimum Water Yard Setback | 21.5 m (70 ft.) |

## **Section 9 – Shoreline Residential - Private Access (SR-PA) Zone**

No person shall within a Shoreline Residential - Private Access (SR-PA) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions.

Reference should be made to Section 4, General Zone Provisions, of this By-law. Section 4 contains additional, general or specific provisions that apply to or may apply to properties in all zones throughout the Municipality and should be consulted together with the provisions of this zone category.

The intent of the Shoreline Residential - Private Access (SR-PA) Zone is to recognize residential development having frontage on a water body and is accessible by a private right-of-way or where there is water access only.

### **9.1 Permitted Uses**

- 9.1.1** a single detached dwelling in accordance with Section 4.12
- 9.1.2** a seasonal dwelling in accordance with Section 4.12
- 9.1.3** a home occupation
- 9.1.4** a private or public park

### **9.2 Regulations For Uses Permitted In Section 9.1**

- 9.2.1** Minimum Lot Area 0.3 ha (0.7 ac.)
- 9.2.2** Minimum Lot Frontage 45.0 m (147.6 ft.)
- 9.2.3** Minimum Shoreline Frontage 45.0 m (147.6 ft.)
- 9.2.4** Minimum Front Yard Depth 12.0 m (39.4 ft.)
- 9.2.5** Minimum Exterior Side Yard Width 6.0 m (19.7 ft.)
- 9.2.6** Minimum Interior Side Yard Width 4.5 m (14.8 ft.)
- 9.2.7** Minimum Rear Yard Depth 4.5 m (14.8 ft.)
- 9.2.8** Maximum Lot Coverage 20%
- 9.2.9** Minimum Water Yard 30.0 m (98.4 ft.)
- 9.2.10** Minimum Floor Area
  - a) One storey accessory dwelling 83.5 m<sup>2</sup> (898.8 ft<sup>2</sup>)
  - b) One and one-half storey accessory

dwelling	116.0 m <sup>2</sup> (1250.0 ft <sup>2</sup> )
<b>9.2.11</b> Maximum Building Height	11.0 m (36 ft.)
<b>9.2.12</b> Maximum Number of Single Detached or Seasonal Dwellings Per Lot	1
<b>9.2.13</b> Maximum Number of Dwelling Units Per Lot	1

### **9.3 Guest Cabins**

Where a single detached or recreation dwelling is a permitted use, one accessory guest cabin is permitted on the same lot provided such guest cabin does not have a floor area exceeding 44.6 square metres (480.0 sq. ft.) nor contain cooking or sanitary facilities; and the guest cabin shall occupy the entirety of the building or structure.

All yard setback provisions for principal buildings and structures shall apply; save and except that the maximum height shall not exceed 4.9 metres (16.0 ft.) and shall be restricted to one or a first storey.

### **9.4 Setbacks For Waterfront Lots On Private Roads**

Where a lot is accessed by a private road and where the front lot line of the lot is deemed to be the shoreline, no building or structure may be located closer than 12.0 m. (39.4 ft.) to such private road.

This setback distance shall be measured from the boundary of the legal right-of-way; or the edge of the travelled portion of the private road where a legal right-of-way does not exist.

### **9.5 General Provisions**

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted in the Shoreline Residential - Private Access (SR-PA) Zone shall apply.

### **9.6 Special Shoreline Residential - Private Access (SR-PA) Zones**

#### **9.6.1 Shoreline Residential - Private Access-1 (SR-PA-1) Zone**

No person shall within any Shoreline Residential - Private Access-1 (SR-PA-1) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

- a) Permitted Uses

- i. a fine art gallery
- ii. an artist's studio
- iii. a single detached dwelling accessory to a fine art gallery or artist's studio
- iv. accessory uses

b) Special Regulations for Permitted Uses

- i. Minimum Lot Area 1.2 ha (2.9 ac.)
- ii. Minimum Lot Frontage 90.0 m (295.3 ft.)
- iii. Maximum Lot Coverage 15%
- iv. Minimum Front Yard Depth 30.0 m (98.4 ft.)
- v. Minimum Side Yard Width 5.0 m (16.4 ft.)
- vi. Minimum Rear Yard Depth 16.0 m (52.5 ft.)
- vii. Maximum Height 10.8 m (35.4 ft.)

c) Special Provisions

Where a single detached dwelling is located on a lot together with any use permitted in a SR-PA-1 Zone, it shall conform to the regulations set out in the Hamlet Residential (HR) Zone.

d) Special Regulations

Where any SR-PA-1 Zone abuts any type of residential, seasonal or open space zone, a planting strip shall be provided and maintained along that lot line so abutting;

All buildings and/or structures shall be located a minimum distance of 16 metres (52.5 ft.) from the high water mark of Deer Bay, Buckhorn Lake except that a boathouse or dock may be located adjacent to the high water mark;

Notwithstanding Section 4.12 (Frontage Requirements), buildings and structures may be erected upon the lands designated SR-PA-1 provided that the said lands have access to a public road.

Notwithstanding Section 3.32 (Building Envelope), a boathouse or dock may be located outside of the building envelope adjacent to the high water mark.

**9.6.2 Shoreline Residential-Private Access-2 (SR-PA-2) Zone**

Reserved

### **9.6.3 Shoreline Residential-Private Access-3 (SR-PA-3) Zone**

No person shall within any Shoreline Residential-Private Access-3 (SR-PA-3) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### a) Permitted Uses

Notwithstanding the provisions of the Shoreline Residential-Private Access (SR-PA) Zone, a single detached dwelling and a bed and breakfast shall be considered permitted uses.

#### b) Regulations for Permitted Uses

All provisions and regulations of the Shoreline Residential-Private Access (SR-PA) Zone shall apply with the following exceptions:

- i. The bed and breakfast shall be incidental to the main residential use.
- ii. The maximum number of guest rooms in the bed and breakfast establishment shall be 3.
- iii. A total of 1 non-illuminated sign not more than 1 square metre in area shall be permitted for the purpose of advertisement.
- iv. Parking regulations shall be one (1) parking space per dwelling house plus one (1) parking space for each guest room.

### **9.6.4 Shoreline Residential-Private Access-4 (SR-PA-4) Zone**

No person shall within any Shoreline Residential-Private Access-4 (SR-PA-4) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### a) Permitted Uses

Notwithstanding the provisions of the Shoreline Residential-Private Access (SR-PA) Zone, a garage shall be considered a permitted use within the Shoreline Residential-Private Access-4 (SR-PA-4) Zone.

#### b) Regulations for Permitted Uses

All provisions and regulations of the Shoreline Residential-Private Access (SR-PA) Zone shall apply with the following exceptions:

- i. Maximum Floor Area of Garage      29.8 m<sup>2</sup> (320.8 ft<sup>2</sup>)

**9.6.5 Shoreline Residential-Private Access-5 (SR-PA-5) Zone**

No person shall within any Shoreline Residential-Private Access-5 (SR-PA-5) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the provisions of the Shoreline Residential-Private Access (SR-PA) Zone, one accessory guest dwelling shall be permitted to occupy the second floor of a workshop/storage building within the Shoreline Residential-Private Access-5 (SR-PA-5) Zone.

No additional accessory guest dwelling shall be permitted.

b) Regulations for Permitted Uses

All provisions and regulations of the Shoreline Residential-Private Access (SR-PA) Zone shall apply with the following exceptions:

Recreation Dwelling:

- i. Maximum Water Yards – in accordance with Municipal records related to OMB Decision No. 0990 dated July 10, 2000.

Accessory Guest Dwelling and Workshop/Storage Building:

- i. Minimum Water Yard – East 12.2 m. (40.0 ft.)
- ii. Minimum Water Yard – Northwest 14.9 m. (49.0 ft.)
- iii. Maximum Ground Floor Area of Workshop/Storage/Accessory Guest Dwelling Building 20.0 m<sup>2</sup> (216.0 ft<sup>2</sup>)
- iv. Maximum Floor Area of Second Floor Accessory Guest Dwelling 20.0 m<sup>2</sup> (216.0 ft<sup>2</sup>)
- v. Maximum Height 7.9 m. (26.0 ft.)

**9.6.6 Shoreline Residential-Private Access-6 (SR-PA-6) Zone**

No person shall within any Shoreline Residential-Private Access-6 (SR-PA-6) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the provisions of the Shoreline Residential-Private Access (SR-PA) Zone, no building or structure will be permitted on this

particular parcel of land.

### **9.6.7 Shoreline Residential-Private Access-7 (SR-PA-7) Zone**

No person shall within any Shoreline Residential-Private Access-7 (SR-PA-7) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### a) Permitted Uses

Notwithstanding the permitted uses within the Shoreline Residential-Private Access (SR-PA) Zone, 3 recreational dwellings shall be permitted within the Shoreline Residential-Private Access-7 (SR-PA-7) Zone.

#### b) Regulations for Permitted Uses

All provisions and regulations of the Shoreline Residential-Private Access (SR-PA) Zone shall apply with the following exceptions:

##### i) Existing Building 'A'

Existing Minimum Water Yard	4.5 m. (15.0 ft.)
Existing Minimum Distance between Bldg A and B	14.9 m. (49.0 ft.)
Maximum Floor Area	93 m <sup>2</sup> (1001.0 ft <sup>2</sup> )

##### ii) Existing Building 'B'

Existing Minimum Water Yard	7.3 m. (24.0 ft.)
Existing Maximum Floor Area	55.4 m <sup>2</sup> (596.0 ft <sup>2</sup> )
Existing Minimum Distance between Bldg B and C	4.1 m. (13.6 ft.)

##### iii) Existing Building 'C'

Existing Minimum Water Yard	6.7 m. (22.0 ft.)
Existing Minimum North Side Yard Width	3.6 m. (12.0 ft.)
Existing Maximum Floor Area	65 m <sup>2</sup> (700.0 ft <sup>2</sup> )

### **9.6.8 Shoreline Residential-Private Access-8 (SR-PA-8) Zone**

No person shall within any Shoreline Residential-Private Access-8 (SR-PA-8) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### a) Permitted Uses

Notwithstanding the permitted uses within the Shoreline Residential-Private Access (SR-PA) Zone, a single detached dwelling shall be permitted within the Shoreline Residential-Private Access (SR-PA-8) Zone.

b) Regulations for Permitted Uses

All provisions of the Shoreline Residential-Private Access (SR-PA) Zone shall apply with the following exception:

The northerly property boundary which abuts an existing private road right-of-way is interpreted as being the Front Lot Line.

**9.6.9 Shoreline Residential-Private Access-9 (SR-PA-9) Zone**

Reserved

**9.6.10 Shoreline Residential-Private Access-10 (SR-PA-10) Zone**

Reserved

**9.6.11 Shoreline Residential-Private Access-11 (SR-PA-11) Zone**

No person shall within any Shoreline Residential-Private Access-11 (SR-PA-11) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the permitted uses within the Shoreline Residential-Private Access (SR-PA) Zone, lands zoned Shoreline Residential-Private Access-11 (SR-PA-11) shall only be used for buildings, uses or structures which are accessory to a permitted use on the property described as Part of Lot 6, Concession 17, Part 16, Reference Plan 232, Part 4, Reference Plan 45R—6159 (Cavendish) and having Property No. 1542-020-104-15700 (36 Fire Route 324A).

b) Regulations for Permitted Uses

All provisions and regulations of the Shoreline Residential-Private Access (SR-PA) Zone shall apply.

**9.6.12 Shoreline Residential-Private Access-12 (SR-PA-12) Zone**

No person shall within any Shoreline Residential-Private Access-12 (SR-PA-12) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

All of the permitted uses within the Shoreline Residential- Private Access (SR-PA) Zone shall apply to lands zoned Shoreline Residential-Private Access-12 (SR-PA-12).

b) Regulations for Permitted Uses

All provisions and regulations of the Shoreline Residential-Private Access (SR-PA) Zone shall apply with the following exceptions:

- i. Minimum Water Yard for the Cottage 16.8 m. (55.0 ft.)
- ii. Minimum Water Yard for the Guest Cabin 18.3 m. (60.0 ft.)
- iii. Minimum Setback from a Private Road for a Guest Cabin 9.1 m. (30.0 ft.)

**9.6.13**

**Shoreline Residential-Private Access-13 (SR-PA-13) Zone**

No person shall within any Shoreline Residential-Private Access-13 (SR-PA-13) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Permitted uses within any Shoreline Residential-Private Access-13 (SR-PA-13) Zone shall be restricted to the following:

- i. A maximum of 42 units on which one single detached dwelling per unit shall be permitted.
- ii. A home occupation and an accessory building or structure shall be a permitted use to the main use in 9.6.13.a.i), but a guest cabin shall not be permitted.
- iii. Permitted uses within the lodge may include a condominium administration office, a condominium manager's dwelling unit, a maximum of 3 accessory dwelling units for visitors of condominium corporation residents, a coffee shop, a common dining room, a multi-purpose meeting room, a wellness centre or fitness spa, and small scale commercial uses catering to condominium residents such as a small-scale retail facility, a personal service establishment and a studio.
- iv. A private boat access road and launching ramp.

b) Regulations for Uses Permitted in Section 9.6.13.a.i)

- i. Minimum Lot Area shall be 2450 square metres (0.6 ac.).

- ii. Minimum Lot Frontage for Lots 1 to 19 inclusive shall be 45 metres (147.6 ft.).
- iii. Minimum Lot Frontage for Lots 20 to 42 inclusive shall be 32 metres (105 ft.) excepting for Lot 31 which shall be 28 metres (92 ft.).
- iv. Minimum Water Yard for Lots 1 to 9 inclusive shall be 21.5 metres (70.5 ft.).
- v. Minimum Water Yard for Lot 10 shall be 21.5 metres (70.5 ft.) except as required by the 'Special Archaeological Constraints' as shown on Schedule 'A' attached hereto and forming part of this By-law. In the event that the 'Special Archaeological Constraints' are no longer applicable, then the Minimum Water Yard shall be 21.5 metres (70.5 ft.).
- vi. Minimum Water Yard for Lots 11 to 19 shall be as required by the 'Special Archaeological Constraints' as shown on Schedule 'A' attached hereto and forming part of this By-law. In the event that the 'Special Archaeological Constraints' are no longer applicable, then the Minimum Water Yard shall be 21.5 metres (70.5 ft.).
- vii. Minimum Setback from the boundary of a private road forming part of the common element shall be 12.19 metres (40.0 ft.) except that the Minimum Setback for Lots 1 and 19 shall be 6 metres (19.7 ft.) and the Minimum Setback for Lots 2, 3, 17, 18 and 31 shall be 9 metres (29.5 ft.).
- viii. Minimum Setback from the boundary of the 'Lagoon' shall be 15 metres (49.2 ft.).
- ix. Minimum Exterior Side Yard Width for Lot 1 shall be 9 metres (29.5 ft.) and the Exterior Side Yard Width for Lots 22 and 36 shall be 6.09 metres (20.0 ft.).
- x. Minimum Side Yard Width shall be 4.57 metres (15.0 ft.).
- xi. Minimum Rear Yard Depth for Lots 21, 22 and 32 to 42 inclusive shall be 4.57 metres (15.0 ft.).
- xii. Minimum Floor Area is 83.5 square metres (898.8 sq. ft.) for a one-storey dwelling and 116.0 square metres (1250.0 sq. ft.) for a one and one-half or two storey dwelling.
- xiii. Maximum Lot Coverage is 20%.

- xiv. Maximum height is 10.66 metres (35.0 ft.).
- xv. Individual on-site sewage disposal services shall also be subject to the regulations of this Section [9.6.13.b)].

c) Regulations for Uses Permitted in Section 9.6.13.a.ii)

The uses permitted in Section 9.6.13.a.ii) shall be in accordance with the General Provisions of Section 4, as amended, and the regulations in Sections 9.6.13.b.iv), v), vi), vii), viii), ix) and xi) of this By-law.

d) Regulations for Uses Permitted in Section 9.6.13.a.iii)

- i. Maximum Floor Area of lodge shall be 400 square metres (4305.6 ft<sup>2</sup>).
- ii. Minimum Setback of lodge from private road shall be 15 metres (49.2 ft.).
- iii. Minimum Side Yard Width of lodge shall be 30 metres (98.4 ft.).
- iv. Maximum Lot Coverage shall be 10%.
- v. Maximum Height shall be 10.66 metres (35.0 ft.).

e) Special Definitions

For the purposes of the Shoreline Residential-Private Access-13 (SR-PA-13) Zone:

“Exterior Side Yard Width” shall mean a side yard immediately adjoining a private road within a vacant land condominium.

“Lot” shall mean a “Unit” within a vacant land condominium to which all of the provisions of this By-law shall apply.

“Lot Frontage” shall mean Buckhorn Lake for Lots 1 to 19 inclusive.

“Lot Frontage” shall mean the private road within the vacant land condominium for Lots 20 to 42 inclusive and shall be the horizontal distance between the two most widely separated points of a Lot.

“Water Yard” shall be determined from the natural shoreline of Buckhorn Lake and shall not include the shoreline of the Open Space-7 (OS-7) Zone.

**9.6.14 Shoreline Residential-Private Access-14 (SR-PA-14) Zone**

No person shall within any Shoreline Residential-Private Access-14 (SR-PA-14) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

All uses permitted within the Shoreline Residential-Private Access (SR-PA) Zone shall apply provided that any building located below 247.2 m CGD is flood proofed.

b) Regulations for Permitted Uses

- |                         |  |
|-------------------------|--|
| i. Minimum Lot Frontage | 24.38 ha (60.2 ac.)                        |
| ii. Minimum Floor Area  | 80 m <sup>2</sup> (861.1 ft <sup>2</sup> ) |

All other provisions of the Shoreline Residential-Private Access (SR-PA) Zone shall apply.

**9.6.15 Shoreline Residential-Private Access-15 (SR-PA-15) Zone**

Reserved

**9.6.16 Shoreline Residential-Private Access-16 (SR-PA-16) Zone**

No person shall within any Shoreline Residential-Private Access-16 (SR-PA-16) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. The conversion of an existing non-residential building to a recreation dwelling; or
- ii. One new recreation dwelling

b) Regulations for Permitted Uses

All provisions and regulations of the Shoreline Residential-Private Access (SR-PA) Zone shall apply with the following exceptions:

- i. The Minimum Water Yard and Minimum Front Yard Depth for an existing building to be used as a guest cabin shall be 22.5 metres (73.8 ft.).
- ii. The Minimum Water Yard and Minimum Front Yard Depth for any new building or structure, including a sewage system leaching bed, shall be 30.0 metres (98.4 ft.).
- iii. Accessory buildings, structures and uses shall be permitted in accordance with the General Provisions herein.
- iv. The Minimum Floor Area for an existing one and one-half storey dwelling shall be 40.0 square metres (430.57 ft.).

The word “existing” shall mean existing as of February 8, 2011.

**9.6.17 Shoreline Residential-Private Access-17 (SR-PA-17) Zone**

No person shall within any Shoreline Residential-Private Access-17 (SR-PA-17) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. The conversion of an existing non-residential building to a recreation dwelling; or
- ii. One new recreation dwelling

b) Regulations for Permitted Uses

All provisions and regulations of the Shoreline Residential-Private Access (SR-PA) Zone shall apply with the following exceptions:

- i. The Minimum Water Yard and Minimum Front Yard Depth for a recreation dwelling in an existing building shall be 21.0 metres (68.9 ft.).
- ii. The Minimum Water Yard and Minimum Front Yard Depth for any new building or structure, including a sewage system leaching bed, shall be 30.0 metres (98.4 ft.).
- iii. Accessory buildings, structures and uses shall be permitted in accordance with the General Provisions herein.

The word “existing” shall mean existing as of February 8, 2011.

**9.6.18 Shoreline Residential-Private Access-18 (SR-PA-18) Zone**

No person shall within any Shoreline Residential-Private Access-18 (SR-PA-18) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. The conversion of an existing non-residential building to a recreation dwelling; or
- ii. One new recreation dwelling

b) Regulations for Permitted Uses

All provisions and regulations of the Shoreline Residential-Private Access

(SR-PA) Zone shall apply with the following exceptions:

- i. The Minimum Water Yard and Minimum Front Yard Depth for an existing building to be converted to a recreation dwelling shall be 6.0 metres (19.6 ft.).
- ii. The Minimum Water Yard and Minimum Front Yard Depth for an existing building to be used as a guest cabin shall be 24.0 metres (78.7 ft.).
- iii. The Minimum Water Yard and Minimum Front Yard Depth for any new building or structure, including a sewage system leaching bed, shall be 30.0 metres (98.4 ft.).
- iv. Accessory buildings, structures and uses shall be permitted in accordance with the General Provisions herein.

The word “existing” shall mean existing as of February 8, 2011.

**9.6.19 Shoreline Residential-Private Access-19 (SR-PA-19) Zone**

No person shall within any Shoreline Residential-Private Access-19 (SR-PA-19) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

- a) Permitted Uses – All of the permitted uses as they apply to the Shoreline Residential-Private Access (SR-PA) Zone shall apply.
- b) Regulations for Permitted Uses

All provisions and regulations of the Shoreline Residential-Private Access (SR-PA) Zone shall apply with the following exceptions:

- i. Minimum Water Yard (Cottage-1) 6.4 m. (21.0 ft.)
- ii. Minimum Water Yard (Shed-1) 21 m. (69.0 ft.)
- iii. Minimum Interior Side Yard Width (Boathouse-3)  
5.1 m. (16.8 ft.)
- iv. Minimum Water Yard (Bunkie-3) 4.9 m. (16.0 ft.)
- v. Minimum Water Yard (Cabin-3) 10.3 m. (34.0 ft.)

**9.6.20 Shoreline Residential-Private Access-20 (SR-PA-20) Zone**

No person shall within any Shoreline Residential-Private Access-20 (SR-PA-20) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses – All of the permitted uses as they apply to the Shoreline Residential-Private Access (SR-PA) Zone shall apply.

b) Regulations for Permitted Uses

All provisions and regulations of the Shoreline Residential-Private Access (SR-PA) Zone shall apply with the following exceptions:

- i. Minimum Water Yard (Cottage-2) 5.5 m. (18.0 ft.)
- ii. Minimum Water Yard (Bunkie-2) 4.6 m. (15.0 ft.)
- iii. Minimum Water Yard (Shed-2) 9.7 m. (32.0 ft.)

**9.6.21 Shoreline Residential-Private Access-21 (SR-PA-21) Zone**

No person shall within any Shoreline Residential-Private Access-21 (SR-PA-21) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the permitted uses as they apply to the Shoreline Residential-Private Access (SR-PA) Zone, within any Shoreline Residential-Private Access-21 (SR-PA-21) Zone, a single detached dwelling shall also be permitted.

b) Regulations for Permitted Uses

All provisions and regulations of the Shoreline Residential-Private Access (SR-PA) Zone shall apply with the following exceptions:

- i. Minimum Water Yard: 30.5 m. (100.0 ft.)
- ii. Minimum Interior Southerly Side Yard Width for any dwelling existing on Lot 3 as of the date of passing of this by-law: 3.8 m. (12.5 ft.)

**9.6.22 Shoreline Residential-Private Access-22 (SR-PA-22) Zone**

Reserved

**9.6.23 Shoreline Residential-Private Access-23 (SR-PA-23) Zone**

Reserved

**9.6.24 Shoreline Residential-Private Access-24 (SR-PA-24) Zone**

Reserved

**9.6.25 Shoreline Residential-Private Access-25 (SR-PA-25) Zone**

No person shall within any Shoreline Residential-Private Access-25 (SR-PA-25) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the permitted uses within a Shoreline Residential-Private Access (SR-PA) Zone to the contrary, a single detached dwelling together with a retail gift shop in one building shall be considered a permitted use within the Shoreline Residential-Private Access-25 (SR-PA-25) Zone.

b) Regulations for Permitted Uses

All provisions and regulations of the Shoreline Residential-Private Access (SR-PA) Zone shall apply with the following exceptions:

- i. Minimum Lot Area 3560.0 m<sup>2</sup> (1.0 ac.)
- ii. Minimum Westerly Side Yard Width 3.0 m. (9.8 ft.)
- iii. Maximum Floor Area for Retail Use 83.0 m<sup>2</sup> (893.4 ft<sup>2</sup>)

**9.6.26 Shoreline Residential-Private Access-26 (SR-PA-26) Zone**

No person shall within any Shoreline Residential-Private Access-26 (SR-PA-26) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

All uses permitted in the Shoreline Residential-Private Access (SR-PA) Zone shall apply within the Shoreline Residential-Private Access-26 (SR-PA-26) Zone.

a) Regulations for Permitted Uses

All provisions and regulations of the Shoreline Residential-Private Access (SR-PA) Zone shall apply with the following exceptions:

- i. Minimum Lot Area 0.28 ha (0.69 ac.)
- ii. Minimum Water Yard (for any new building or structures) 30 m (98.4 ft.)

**9.6.27 Shoreline Residential-Private Access-27 (SR-PA-27) Zone**

No person shall within any Shoreline Residential-Private Access-27 (SR-

PA-27) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

All uses permitted in the Shoreline Residential-Private Access (SR-PA) Zone shall apply within Shoreline Residential-Private Access-27 (SR-PA-27) Zone.

b) Regulations for Permitted Uses

All provisions and regulations of the Shoreline Residential-Private Access (SR-PA) Zone shall apply with the following exceptions:

- i. Minimum Water Yard (for any new building or structures) 30 m (98.4 ft.)
- i. Minimum Side Lot Line for and existing boathouse 2 m (6.6 ft.)
- ii. Notwithstanding the provisions of the Shoreline Residential-Private Access (SR-PA) Zone, an existing boathouse shall be permitted in the absence of the principal use.

**9.6.28 Shoreline Residential-Private Access-28 (SR-PA-28) Zone**

No person shall within any Shoreline Residential-Private Access-28 (SR-PA-28) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

All uses permitted in the Shoreline Residential-Private Access (SR-PA) Zone shall apply within the Shoreline Residential-Private Access-28 (SR-PA-28) Zone.

b) Regulations for Permitted Uses

All provisions and regulations of the Shoreline Residential-Private Access (SR-PA) Zone shall apply with the following exceptions:

- i. Minimum Water Yard (cottage) 10.36 m (34 ft.)
- ii. Minimum Water Yard – Guest Cabin 17.67 m (58 ft.)
- iii. Maximum Floor Area of Existing Guest Cabin 92.9 m<sup>2</sup>

**9.6.29 Shoreline Residential-Private Access-29 (SR-PA-29) Zone**

No person shall within any Shoreline Residential-Private Access-29 (SR-

PA-29) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

All uses permitted in the Shoreline Residential-Private Access (SR-PA) Zone shall apply within the Shoreline Residential-Private Access-29 (SR-PA-29) Zone.

b) Regulations for Permitted Uses

All provisions and regulations of the Shoreline Residential-Private Access (SR-PA) Zone shall apply with the following exceptions:

i. Minimum Water Yard – Seasonal Dwelling

8.22 m (27 ft.)

ii. Minimum Floor area of Seasonal Dwelling

60.3 m<sup>2</sup> (649 ft<sup>2</sup>)

**9.6.30 Shoreline Residential-Private Access-30 (SR-PA-30) Zone**

No person shall within any Shoreline Residential-Private Access-30 (SR-PA-30) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

All uses permitted in the Shoreline Residential-Private Access (SR-PA) Zone shall apply within the Shoreline Residential-Private Access-30 (SR-PA-30) Zone.

b) Regulations for Permitted Uses

All provisions and regulations of the Shoreline Residential-Private Access (SR-PA) Zone shall apply with the following exceptions:

i. Minimum Water Yard – Guest Cabin

9.44 m (31 ft.)

ii. Maximum Floor Area – Guest Cabin

92.9 m<sup>2</sup>

iii. Minimum Water Yard – Accessory Bldg (cabin 9)

13.06 m (43 ft.)

iv. Minimum Water Yard – Accessory Bldg (cabin 10)

10.66 m (35 ft.)

v. Minimum Water Yard – Cottage (cabin 11)

15.24 m (50 ft.)

**9.6.31 Shoreline Residential-Private Access-31 (SR-PA-31) Zone**

No person shall within any Shoreline Residential-Private Access-31 (SR-PA-31) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

All uses permitted in the Shoreline Residential-Private Access (SR-PA) Zone shall apply within the Shoreline Residential-Private Access-31 (SR-PA-31) Zone.

b) Regulations for Permitted Uses

All provisions and regulations of the Shoreline Residential-Private Access (SR-PA) Zone shall apply with the following exceptions:

- i. Minimum Water Yard 21.5 m (70.5 ft.)

**9.6.32 Shoreline Residential-Private Access-32 (SR-PA-32) Zone**

No person shall within any Shoreline Residential-Private Access-32 (SR-PA-32) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. All uses permitted in the Shoreline Residential-Private Access (SR-PA) Zone shall apply save for Building Number 4 within the Shoreline Residential-Private Access-32 (SR-PA-32) Zone.
- ii. Building Number 4 shall continue to be used for the same purpose as it was used on June 24<sup>th</sup>, 2014.

b) Regulations for Permitted Uses

All provisions and regulations of the Shoreline Residential-Private Access (SR-PA) Zone shall apply with the following exceptions:

- i. Minimum Water Yard for the existing Building Number 4 as existing on June 24<sup>th</sup>, 2014 together with allowed expansion 8.33 m (27.33 ft.)
- ii. An allowed expansion of 118 m<sup>2</sup>

**9.6.33 Shoreline Residential-Private Access-33 (SR-PA-33) Zone**

No person shall within any Shoreline Residential-Private Access-33 (SR-

PA-33) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

b) Permitted Uses

All uses permitted in the Shoreline Residential-Private Access (SR-PA) Zone shall apply within the Shoreline Residential-Private Access-33 (SR-PA-33) Zone.

c) Regulations for Permitted Uses

All provisions and regulations of the Shoreline Residential-Private Access (SR-PA) Zone shall apply with the following exceptions:

- i. Notwithstanding Sections 4.30 and 9.2 of this By-law, a dwelling with a maximum ground floor area of 158 m<sup>2</sup> (1,700 ft<sup>2</sup>) shall be subject to a minimum water yard setback of 6 m (20 ft).
- ii. Notwithstanding Sections 4.30 and 9.2 of this By-law, a guest cabin shall be subject to a minimum water yard setback of 10.5 m (35 ft).
- iii. In all other respects and for all other buildings and structures the provisions of this By-law shall apply.

**9.6.34 Shoreline Residential-Private Access-34 (SR-PA-34) Zone**

No person shall within any Shoreline Residential-Private Access-34 (SR-PA-34) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

All uses permitted in the Shoreline Residential-Private Access (SR-PA) Zone shall apply within the Shoreline Residential-Private Access-34 (SR-PA-34) Zone.

b) Regulations for Permitted Uses

All provisions and regulations of the Shoreline Residential-Private Access (SR-PA) Zone shall apply with the following exceptions:

- i. Minimum water yard setback for a dwelling (south-east corner):  
10.5 m (34.4 ft.)
- ii. Minimum water yard setback for a dwelling (south-west corner):  
15.2 m (50 ft.)

- iii. Maximum ground floor area of a dwelling 300 m<sup>2</sup>
- iv. Minimum water yard setback for an accessory building:  
21.5 m (70.5 ft.)

**9.6.35 Shoreline Residential-Private Access-35 (SR-PA-35) Zone**

No person shall within any Shoreline Residential-Private Access-35 (SR-PA-35) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

All uses permitted in the Shoreline Residential-Private Access (SR-PA) Zone shall apply within the Shoreline Residential-Private Access-35 (SR-PA-35) Zone.

b) Regulations for Permitted Uses

All provisions and regulations of the Shoreline Residential-Private Access (SR-PA) Zone shall apply with the following exceptions:

- i. Minimum water yard setback for a dwelling (north corner):  
7.6 m (25 ft.)
- ii. Minimum water yard setback for a dwelling (south corner):  
15.2 m (50 ft.)
- iii. Minimum water yard setback for a guest cabin:  
12.5 m (41 ft.)

## **Section 10 – Rural Residential - Private Access (RR-PA)**

No person shall within a Rural Residential - Private Access (RR-PA) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions.

Reference should be made to Section 4, General Zone Provisions, of this By-law. Section 4 contains additional, general or specific provisions that apply to or may apply to properties in all zones throughout the Municipality and should be consulted together with the provisions of this zone category.

The intent of the Rural Residential - Private Access (RR-PA) Zone is to recognize residential development accessible by a private right-of-way (private road) only.

### **10.1 Permitted Uses**

**10.1.1** a single detached dwelling in accordance with Section 4.12

**10.1.2** a seasonal dwelling in accordance with Section 4.12

**10.1.3** a home occupation

**10.1.4** a private or public park

### **10.2 Regulations For Uses Permitted In Section 10.1**

<b>10.2.1</b> Minimum Lot Area	0.3 ha (0.7 ac.)
<b>10.2.2</b> Minimum Lot Frontage	45.0 m (147.6 ft.)
<b>10.2.3</b> Minimum Shoreline Frontage	45.0 m (147.6 ft.)
<b>10.2.4</b> Minimum Front Yard Depth	12.0 m (39.4 ft.)
<b>10.2.5</b> Minimum Exterior Side Yard Width	6.0 m (19.7 ft.)
<b>10.2.6</b> Minimum Interior Side Yard Width	4.5 m (15 ft.)
<b>10.2.7</b> Minimum Rear Yard Depth	4.5 m (15 ft.)
<b>10.2.8</b> Maximum Lot Coverage	20%
<b>10.2.9</b> Minimum Water Yard	30.0 m (98.4 ft.)
<b>10.2.10</b> Minimum Floor Area	
a) One storey accessory dwelling	83.5 m <sup>2</sup> (898.8 ft <sup>2</sup> )
b) One and one-half storey accessory dwelling	116.0 m <sup>2</sup> (1250.0 ft <sup>2</sup> )

<b>10.2.11</b> Maximum Building Height	11.0 m (36 ft.)
<b>10.2.12</b> Maximum Number of Single Detached or Seasonal Dwellings Per Lot	1
<b>10.2.13</b> Maximum Number of Dwelling Units Per Lot	1

### **10.3 Guest Cabins**

Where a single detached or seasonal dwelling is a permitted use, one accessory guest cabin is permitted on the same lot provided such guest cabin does not have a floor area exceeding 44.6 square metres (480.0 sq. ft.) nor contain cooking or sanitary facilities; and the guest cabin shall occupy the entirety of the building or structure.

All yard setback provisions for principal buildings and structures shall apply; save and except that the maximum height shall not exceed 4.9 metres (16.0 ft.) and shall be restricted to one or a first storey.

### **10.4 Setbacks On Private Roads**

Where a lot is accessed by a private road, no building or structure may be located closer than 12.0 m. (39.4 ft.) to such private road.

This setback distance shall be measured from the boundary of the legal right-of-way; or the edge of the travelled portion of the private road where a legal right-of-way does not exist.

### **10.5 General Provisions**

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted in the Rural Residential - Private Access (SR-PA) Zone shall apply.

### **10.6 Special Rural Residential-Private Access (RR-PA) Zones**

#### **10.6.1 Rural Residential-Private Access-1 (RR-PA-1) Zone**

No person shall within any Rural Residential-Private Access-1 (RR-PA-1) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

- a) Permitted Uses

Notwithstanding the permitted uses within a Rural Residential-Private Access Zone, the property may be used for a single detached dwelling,

boat storage facility, marine sales and service facility and a retail store.

**10.6.2 Rural Residential-Private Access-2 (RR-PA-2) Zone**

Rural Residential-Private Access-2 (RR-PA-2) Zone will prohibit any and all structures on the particular portion described as Parts 7 & 8 of 45R14008 of the property.

**10.6.3 Rural Residential-Private Access-3 (RR-PA-3) Zone**

No person shall within any Rural Residential-Private Access-3 (RR-PA-3) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the provisions of the Rural Residential-Private Access (SR-PA) Zone, a storage shed shall be considered a permitted use within the Rural Residential-Private Access-3 (RR-PA-3) Zone.

b) Regulations for Permitted Uses

All provisions and regulations of the Rural Residential-Private Access (RR-PA) Zone shall apply with the following exceptions:

- i. Maximum Ground Floor Area of Storage Shed 37.2 m<sup>2</sup> (400.0 ft<sup>2</sup>)

**10.6.4 Rural Residential-Private Access-4 (RR-PA-4) Zone**

No person shall within any Rural Residential-Private Access (RR-PA-4) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

All permitted uses in the Rural Residential-Private Access (RR-PA) Zone shall apply within any Rural Residential-Private Access-4 (RR-PA-4) Zone.

b) Regulations for Permitted Uses

All provisions and regulations of the Rural Residential-Private Access (RR-PA) Zone shall apply with the following exceptions:

- i. Minimum Lot Area 2000 m<sup>2</sup> (0.5 ac.)
- ii. Minimum Lot Frontage 22.9 m. (75.0 ft.)
- iii. Minimum Northerly Interior

Side Yard Width

1.3 m (4.3 ft.)

## Section 11 – Island Residential (IR) Zone

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

Reference should be made to Section 4, General Zone Provisions, of this By-law. Section 4 contains additional, general or specific provisions that apply to or may apply to properties in all zones throughout the Municipality and should be consulted together with the provisions of this zone category.

The intent of the Island Residential (IR) Zone is to recognize residential development with water access only.

### 11.1 Permitted Uses

11.1.1 a seasonal dwelling

11.1.2 a home occupation

### 11.2 Regulations For Uses Permitted In Section 11.1

11.2.1	Minimum Lot Area	0.7 ha (1.7 ac.)
11.2.2	Minimum Lot Frontage	45.0 m (147.6 ft.)
11.2.3	Minimum Shoreline Frontage	45.0 m (147.6 ft.)
11.2.4	Minimum Front Yard Depth	30.0 m (98.4 ft.)
11.2.5	Minimum Exterior Side Yard Width	6.0 m (19.7 ft.)
11.2.6	Minimum Interior Side Yard Width	4.5 m (14.7 ft.)
11.2.7	Minimum Rear Yard Depth	4.5 m (14.7 ft.)
11.2.8	Minimum Water Yard	30 m (98.4 ft.)
11.2.9	Minimum Floor Area	
	a) One storey accessory dwelling	83.5 m <sup>2</sup> (898.8 ft <sup>2</sup> )
	b) One and one-half storey accessory dwelling	116.0 m <sup>2</sup> (1250.0 ft <sup>2</sup> )
11.2.10	Maximum Building Height	11.0 m (36.0 ft.)
11.2.11	Maximum Lot Coverage of All Buildings	20%
11.2.12	Maximum Number of Dwellings Per Lot	1
11.2.13	Maximum Number of Dwelling Units Per Lot	1

### **11.3 Access**

The intent of the Island Residential (IR) Zone is to recognize existing residential development and existing lots on islands.

### **11.4 Guest Cabins**

Where a single detached or recreational dwelling is a permitted use, one accessory guest cabin is permitted on the same lot provided such guest cabin does not have a floor area exceeding 44.6 square metres (480.0 sq. ft.) nor contain cooking or sanitary facilities; and the guest cabin shall occupy the entirety of the building or structure.

All yard setback provisions for principal buildings and structures shall apply; save and except that the maximum height shall not exceed 4.9 metres (16.0 ft.) and shall be restricted to one or a first storey.

### **11.5 General Zone Provisions**

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Island Residential (IR) Zone shall apply.

### **11.6 Special Island Residential (IR) Zones**

#### **11.6.1 Island Residential-1 (IR-1) Zone**

No person shall within any Island Residential-1 (IR-1) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the uses permitted within a Island Residential (IR) Zone, an existing boat storage building shall be considered a permitted use prior to the construction of the principal building.

b) Special Regulations for Permitted Uses

All provisions and regulations of this By-law as they apply in the Island Residential (IR) Zone shall apply with the following exceptions:

- |      |                          |                              |
|------|--------------------------|------------------------------|
| i.   | Minimum Lot Area         | 1719 m <sup>2</sup> (0.4 ac) |
| ii.  | Minimum Lot Frontage     | 18.3 m. (60.0 ft.)           |
| iii. | Minimum Front Yard Depth | 3.1 m. (10.3 ft.)            |

- iv. Minimum Northerly Interior Side Yard Width 3.1 m. (10.1 ft.)

**11.6.2 Island Residential-2 (IR-2) Zone**

No person shall within any Island Residential-2 (IR-2) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

All of the provisions and uses permitted within a Island Residential (IR) Zone shall be permitted, including a seasonal camp as defined in this By-law as amended, and those residential uses which existed as of January 11<sup>th</sup>, 2005, as well as accessory uses incidental to the principal uses.

b) Special Regulations for Permitted Uses

All provisions and regulations of this By-law as they apply in the Island Residential (IR) Zone shall apply.

**11.6.3 Island Residential-3 (IR-3) Zone**

Reserved

**11.6.4 Island Residential-4 (IR-4) Zone**

No person shall within any Island Residential-4 (IR-4) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the uses permitted within a Island Residential (IR) Zone, the uses permitted within the Island Residential-4 (IR-4) Zone shall be limited to the following:

- i. one recreational dwelling
- ii. a staircase and associated landing areas
- iii. An “Accessory Building or Structure” is a permitted use to the main use.
- iv. A “Guest Cabin” is not permitted.

b) Special Regulations for Permitted Uses

All provisions and regulations of this By-law as they apply in the Island Residential (IR) Zone shall apply with the following exceptions:





amended shall apply.

b) Regulations for Permitted Uses

All of the provisions and regulations of the Island Residential (IR) Zone of this By-law shall apply with the following exceptions:

- i. Minimum water yard on east side 11.8 m (39 ft.)
- ii. Minimum water yard on north side 15.2 m (50 ft.)
- iii. Minimum water yard on west side 20 m (60 ft.)
- iv. Maximum floor area of screened-in porch 30 m<sup>2</sup>
- v. Maximum height of lower-tier deck located in the water yard on the east side between 15.2 m (50 ft.) and 11.8 m (39 ft.) from the water's edge: 0.6 m (2 ft.)
- vi. The minimum water yards specified in items (i), (ii) and (iii) shall apply only to attached decks or a screened-in porch and shall not be applied to permit the expansion of the gross floor area of the dwelling.

## **Section 12 – General Commercial (GC) Zone**

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

Reference should be made to Section 4, General Zone Provisions, of this By-law. Section 4 contains additional, general or specific provisions that apply to or may apply to properties in all zones throughout the Municipality and should be consulted together with the provisions of this zone category.

### **12.1 Permitted Uses**

- 12.1.1** one accessory dwelling or one accessory dwelling unit
- 12.1.2** a motor vehicle service station
- 12.1.3** a business, professional or professional office
- 12.1.4** a commercial or private club
- 12.1.5** a commercial recreational establishment
- 12.1.6** a garden nursery sales and supply establishment
- 12.1.7** a motor vehicle fuel establishment
- 12.1.8** a home occupation
- 12.1.9** a hotel
- 12.1.10** a laundromat
- 12.1.11** a motel
- 12.1.12** a personal service shop
- 12.1.13** an eating establishment
- 12.1.14** a retail store
- 12.1.15** a tavern
- 12.1.16** an arcade

### **12.2 Regulations For Uses Permitted In Section 12.1**

- |               |                      |                               |
|---------------|----------------------|-------------------------------|
| <b>12.2.1</b> | Minimum Lot Area     | 2972 m <sup>2</sup> (0.7 ac.) |
| <b>12.2.2</b> | Minimum Lot Frontage | 45.5 m. (149.3 ft.)           |
| <b>12.2.3</b> | Maximum Lot Coverage | 15%                           |

<b>12.2.4</b>	Minimum Front Yard Depth	15.0 m. (49.2 ft.)
<b>12.2.5</b>	Minimum Exterior Side Yard Width	15.0 m. (49.2 ft.)
<b>12.2.6</b>	Minimum Interior Side Yard Width	6.0 m. (19.7 ft.)
<b>12.2.7</b>	Minimum Rear Yard Depth	15.0 m. (49.2 ft.)
<b>12.2.8</b>	Minimum Water Yard	30.0 m. (98.4 ft.)
<b>12.2.9</b>	Minimum Accessory Dwelling Floor Area	83.5 m <sup>2</sup> (898.8 ft <sup>2</sup> )
<b>12.2.10</b>	Maximum Building Height	11.0 m. (36.0 ft.)
<b>12.2.11</b>	Maximum Number of Accessory Dwelling Units Per Lot	1

### **12.3 General Zone Provisions**

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted in the General Commercial (GC) Zone shall apply.

### **12.4 Special General Commercial (GC) Zones**

#### **12.4.1 General Commercial-1 (GC-1) Zone**

No person shall within any General Commercial-1 (GC-1) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. a small engine repair shop with sales and service facilities
- ii. a storage facility for marine products
- iii. accessory uses

b) Regulations for Permitted Uses

All provisions and regulations of the General Commercial (GC) Zone shall apply.

#### **12.4.2 General Commercial-2 (GC-2) Zone**

No person shall within any General Commercial-2 (GC-2) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

- a) Permitted Uses
  - i. a saw mill and retail lumber operation
  - ii. a single family dwelling
  - iii. accessory uses

b) Regulations for Permitted Uses

All provisions and regulations of the General Commercial (GC) Zone shall apply.

**12.4.3 General Commercial-3 (GC-3) Zone**

Reserved

**12.4.4 General Commercial-4 (GC-4) Zone**

No person shall within any General Commercial-4 (GC-4) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the provisions of the General Commercial (GC) Zone, the following uses shall be permitted within the General Commercial-4 (GC-4) Zone:

- i. Where a permitted commercial use(s) is situated in a building on the same lot and which is separate from a building containing permitted residential uses: in addition to one permitted accessory dwelling unit, three additional dwelling units on the first and second storey shall be permitted (for a total of four dwelling units). All permitted residential uses shall be located in one building only.
- ii. general office
- iii. commercial club
- iv. commercial recreational establishment
- v. home occupation
- vi. personal service shop
- vii. private club
- viii. professional office
- ix. retail office

- x. garden nursery sales and supply establishment

b) Regulations for Permitted Uses

All provisions and regulations of the General Commercial (GC) Zone shall apply with the following exceptions:

- i. Minimum Lot Area: 2861.2 m<sup>2</sup> (0.7 ac.)
- ii. Minimum Front Yard depth – for existing accessory dwelling units building: 12.0 m. (39.5 ft.)
- iii. Minimum Exterior Side Yard Width – for existing accessory dwelling units building: 8.9 m. (29.3 ft.)
- iv. Minimum Exterior Side Yard Width – for the proposed commercial building: 6.1 m. (20.0 ft.)
- v. Minimum Rear Yard Depth – for the proposed commercial building: 6.1 m. (20.0 ft.)
- vi. Minimum Accessory Dwelling Floor Area: 52.4 m<sup>2</sup> (564.0 ft<sup>2</sup>)
- vii. Maximum Number of Principal Buildings: 2

**12.4.5 General Commercial-5 (GC-5) Zone**

No person shall within any General Commercial-5 (GC-5) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the provisions of the General Commercial (GC) Zone, within the General Commercial-5 (GC-5) Zone, only the following uses shall be permitted:

- i. commercial self storage rental units
- ii. one accessory dwelling unit

b) Regulations for Permitted Uses

All provisions and regulations of the General Commercial (GC) Zone shall apply with the following exceptions:

- i. Minimum Lot Area: 2861.2 m<sup>2</sup> (0.7 ac.)
- ii. Minimum Interior Side Yard Width – for existing commercial

- building: 3.5 m. (11.4 ft.)
- iii. Minimum Rear Yard Depth – for the proposed commercial building: 9.1 m. (30.0 ft.)
- iv. Maximum Lot Coverage: 19.5%
- v. Maximum Number of Principal Buildings: 2

**12.4.6 General Commercial-6 (GC-6) Zone**

Reserved

**12.4.7 General Commercial-7 (GC-7) Zone**

Reserved

**12.4.8 General Commercial-8 (GC-8) Zone**

No person shall within any General Commercial-8 (GC-8) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Only the following uses shall be permitted within the General Commercial-8 (GC-8) Zone:

- i. a retail store
- ii. accessory uses

b) Regulations for Permitted Uses

All provisions and regulations of the General Commercial (GC) Zone shall apply.

**12.4.9 General Commercial-9 (GC-9) Zone**

Reserved

**12.4.10 General Commercial-10 (GC-10) Zone**

No person shall within any General Commercial-10 (GC-10) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Only the following uses shall be permitted within the General

Commercial-10 (GC-10) Zone:

Residential Uses:

- i. an accessory single detached dwelling
- ii. an accessory dwelling unit in a non-residential building

Non-Residential Uses:

- i. an agricultural use excluding livestock
- ii. an automobile body shop
- iii. automobile sales, rental and repair establishment
- iv. a building supply outlet or lumber yard
- v. a commercial garage
- vi. a contractor's yard and related shop
- vii. an equipment sales, rental and/or service establishment
- viii. a flea market
- ix. a garden centre
- x. a general office as an accessory use to a permitted non-residential use
- xi. a home occupation
- xii. a kennel
- xiii. a light manufacturing industry (a Class I Industrial Facility)
- xiv. a merchandise service shop
- xv. a nursery
- xvi. outside display and sale
- xvii. outside storage
- xviii. a personal service shop
- xix. a recreational vehicle sales and service establishment
- xx. a retail store, as an accessory use to a permitted non-residential use
- xxi. sale of manufactured homes and cottages, including a sales office but excluding manufacturing
- xxii. a self-storage rental establishment

- xxiii. a veterinary clinic
- xxiv. a warehouse
- xxv. a workshop for trades including electrical shop, metal-working shop, machine shop, welding shop, plumbing shop, woodworking shop, and similar uses
- xxvi. a parking lot

b) Regulations for Permitted Uses

The following provisions and regulations shall apply within the General Commercial-10 (GC-10) Zone:

- i. Minimum Lot Area 3.5 ha (8.6 ac.)
- ii. Minimum Lot Frontage 72.0 m (236.2 ft.)
- iii. Minimum Front Yard  
Depth – Non-Residential Use 30.5 m (100.1 ft.)
- iv. Maximum Front Yard  
Depth – Non-Residential Use 90.0 m (295.3 ft.)
- v. Minimum Front Yard Depth – Residential Use: A single detached dwelling shall be located no closer to the front lot line than 20.0 metres (65.6 ft.) to the rear wall of a permitted non-residential building on the same lot.
- vi. Minimum Interior Side Yard  
Width – Non-Residential Building 6.0 m (19.7 ft.)
- vii. Minimum Interior Side Yard  
Width – Single Detached Dwelling 14.0 m (45.9 ft.)
- viii. Minimum Rear Yard Depth 15.0 m (49.2 ft.)
- ix. Special Yard Requirements: Required front yards shall be open and unobstructed by any structure or parking or loading area for motor vehicles except that any such yard may be used for the purposes of visitor parking, and outside display and sales in accordance with Section 11.4.10.d)
- x. Maximum Building Height –  
Non-Residential Building 10.7 m (35.1 ft.)
- xi. Maximum Building Height –  
Single Detached Dwelling 0.7 m (35.1 ft.)
- xii. Maximum Floor Area –

- |        |   |  |
|--------|---|--|
|        | Non-Residential Building  | 1,350.0 m <sup>2</sup> (14,531.7 ft <sup>2</sup> ) |
| xiii.  | Minimum Floor Area –<br>Non-Residential Building  | 93.0 m <sup>2</sup> (1,001.1 ft <sup>2</sup> )     |
| xiv.   | Accessory buildings shall not be permitted for non-residential uses.  |  |
| xv.    | Maximum Number of Single Detached Dwellings or Dwelling Units per Lot:  | 1 (one) only                                       |
| xvi.   | Maximum Number of<br>Non-Residential Uses per Lot   | 1 (one) only                                       |
|        | (this provision shall not apply to a self-storage rental establishment)   |  |
| xvii.  | A single detached dwelling shall not be occupied before a permitted non-residential use has been constructed on the same lot.   |  |
| xviii. | For the purposes of the General Commercial-10 (GC-10) Zone, an "Automobile Sales, Rental And Repair Establishment" shall mean a building and/or land used for the display and sale of new and/or used motor vehicles and/or the servicing, repair, cleaning, polishing, painting and greasing of motor vehicles, the sale of auto accessories and related products and/or the leasing or renting of motor vehicles. |  |
| xix.   | Section 4.26.f) herein, as amended, shall not apply.  |  |

c) Regulations for Outside Storage

No portion of a lot shall be used for the outside storage unless such storage is within a building, or unless the following provisions are complied with:

- i. Outside storage shall be accessory to the permitted non-residential use on the lot.
- ii. Outside storage shall comply with the yard and setback regulations for the General Commercial-10 (GC-10) Zone, however, no outside storage use shall be located in a front yard.
- iii. Outside storage shall be permitted only within the areas identified for "Outside Storage" on Schedule "B" of By-law B2012-11. For the outside storage areas shown on Parcels "A" and "B" on Schedule "B", outside storage shall be permitted to Area (1) and/or (2), but a maximum outside storage area of

25% of the total lot area.

- iv. Every outside storage area shall have a wall or fence not less than 2.0 metres (6.7 feet) in height, comprised of uniform material constructed along the north most boundary of the permitted outside storage area.

d) Regulations for Outside Display and Sale

Outside Display and Sales shall comply with the following provisions:

- i. For the purposes of the General Commercial-10 (GC-10) Zone, "Outside Display and Sale" shall mean an area outside of an enclosed building that is used solely for the display of finished products of a use that is permitted on the property, and for the display of vehicles, recreational vehicles and trailers for sale or for rental. Outside display and sale shall not include outside storage.
- ii. Outside display and sale shall be accessory to the permitted non-residential use on the lot.
- iii. Outside display and sale shall comply with the minimum interior side width regulations for the General Commercial-10 (GC-10) Zone (minimum 6.0 metres from the side lot line).
- iv. Outside display and sale shall be located in a front yard only, and notwithstanding any other provision of the General Commercial-10 (GC-10) Zone to the contrary, shall be set back no less than 5.0 metres from the front lot line.
- v. An outside display and sale area on a lot shall have a maximum area of 850 square metres.

e) Holding Provision

The Holding (H) symbol on the General Commercial-10 (GC-10) Zone shall be removed by Council by a By-law passed under Section 36 of the *Planning Act*, RSO 1990, as amended, only at such time as:

- i. An Agreement under Section 51(26) of the *Planning Act*, between the Municipality and the property owner, has been executed and registered on title.
- ii. A Site Plan Agreement under Section 41 of the *Planning Act*, between the Municipality and the property owner, has been executed and registered on title.

#### **12.4.11 General Commercial-11 (GC-11) Zone**

No person shall within any General Commercial-11 (GC-11) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

##### a) Permitted Uses

###### Residential Uses:

- i. an accessory single detached dwelling
- ii. an accessory dwelling unit in a non-residential building

###### Non-Residential Uses:

- i. an agricultural use excluding livestock
- ii. an automobile body shop
- iii. automobile sales, rental and repair establishment
- iv. a building supply outlet or lumber yard
- v. a commercial garage
- vi. a contractor's yard and related shop
- vii. an equipment sales, rental and/or service establishment
- viii. a flea market
- ix. a garden centre
- x. a general office as an accessory use to a permitted non-residential use
- xi. a home occupation
- xii. a kennel
- xiii. a light manufacturing industry (a Class I Industrial Facility)
- xiv. a merchandise service shop
- xv. a nursery
- xvi. outside display and sale
- xvii. outside storage
- xviii. a personal service shop
- xix. a recreational vehicle sales and service establishment
- xx. a retail store, as an accessory use to a permitted non-

residential use

- xxi. sale of manufactured homes and cottages, including a sales office but excluding manufacturing
- xxii. a self-storage rental establishment
- xxiii. a veterinary clinic
- xxiv. a warehouse
- xxv. a workshop for trades including electrical shop, metal-working shop, machine shop, welding shop, plumbing shop, woodworking shop, and similar uses
- xxvi. a parking lot

b) Regulations for Permitted Uses

The following regulations shall apply to the General Commercial-11 (GC-11) Zone:

- i. Minimum Lot Area 3.0 ha (7.4 ac.)
- ii. Minimum Lot Frontage 60.0 m (196.8 ft.)
- iii. Minimum Front Yard Depth - Non-Residential Use 30.5 m (100 ft.)
- iv. Maximum Front Yard Depth - Non-Residential Use 90 m (295.3 ft.)
- v. Minimum Front Yard Depth – Residential Use: A single detached dwelling shall be located no closer to the front lot line than 20.0 metres (65.6 ft.) to the rear wall of a permitted non-residential building on the same lot.
- vi. Minimum Interior Side Yard Width - Non-Residential Building 6.0 m (19.7 ft.)
- vii. Minimum Interior Side Yard Width - Single Detached Dwelling 14.0 m (45.9 ft.)
- viii. Minimum Rear Yard Depth 15.0 m (49.2 ft.)
- ix. Special Yard Requirements: Required front yards shall be open and unobstructed by any structure or parking or loading area for motor vehicles except that any such yard may be used for the purposes of visitor parking, and outside display and sales in accordance with Section 11.4.11.d).
- x. Maximum Building Height –

- |        |   |  |
|--------|---|--|
|        | Non-Residential Building:   | 10.7 m (35.1 ft.)                                |
| xi.    | Maximum Building Height –<br>Single Detached Dwelling:  | 10.7 m (35.1 ft.)                                |
| xii.   | Maximum Floor Area –<br>Non-Residential Building  | 1,350 m <sup>2</sup> (14,531.3 ft <sup>2</sup> ) |
| xiii.  | Minimum Floor Area –<br>Non-Residential Building  | 93.0 m <sup>2</sup> (1,001.1 ft <sup>2</sup> )   |
| xiv.   | Accessory buildings shall not be permitted for non-residential uses.  |  |
| xv.    | Maximum Numbers of Single Detached Dwellings or Dwelling Units per Lot  | 1 only   |
| xvi.   | Maximum Number of Non-Residential Uses per Lot  | 1 only   |
| xvii.  | Maximum Number of Non-Residential Buildings per Lot   | 1 only   |
|        | (this provision shall not apply to a self-storage rental establishment)   |  |
| xviii. | A single detached dwelling shall not be occupied before a permitted non-residential use has been constructed on the same lot.   |  |
| xix.   | For the purposes of the General Commercial-11 (GC-11) Zone, an "Automobile Sales, Rental And Repair Establishment" shall mean a building and/or land used for the display and sale of new and/or used motor vehicles and/or the servicing, repair, cleaning, polishing, painting and greasing of motor vehicles, the sale of auto accessories and related products and/or the leasing or renting of motor vehicles. |  |
| xx.    | Section 4.26.f) herein, as amended, shall not apply.  |  |

c) Regulations for Outside Storage

- i. No portion of a lot shall be used for the outside storage unless such storage is within a building, or unless the following provisions are complied with:
- ii. Outside storage shall be accessory to the permitted non-residential use on the lot.
- iii. Outside storage shall comply with the yard and setback

regulations for the General Commercial-11 (GC-11) Zone, however, no outside storage use shall be located in a front yard.

- iv. Outside Storage shall be permitted only within the areas identified for "Outside Storage" on Schedule "B" of By-law B2012-10.
- v. Every outside storage area shall have a wall or fence not less than 2.0 metres (6.6 feet) in height, comprised of uniform material constructed along the south boundary of the permitted outside storage area.

d) Regulations for Outside Display and Sale

Outside and Display and Sale uses shall comply with the following provisions:

- i. For the purposes of the General Commercial-11 (GC-11) Zone, "Outside Display and Sale" shall mean an area outside of an enclosed building that is used solely for the display of finished products of a use that is permitted on the property, and for the display of vehicles, recreational vehicles and trailers for sale or for rental. Outside display and sale shall not include outside storage.
- ii. Outside display and sale shall be accessory to the permitted non-residential use on the lot.
- iii. Outside display and sale shall comply with the minimum interior side width regulations for the General Commercial-11 (GC-11) Zone (minimum 6.0 metres from the side lot line).
- iv. Outside display and sale shall be located in a front yard only, and notwithstanding any other provision of the General Commercial-11 (GC-11) Zone to the contrary, shall be set back no less than 5.0 metres from the front lot line.
- v. An outside display and sale area on a lot shall have a maximum area of 850 square metres.

e) Holding Provision

The Holding (H) symbol on the General Commercial-11 (GC-11) Zone shall be removed by Council by a By-law passed under Section 36 of the *Planning Act*, R.S.O. 1990, as amended, only at such time as:

- i. An Agreement under Section 51(26) of the *Planning Act*, between the Municipality and the property owner, has been

executed and registered on title.

- ii. A Site Plan Agreement under Section 41 of the *Planning Act*, between the Municipality and the property owner, has been executed and registered on title.

## **Section 13 – Hamlet Commercial (HC) Zone**

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

Reference should be made to Section 4, General Zone Provisions, of this By-law. Section 4 contains additional, general or specific provisions that apply to or may apply to properties in all zones throughout the Municipality and should be consulted together with the provisions of this zone category.

### **13.1 Permitted Uses**

- 13.1.1** one accessory dwelling unit or one accessory dwelling unit located above a permitted commercial use
- 13.1.2** a bank or financial institution
- 13.1.3** a business, professional or administrative office
- 13.1.4** a commercial or private club
- 13.1.5** a commercial recreational establishment
- 13.1.6** a day nursery
- 13.1.7** a dry cleaning or laundry outlet
- 13.1.8** an eating establishment
- 13.1.9** a funeral home
- 13.1.10** a garden nursery sales and supply establishment
- 13.1.11** a home occupation
- 13.1.12** a hotel
- 13.1.13** a laundromat
- 13.1.14** a medical or dental clinic
- 13.1.15** a motel
- 13.1.16** a motor vehicle fuel establishment
- 13.1.17** a motor vehicle rental establishment
- 13.1.18** a motor vehicle repair garage
- 13.1.19** a motor vehicle service station
- 13.1.20** outside display or sales



- (b) No outside display or sales area shall be permitted in a rear yard adjacent to a rear lot line of such lot which abuts a Residential Zone or abuts a lot having a residential use situated thereon;
- (c) No outside display or sales area shall be permitted in a side yard adjacent to a side lot line of such lot which abuts a Residential Zone or abuts a lot having a residential use situated thereon.

### **13.5 Outside Storage Not Permitted**

Outside storage shall not be permitted in the Hamlet Commercial (HC) zone.

### **13.6 Dwelling Unit Location**

An accessory dwelling unit shall not be a permitted use on a lot used for a motor vehicle fuel establishment or a motor vehicle repair garage.

The provisions of Section 4.3.3 shall apply with respect to the minimum floor area of a permitted accessory dwelling unit(s) in a non-residential building.

### **13.7 General Zone Provisions**

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted in the Hamlet Commercial (GC) Zone shall apply.

### **13.8 Special Hamlet Commercial (HC) Zones**

#### **13.8.1 Hamlet Commercial-1 (HC-1) Zone**

No person shall within any Hamlet Commercial-1 (HC-1) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

##### a) Permitted Uses

All provisions and regulations of the Hamlet Commercial (HC) Zone of this By-law shall apply with the following exceptions:

The existing store building may be used for a manufacturing industry.

#### **13.8.2 Hamlet Commercial-2 (HC-2) Zone**

No person shall within any Hamlet Commercial-2 (HC-2) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the permitted uses within the Hamlet Commercial (HC) Zone of this By-law, a parking lot including an entrance and a walkway shall be considered a permitted use within the HC-2 Zone.

b) Special Regulations for Permitted Uses

All provisions as they apply to the HC Zone shall apply, except that the parking lot, entrance and walkway shall be constructed within the confines of the envelope established by this By-law 87-36, as shown on Schedule A, being on file with the Municipality as of the date of passing of this By-law.

**13.8.3 Hamlet Commercial-3 (HC-3) Zone**

Reserve.

**13.8.4 Hamlet Commercial-4 (HC-4) Zone**

No person shall within any Hamlet Commercial-4 (HC-4) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. one accessory dwelling
- ii. a personal service shop
- iii. accessory uses

b) Regulations for Permitted Uses

All other provisions of the Hamlet Commercial (HC) Zone shall apply.

**13.8.5 Hamlet Commercial-5 (HC-5) Zone**

No person shall within any Hamlet Commercial-5 (HC-5) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the provisions of the Hamlet Commercial (HC) Zone, an apartment dwelling is a permitted use.

b) Regulations for Permitted Uses

All provisions and regulations of the Hamlet Commercial (HC) Zone shall

apply with the following exception:

- i. An apartment dwelling shall only be permitted within the main building on the lot where said building existed at the time of passing of this By-law.
- ii. Maximum Number of Apartment Dwellings 3 only
- iii. Apartment Dwelling Floor Area (minimum)

Dwelling containing 1 bedroom	80 m <sup>2</sup> (861.1 ft <sup>2</sup> )
Dwelling containing 2 bedrooms	90 m <sup>2</sup> (968.8 ft <sup>2</sup> )
Dwelling containing 3 bedrooms	110 m <sup>2</sup> (1184.0 ft <sup>2</sup> )
Dwelling containing 4 bedrooms	135 m <sup>2</sup> . (1453.0 ft <sup>2</sup> )
Minimum Accessory Dwelling Floor Area	85 m <sup>2</sup> (915.0 ft <sup>2</sup> )

**13.8.6 Hamlet Commercial-6 (HC-6) Zone**

No person shall within any Hamlet Commercial-6 (HC-6) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

A four (4) unit storage facility comprising individual storage compartments (mini-storage units).

b) Regulations for Permitted Uses

All the provisions and regulations of the Hamlet Commercial (HC) Zone shall apply with the following exceptions:

- i. Minimum Rear Yard Depth 9.4 m. (31.0 ft.)
- ii. Minimum Side Yard Width 9.1 m. (30.0 ft.)
- iii. Maximum Lot Coverage 23%

**13.8.7 Hamlet Commercial-7 (HC-7) Zone**

No person shall within any Hamlet Commercial-7 (HC-7) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. an existing retail store
- ii. a retail store and one accessory dwelling within a main building
- iii. one existing storage buildings

b) Special Regulations for Permitted Uses

All provisions as they apply to the HC Zone shall apply, with the following exceptions:

- |  |                                 |
|--|---------------------------------|
| i. Minimum Lot Area  | 1160.7 m <sup>2</sup> (0.3 ac.) |
| ii. Minimum Lot Frontage                                   | 35.6 m. (116.8 ft.)             |
| iii. Maximum Lot Coverage                                  | 26%                             |
| iv. Minimum Front Yard Depth                               | 11.6 m. (38.0 ft.)              |
| v. Minimum Interior Side Yard Width                        | 61 m. (2.0 ft.)                 |
| vi. Minimum Exterior Side Yard Width                       | 4.6 m. (15.0 ft.)               |
| vii. Minimum Rear Yard Depth for Existing Storage Building | 0 m.                            |
| viii. Minimum Number of Parking Spaces                     | 6                               |

**13.8.8 Hamlet Commercial-8 (HC-8) Zone**

No person shall within any Hamlet Commercial-8 (HC-8) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. a dwelling
- ii. retail stores
- iii. professional offices

b) Special Regulations for Permitted Uses

All provisions as they apply to the HC Zone shall apply, with the following exceptions:

- |   |                       |
|---|-----------------------|
| i. Minimum Lot Area                             | 1664 sq. m. (0.4 ac.) |
| ii. Minimum Lot Frontage                        | 15.3 m. (50.0 ft.)    |
| iii. Maximum Total Lot Coverage                 | 25%                   |
| iv. Maximum Lot Coverage of Accessory Buildings | 10%                   |
| v. Minimum Front Yard Depth                     | 9.6 m. (31.5 ft.)     |
| vi. Minimum Interior Side Yard Width            | 2.9 m. (9.5 ft.)      |

- vii. Minimum Rear Yard Depth 4 m. (13.1 ft.)
- viii. Maximum Floor Area in a Building 205 m<sup>2</sup> (2206.0 ft<sup>2</sup>)

**13.8.9 Hamlet Commercial-9 (HC-9) Zone**

No person shall within any Hamlet Commercial-9 (HC-9) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. a restaurant
- ii. retail stores
- iii. professional offices

b) Special Regulations for Permitted Uses

All provisions as they apply to the HC Zone shall apply, with the following exceptions:

- i. Minimum Lot Area 3467 m<sup>2</sup> (0.9 ac.)
- ii. Minimum Lot Frontage 36 m. (118.1 ft.)
- iii. Maximum Total Lot Coverage 25%
- iv. Maximum Lot Coverage of Accessory Buildings 10%
- v. Maximum Floor Area in a Building 185 m<sup>2</sup> (1991.0 ft<sup>2</sup>)
- vi. Maximum Floor Area of Restaurant 75 m<sup>2</sup> (807.0 ft<sup>2</sup>)

**13.8.10 Hamlet Commercial-10 (HC-10) Zone**

No person shall within any Hamlet Commercial-10 (HC-10) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. one accessory dwelling, or one accessory dwelling unit located above a permitted commercial use
- ii. a restaurant
- iii. a take-out restaurant
- iv. a home occupation
- v. accessory uses

b) Special Regulations for Permitted Uses

All provisions as they apply to the HC Zone shall apply, with the following exceptions:

- i. Minimum Lot Area 0.17 ha. (0.4 ac.)
- ii. Minimum Lot Frontage 33 m. (108.0 ft.)
- iii. Minimum Front Yard Depth 1.1 m. (3.5 ft.)
- iv. Minimum Exterior Side Yard Width 9.1 m. (30.0 ft.)
- v. Minimum number of parking spaces for accessory dwelling units shall be 1 parking space per dwelling unit.
- vi. Minimum parking spaces for permitted commercial uses shall be 5.
- vii. Sections 4.26.d) and 4.26.f) shall not apply to parking spaces or parking areas directly adjacent to Main Street.

c) Holding Provision

The Holding symbol (H) which applies to the Hamlet Commercial-10 (HC-10) Zone shall only be removed after the following matters are secured to the satisfaction of Council:

- i. A site plan agreement under the provisions of Section 41 of the *Planning Act* has been approved by the Municipality and registered on title.
- ii. Approval has been granted by the appropriate approval authority for an individual on-site sewage service.
- iii. A water servicing study shall be submitted to the Municipality which confirms an acceptable source of potable water for a permitted non-residential use in accordance with the applicable provisions of the Official Plan of the Municipality of Trent Lakes.

**13.8.11 Hamlet Commercial-11 (HC-11) Zone**

No person shall within any Hamlet Commercial-11 (HC-11) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. a maximum of 3 accessory dwelling units located in a permitted commercial use

- ii. a general office
- iii. a professional office
- iv. a retail store
- v. a personal service shop

b) Special Regulations for Permitted Uses

All provisions as they apply to the HC Zone shall apply, with the following exceptions:

- i. Minimum Lot Area shall be as existing as of August 9<sup>th</sup>, 2011
- ii. Minimum Lot Frontage 14 m. (45.9 ft.)
- iii. Maximum Lot Coverage 27%
- iv. Minimum Front Yard  
Depth for Existing Building 0.2 m. (0.5 ft.)
- v. Minimum Interior Side Yard  
Width for Addition 1.4 m. (4.75 ft.)
- vi. Minimum Exterior Side Yard  
Width for Additions 4.3 m. (14.0 ft.)
- vii. Minimum number of parking spaces for accessory dwelling units shall be 1 parking space per dwelling unit.
- viii. Minimum parking spaces for permitted commercial uses shall be 7.
- ix. Minimum size for dwelling unit located above a permitted commercial use shall be 62.0 m<sup>2</sup> (667.0 ft<sup>2</sup>)
- x. Sections 4.26.d) and 4.26.f) shall not apply to parking spaces or parking areas directly adjacent to Fulton Lane
- xi. Notwithstanding the provisions of Section 4.26, no parking area shall be permitted within 1.5 m. (4.9 ft.) of the exterior side lot line (adjacent to Fulton Lane)..

c) Holding Provision

The Holding symbol (H) which applies to the Hamlet Commercial-11 (HC-11) Zone shall only be removed after the following matters are secured to the satisfaction of Council:

- i. A site plan agreement under the provisions of Section 41 of the *Planning Act* has been approved by the Municipality and

registered on title.

- ii. Approval has been granted by the appropriate approval authority for an individual on-site sewage service.
- iii. A water servicing study shall be submitted to the Municipality which confirms an acceptable source of potable water for a permitted non-residential use in accordance with the applicable provisions of the Official Plan of the Municipality of Trent Lakes.

### **13.8.12 Hamlet Commercial-12 (HC-12) Zone**

No person shall within any Hamlet Commercial-12 (HC-12) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### a) Permitted Uses

- i. a retail commercial establishment for the sale of canoes, kayaks and other non-motorized watercraft, and related accessories and merchandise
- ii. a workshop for the construction, repair, refurbishing and renovating of canoes, kayaks and other non-motorized watercraft
- iii. an accessory single detached dwelling
- iv. a home occupation
- v. outside display or sales

#### b) Special Regulations for Permitted Uses

- i. The maximum permitted floor area of a workshop shall be 95 square metres
- ii. Outside storage shall not be permitted.

## **Section 14 – Tourist Commercial (TC) Zone**

No person shall with a Tourist Commercial (TC) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions.

Reference should be made to Section 4, General Zone Provisions, of this By-law. Section 4 contains additional, general or specific provisions that apply to or may apply to properties in all zones throughout the Municipality and should be consulted together with the provisions of this zone category.

### **14.1 Permitted Uses**

- 14.1.1** an accessory dwelling or one accessory dwelling unit located above a permitted commercial use
- 14.1.2** a commercial club
- 14.1.3** an eating establishment
- 14.1.4** an eating establishment, take-out
- 14.1.5** a home occupation
- 14.1.6** an arcade
- 14.1.7** a marina
- 14.1.8** a retail store
- 14.1.9** a tourist establishment

### **14.2 Regulations For Uses Permitted In Section 14.1**

- |  |  |
|--|--|
| <b>14.2.1</b> Minimum Lot Area                 | 4.0 ha (9.9 ac.)                             |
| <b>14.2.2</b> Minimum Lot Frontage             | 45.0 m (150.0 ft.)                           |
| <b>14.2.3</b> Minimum Lot Coverage             | 15%  |
| <b>14.2.4</b> Minimum Front Yard Depth         | 15.0 m (50.0 ft.)                            |
| <b>14.2.5</b> Minimum Exterior Side Yard Width | 15.0 m (50.0 ft.)                            |
| <b>14.2.6</b> Minimum Interior Side Yard Width | 6.0 m (20.0 ft.)                             |
| <b>14.2.7</b> Minimum Rear Yard Depth          | 6.0 m (20.0 ft.)                             |
| <b>14.2.8</b> Minimum Water Yard               | 30.0 m (98.4 ft.)                            |
| <b>14.2.9</b> Minimum Floor Area               |  |
| a) Accessory Dwelling                          | 83.5 m <sup>2</sup> (898.8 ft <sup>2</sup> ) |

b) Tourist Establishment 26.5 m<sup>2</sup> (284.9 ft<sup>2</sup>)

**14.2.10** Maximum Building Height 11.0 m (35.0 ft.)

**14.2.11** Location of Marina:

No Marina structures shall be erected within 30.0 m (98.4 ft.) of a Residential Zone

**14.2.12** Maximum Number of Accessory Single Detached Dwellings Per Lot 1

### **14.3 Distance Between Buildings**

Where more than one tourist establishment building is erected on the same lot, the minimum distance between buildings shall be not less than 15.0 metres (49.2 ft.) provided that where 2 external walls facing and parallel to each other contain no openings or windows to habitable rooms, the distance between such 2 walls may be reduced to 3.0 metres (10 ft.).

### **14.4 Buffer Strip Requirements**

Where the interior side or rear lot line abuts a Residential, Open Space or Community Facility Zone a buffer strip shall be provided in accordance with Section 4.7 of this By-law.

### **14.5 Requirements For Outside Storage**

No portion of a lot shall be used for the outside storage of goods or materials unless such storage is within a building, or unless the following provisions are complied with:

- a) Such outside storage shall be accessory to the use of the main building on the lot;
- b) Such outside storage shall comply with the yard and setback regulations for the Tourist Commercial (TC) Zone, however, no outside storage use shall be located in a front or exterior side yard;
- c) No outside storage use shall be permitted in a rear yard adjacent to a rear lot line of such lot which abuts a Residential Zone or abuts a lot having a residential use situated thereon;
- d) No outside storage use shall be permitted in a side yard adjacent to a side lot line of such lot which abuts a Residential Zone or abuts a lot having a residential use situated thereon;

- e) Every outside storage area or lot having an outside storage area situated thereon shall be enclosed by a wall or fence not less than 2.0 metres (6.56 feet) in height and constructed of uniform material;
- f) No portion of any outside storage area for combustible materials shall be located closer than 6.0 metres (19.7 feet) to any lot line.

**14.6 Marinas**

Minimum yard requirements for that portion of a lot abutting a navigable waterway may be waived in respect of a marina.

**14.7 General Zone Provisions**

All provisions of Section 4, General Zone Provisions, where applicable to the use of any land, building or structure permitted within the Tourist Commercial (TC) Zone shall apply.

**14.8 Special Tourist Commercial (TC-1) Zone - Trailer Parks**

No person shall within any Tourist Commercial-1 (TC-1) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

**14.8.1 Permitted Uses**

- i. one accessory dwelling
- ii. a commercial club
- iii. a home occupation
- iv. a marina
- v. an eating establishment
- vi. an eating establishment, take-out
- vii. a retail store
- viii. a tourist establishment
- ix. an existing licensed trailer park

**14.8.2 Regulations for Tourist Trailer Parks and Sites**

**14.8.2.1 Tourist Trailer Park**

- i. Minimum Lot Area 4 ha (9.9 ac.)

ii.	Minimum Lot Frontage	152.4 m (500.0 ft.)
iii.	Minimum Front Yard Depth	30 m (98.4 ft.)
iv.	Minimum Exterior Side Yard Width	6.0 m (20.0 ft.)
v.	Minimum Interior Side Yard Width	6.0 m (20.0 ft.)
vi.	Minimum Rear Yard Depth	6.0 m (20.0 ft.)
vii.	Minimum Water Yard	30 m (98.4 ft.)
viii.	Minimum Shore Lot Line	3.0 m (10.0 ft.) per site
ix.	Minimum Floor Area - Accessory Dwelling:	
		83.5 m <sup>2</sup> (898.8 ft <sup>2</sup> )
x.	Tourist Establishment	26.5 m <sup>2</sup> (284.9 ft <sup>2</sup> )
xi.	Maximum Lot Coverage	20%
xii.	Maximum Height	11 m (35.0 ft.)
xiii.	Maximum Number of Accessory Dwellings Per Lot:	
		1

#### **14.8.2.2 Tourist Trailer Park Site**

i.	Minimum Site Area	279.0 m <sup>2</sup> (3000.0 ft <sup>2</sup> )
ii.	Minimum Site Width	12.0 m (40.0 ft.)
iii.	Minimum Site Coverage	24%
iv.	Minimum Site Front Yard Depth	6.0 m (20.0 ft.)
v.	Minimum Site Side Yard Width	3.0 m (9.8 ft.)
vi.	Minimum Site Rear Yard Depth	3.0 m (9.8 ft.)
vii.	Maximum Number of Sites per Hectare	17
viii.	Minimum Water Yard	61 m (200.0 ft.)

#### **14.8.3 Regulations for Accessory Buildings, Structures and Uses**

The total lot coverage of all accessory buildings, structures and trailer site coverage may not exceed twenty (20) percent of the lot area. Provided, however, that the lot coverage of such accessory buildings or structures shall be included in the computation of the permissible lot coverage of all buildings or structures on such lot.

The total site coverage shall include areas occupied by the tourist trailer, deck, verandah, sun room, storage shed and other trailer accessories, but shall not include parking areas.

Accessory buildings housing toilet facilities shall be located not closer than 9.1 metres (30.0 ft.) nor farther than 91.4 metres (300.0 ft.) from any trailer site, nor farther than 152.4 metres (500.0 ft.) from any point within the designated recreational areas.

Parking will be provided in accordance with the requirements of Section 4.25 of this By-law.

#### **14.8.4 Special Provisions for Trailer Sites and Trailer Parks**

Notwithstanding any provisions of the Trailer Park Licensing By-law for the Municipality of Trent Lakes, the erection, parking or use of a Tourist Trailer is permitted only in a Tourist Trailer Park subject to the following requirements:

- i. Any part of a trailer site shall be located at least nine decimal one-four (9.14) metres (30.0 ft.) from any building within the park or seven decimal six-two (7.62) metres (25.0 ft.) from any adjoining property line;
- ii. No trailer site shall be located closer than fifteen decimal two-four (15.24) metres (50.0 ft.) from the boundary of any public street or highway;
- iii. Each trailer park boundary shall be at least sixty decimal nine-six (60.96) metres (200.0 ft.) from any residential building located on an adjoining lot unless separated by an acceptable natural or artificial barrier;
- iv. A buffer strip of at least seven decimal six-two (7.62) metres (25.0 ft.) in depth adjoining all boundaries and free of any buildings or structures shall be provided;
- v. Recreation open space shall be provided equal to a minimum of ninety-two decimal nine (92.9) square metres (305.0 sq. ft.) per trailer site; and shall be located at least nine decimal one-four (9.14) metres (30.0 ft.) from any Trailer Park boundary excluding a lake front boundary. Any recreational area shall be centrally located to the space it is intended to serve;
- vi. A maximum of one trailer shall be permitted on each site, at least three (3.0) metres (9.8 ft.) from any driveway or the limits of said

site;

vii. The trailer park shall have a direct access to an open public road maintained by the Municipality and each trailer site shall have a driveway linking it to such access;

viii. The trailer park total site area shall be calculated on the basis of the permitted number of sites occupied or intended to be occupied, in accordance with Section 13.8.2 of this By-law.

#### **14.8.5 Distance Between Buildings**

Where more than one tourist establishment building is erected on the same lot, the minimum distance between buildings shall not be less than 15 metres (49.2 ft.) provided that where 2 external walls facing and parallel to each other contain no openings or windows to habitable rooms, the distance between such 2 walls may be reduced to 3.0 metres (10.0 ft.).

For the purpose of the foregoing, such external walls having an angle of divergence not more than 85 degrees shall be deemed to face and be parallel to each other.

In the above paragraph, “angle of divergence” means the interior acute angle formed by and lying between such 2 external walls or their projection.

#### **14.8.6 Special Provisions for Parking and Access**

For a one-way driveway with no on-street parking the driveway allowance shall be a minimum of 4.6 metres (15.0 ft.) wide and the road surface shall be a minimum of 3.0 metres (9.8 ft.) wide.

For a two-way driveway with no on-street parking or a one-way driveway with on-street parallel parking the driveway allowance shall be a minimum of 7.6 metres (25.0 ft.) wide and the road surface shall be a minimum of 6.0 metres (19.7 ft.) wide.

#### **14.8.7 Special Provisions for Swimming Pools**

Notwithstanding the provisions of Section 14.8.2 herein related to the minimum shore lot line requirements, where a tourist trailer park has a swimming pool 1.2 m (3.9 ft.) per trailer park site may be deducted from the Minimum Shore Lot Line Requirement.

#### **14.8.8 Special Provisions for Recreation Areas**

A tourist trailer park shall provide a suitable recreational area equal to a minimum of 92.9 square metres (1000.0 sq. ft.) per camping lot. No recreational area shall be located closer than 9.1 metres (30.0 ft.) from any camp boundary excluding a shoreline boundary.

#### **14.9 Special Tourist Commercial Zones**

##### **14.9.1 Tourist Commercial-2 (TC-2) Zone**

No person shall within any Tourist Commercial-2 (TC-2) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. a single detached dwelling
- ii. one storage facility to accommodate tourist-oriented, recreational and household items including boats and other marine craft, travel trailers and vehicles, snowmobiles, and terrain vehicles
- iii. minor or running mechanical repairs restricted and subordinate to the off-season storage of items permitted in 13.9.1.a.ii) and 14.9.1.a.iv)
- iv. one outside, fenced storage compound affixed and accessory to the permitted storage facility
- v. consignment sales
- vi. accessory docking/boat launch ramp and parking area and exclusively devoted to the removal and placement of stored and winterized boats and other marine craft as permitted in 14.9.1.a.ii) and 13.9.1.a.iv)

b) Regulations for Permitted Uses

All provisions and regulations as they apply to the Tourist Commercial (TC) Zone shall apply with the following exceptions:

- |   |                      |
|---|----------------------|
| i. Minimum Lot Area                                       | 2.8 ha (6.9 ac.)     |
| ii. Minimum Lot Frontage                                  | 170.8 m. (560.4 ft.) |
| iii. Minimum Interior Side<br>Yard Width for Storage Area | 14 m. (45.9 ft.)     |

- iv. Maximum Ground Floor Area of Storage Facility: 855 m<sup>2</sup> (9203.0 ft<sup>2</sup>)
- v. Minimum Area of Outside Storage Compound: 3100 m<sup>2</sup>. (0.8 ac.)
- vi. Maximum Number of Accessory Boat Docking Slips 20

c) Special Regulations for Consignment Sales

The maximum number of items which may be displayed and offered for sale under a consignment agreement shall be six (6) at any one time.

The display of items offered for sale by consignment shall be restricted to the area identifies as “Consignment Display Area” on the site plan on file with the Municipality as of the date of passing of this By-law (September 16, 1997).

Minimum setback from front lot line is 35 metres (115.0 ft.).

d) Special Provisions for Parking Area in 14.9.1.a.vi)

The parking of motor vehicles and trailers shall be restricted to the area identified as “Parking Area” on the site plan on file with the Municipality as of the date of passing of this By-law (September 16, 1997).

Minimum setback from northerly lot line to “Parking Area” is 9 metres (29.5 ft.).

Minimum setback from high water mark to “Parking Area” is 45 metres (147.6 ft.).

**14.9.2 Tourist Commercial-3 (TC-3) Zone**

No person shall within any Tourist Commercial-3 (TC-3) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

All uses permitted in the Tourist Commercial (TC) Zone shall apply with the following exception:

- i. A detached dwelling shall not be permitted.

b) Regulation for Permitted Uses

- i. Minimum Water Yard 6 m. (19.7 ft.)
- ii. Notwithstanding the yard provisions of this By-law, marine facilities or similar accessory uses shall be exempt from the

yard provisions of this By-law.

- iii. Notwithstanding any other provision of this By-law, building or structures may be erected upon the lands designated TC-3 provided said lands have access to a public road.

**14.9.3 Tourist Commercial-4 (TC-4) Zone**

No person shall within any Tourist Commercial-4 (TC-4) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

All uses permitted in the Tourist Commercial (TC) Zone shall apply.

b) Regulations for Permitted Uses

- i. Minimum lot area 1.66 ha (4.1 ac.)
- ii. Minimum water yard – main lodge 8.2 m (27 ft.)
- iii. Minimum water yard – cabin 4 16.09 m (53 ft.)
- iv. Minimum water yard – cabin 5 13.6 m (44.6 ft.)
- v. Minimum water yard – cabin 6 8.5 m (28 ft.)

## **Section 15 – General Industrial (GI) Zone**

No person shall with a General Industrial (GI) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions.

Reference should be made to Section 4, General Zone Provisions, of this By-law. Section 4 contains additional, general or specific provisions that apply to or may apply to properties in all zones throughout the Municipality and should be consulted together with the provisions of this zone category.

### **15.1 Permitted Uses**

- 15.1.1 one accessory dwelling
- 15.1.2 a bulk sales establishment
- 15.1.3 a building supply outlet
- 15.1.4 a commercial garage
- 15.1.5 a contractor's yard or shop
- 15.1.6 a fuel storage tank
- 15.1.7 a maintenance depot
- 15.1.8 a manufacturing industry
- 15.1.9 a merchandise service shop
- 15.1.10 a motor vehicle body shop
- 15.1.11 a warehouse
- 15.1.12 a welding shop

### **15.2 Regulations For Uses Permitted In Section 15.1**

- |        |                                       |  |
|--------|---------------------------------------|--|
| 15.2.1 | Minimum Lot Area                      | 0.4 ha (1 ac.)                               |
| 15.2.2 | Minimum Lot Frontage                  | 45.0 m (147.6 ft.)                           |
| 15.2.3 | Maximum Lot Coverage of All Buildings | 35%  |
| 15.2.4 | Minimum Front Yard Depth              | 15.0 m (49.2 ft.)                            |
| 15.2.5 | Minimum Exterior Side Yard Width      | 15.0 m (49.2 ft.)                            |
| 15.2.6 | Minimum Interior Side Yard Width      | 9.0 m (29.5 ft.)                             |
| 15.2.7 | Minimum Rear Yard Depth               | 15.0 m (49.2 ft.)                            |
| 15.2.8 | Minimum Accessory Dwelling Floor Area | 83.5 m <sup>2</sup> (898.8 ft <sup>2</sup> ) |

<b>15.2.9</b>	Minimum Floor Area	
	a) One storey accessory dwelling	83.5 m <sup>2</sup> (898.8 ft <sup>2</sup> )
	b) One and one-half storey accessory dwelling	116.0 m <sup>2</sup> (1250.0 ft <sup>2</sup> )
	c) Two storey accessory dwelling	116.0 m <sup>2</sup> (1250.0 ft <sup>2</sup> )
<b>15.2.10</b>	Maximum Building Height	11.0 m (36.0 ft.)
<b>15.2.11</b>	Maximum Number of Accessory Dwellings Per Lot	1

### **15.3 Buffer Strip Requirements**

Where the interior side or rear lot line abuts a Residential, Commercial, Community Facility or Open Space Zone a buffer strip shall be provided in accordance with Section 4.7 of this By-law.

### **15.4 Requirements For Outside Storage**

No portion of a lot shall be used for the outside storage of goods or materials unless such storage is within a building, or unless the following provisions are complied with:

- a) Such outside storage shall be accessory to the use of the main building on the lot;
- b) Such outside storage shall comply with the yard and setback regulations for the General Industrial (GI) Zone, however, no outside storage use shall be located in a front or exterior side yard;
- c) No outside storage use shall cover more than 35 percent of the lot area;
- d) Every outside storage area or lot having an outside storage area situated thereon shall be enclosed by a wall or fence not less than 2.0 metres (6.6 feet) in height and constructed of uniform material;
- e) No portion of any outside storage area for combustible materials shall be located closer than 6.0 metres (19.7 feet) to any lot line.

### **15.5 General Zone Provisions**

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the General Industrial (GI) Zone shall apply.

## 15.6 Special General Industrial (GI) Zones

### 15.6.1 General Industrial-1 (GI-1) Zone

No person shall within any General Industrial-1 (GI-1) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. A bulk fuel storage and sales establishment

b) Regulations for Permitted Uses

- i. Minimum Lot Area 1.1 ha (2.7 ac.)
- ii. Minimum Lot Frontage 102.1 m (335.0 ft.)
- iii. Minimum Side Yard Width 9.1 m (30.0 ft.)
- iv. Minimum Rear Yard Depth 15.2 m (50.0 ft.)
- v. Maximum Number of Accessory Dwellings None

### 15.6.2 General Industrial-2 (GI-2) Zone

No person shall within any General Industrial-2 (GI-2) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. a building for the purpose of small engine repairs
- ii. an accessory dwelling
- iii. a garage for use by occupants of the accessory dwelling

b) Definitions

For the purpose of this Section, the following definitions shall apply:

REPAIR SHOP shall mean a building, or part of a building, to be used for the servicing of small engines and related welding fabrications;

SMALL ENGINES shall include, but shall not be limited to lawn mowers, chain saws, roto tillers, and snow blowers. This definition, however, does not include the repair of any licensed motorized highway vehicles, farm machinery, nor construction machinery.

c) Regulations for Permitted Uses

All the provisions and regulations of the General Industrial (GI) Zone shall apply with the following exceptions:

- i. Only one sign advertising the commercial operation shall be permitted and such shall be restricted under the Sign By-law of the Municipality.
- ii. A strip of treed landscaped space, to provide a screen buffer, a minimum width of 2 metres (6.6 ft.) shall be provided along the north, west and east sides of the lot and the buffer must be maintained.
- iii. There shall be no outside storage, display of items being repaired, or items waiting for pick-up unless they are properly contained behind an 2.4 metres (7.9 ft.) high fence.
- iv. The permitted use must abide by the criteria contained within the Noise By-law of the Municipality of Trent Lakes.
- v. Sections 15.6.2.c.i) and ii) must be complied with prior to any building construction commencing.

### **15.6.3 General Industrial-3 (GI-3) Zone**

No person shall within any General Industrial-3 (GI-3) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### **a) Permitted Uses**

Notwithstanding the permitted uses within the General Industrial (GI) Zone, the following shall be considered permitted uses within any General Industrial-3 (GI-3) Zone:

- i. a repair shop building for the purpose of repairing vehicles
- ii. a storage building

#### **b) Definitions**

For the purpose of this section, the following definitions shall apply:

REPAIR SHOP shall mean a building, or part of a building, to be used for the purpose of repairing vehicles.

STORAGE BUILDING shall mean the building on the lot designated to contain items in relation to the work carried on in the repair shop.

VEHICLE shall mean any motorized vehicle.

c) Regulations for Permitted Uses

All provisions and regulations of the General Industrial (GI) Zone shall apply with the exception of the following:

- i. Only one sign advertising the commercial operation shall be permitted and such shall be restricted under the Sign By-law of the Municipality.
- ii. There shall be no outside storage, display of items being repaired or items waiting for pick up visible from the Galway Road or adjoining neighbours.
- iii. The permitted use must abide by the criteria contained within the Noise By-law of the Municipality of Trent Lakes.

**15.6.4 General Industrial-4 (GI-4) Zone**

No person shall within any General Industrial-4 (GI-4) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the provisions of the General Industrial (GI) Zone, a small engine repair shop and accessory uses shall be considered a permitted used.

b) Regulations for Permitted Uses

All provisions and regulations of the General Industrial (GI) Zone shall apply with the following exceptions:

- |                                      |                   |
|--------------------------------------|-------------------|
| i. Minimum Lot Area                  | 0.4 ha (0.98 ac.) |
| ii. Minimum Lot Frontage             | 60.9 m (200 ft.)  |
| iii. Minimum Front Yard Depth        | 18.3 m (60 ft.)   |
| iv. Minimum Interior Side Yard Width | 14.6 m (48 ft.)   |
| v. Minimum Rear Yard Depth           | 39.0 m (128 ft.)  |

**15.6.5 General Industrial-5 (GI-5) Zone**

No person shall within any General Industrial-5 (GI-5) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the provisions of the General Industrial (GI) Zone, the following shall be considered permitted uses within any General Industrial-5 (GI-5) Zone:

Non-Residential Uses:

- i. An existing building supply outlet
- ii. An existing commercial garage
- iii. An existing contractor's yard and related shop
- iv. Outside storage

Residential Uses:

- i. Prohibited

b) Definitions

For the purpose of this section, the following definitions shall apply:

EXISTING shall mean existing as of October 2, 2012.

CONTRACTOR'S YARD AND RELATED SHOP shall mean a yard where equipment and material are stored or where a contractor performs shop or assembly work related to landscaping and sewage system installation service businesses on the same property, an related to the licenced pit on adjacent lands zoned Extractive Industrial (EI), and includes any building or shop situated on the same property.

c) Regulations for Permitted Uses

All the provisions and regulations of the General Industrial (GI) Zone shall apply with the following exceptions:

- i. Minimum Lot Area 7 ha (17.3 ac.)
- ii. Minimum Lot Frontage 100 m (328 ft.)
- iii. Minimum setback from ponds and watercourses  
10 m (32.8 ft.)
- iv. Special Yard Requirements: The required front yard shall be open and unobstructed by any structure or parking or loading area for motor vehicles except that any such yard may be used for the purposes of visitor or employee parking.

d) Regulations for Outside Storage

No portion of a lot shall be used for the outside storage of goods or material unless the following provisions are complied with:



area for motor vehicles except that any such yard may be used for the purposes of visitor parking.

d) Regulations for Outside Storage

No portion of a lot shall be used for the outside storage of goods or material unless the following provisions are complied with:

- i. Outside storage shall comply with the yard and setback regulations for the General Industrial (GI) Zone, however, no outside storage use shall be located in a front yard or an interior side yard that abuts a lot on which a dwelling is the principal use.

## **Section 16 – Extractive Industrial (EI) Zone**

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

Reference should be made to Section 4, General Zone Provisions, of this By-law. Section 4 contains additional, general or specific provisions that apply to or may apply to properties in all zones throughout the Municipality and should be consulted together with the provisions of this zone category.

### **16.1 Permitted Uses**

- 16.1.1** a pit, mineral aggregate operation
- 16.1.2** a quarry, mineral aggregate operation
- 16.1.3** the processing of mineral aggregate resources including screening, sorting, washing, crushing, and stockpiling operations
- 16.1.4** a business, professional or administrative office directly related to a use permitted in Section 16.1, weigh scales, and a scale house
- 16.1.5** a wayside pit or a wayside quarry

### **16.2 Regulations For Uses Permitted In Section 16.1.1 and 16.1.2**

- 16.2.1** Minimum Lot Area 16.2 ha (40 ac.)
- 16.2.2** Minimum Lot Frontage 305.0 m (1000.7 ft.)
- 16.2.3** Minimum Setback of Limit of Extraction from Rear Lot Line and Interior Side Lot Line 15.0 m (49 ft.)
- 16.2.4** Minimum Setback of Limit of Extraction from Front Lot Line and Exterior Side Lot Line 30.0 m (98.4 ft.)
- 16.2.5** Minimum Setback of Limit of Extraction from Any Road Right-of-Way 30.0 m (98.4 ft.)
- 16.2.6** Minimum Setback of Limit of Extraction from a Water Body or Watercourse 50 m (164 ft.)

### **16.3 Regulations for Uses Permitted in Section 16.1.4**

- 16.3.1** Minimum Lot Area 16.2 ha (40 ac.)
- 16.3.2** Minimum Lot Frontage 305.0 m (1000.7 ft.)

<b>16.3.3</b> Minimum Front Yard Depth	45.0 m (147.6 ft.)
<b>16.3.4</b> Minimum Rear Yard Depth	30.0 m (98.4 ft.)
<b>16.3.5</b> Minimum Exterior Side Yard Width	45.0 m (147.6 ft.)
<b>16.3.6</b> Minimum Interior Side Yard Width	30.0 m (98.4 ft.)
<b>16.3.7</b> Minimum Water Yard	50 m (164 ft.)

#### **16.4 Location Of Pits And Quarries**

The establishment of new pit and quarry uses shall be in accordance with the provisions of Section 4.34 of this By-law.

#### **16.5 Asphalt Plants And Concrete Batching Plants**

An asphalt plant or a concrete batching plant shall be permitted in the Extractive Industrial (EI) Zone only in those areas specifically zoned to permit those uses.

#### **16.6 Regulations For Accessory Buildings, Structures And Uses**

Notwithstanding any other provisions of this By-law, all accessory buildings, structures and uses located within the pit or quarry licence area shall be in accordance with the regulations of the *Aggregate Resources Act*.

#### **16.7 Regulations For Processing Operations**

Notwithstanding any other provisions of this By-law, operations for the processing of mineral aggregate resources (as permitted by Section 16.1.3 located within the pit or quarry licence area shall be in accordance with the regulations of the *Aggregate Resources Act*.

#### **16.8 Landscaping Screening Requirements**

All planting strip, fencing, buffering and berming requirements shall be provided in accordance with the regulations of the *Aggregate Resources Act*.

#### **16.9 General Zone Provisions**

All provisions of Section 4, General Zone Provisions, where applicable to the use of any land, building or structure permitted within the Extractive Industrial (EI) Zone shall apply.

## **16.10 Special Extractive Industrial (EI) Zones**

### **16.10.1 Extractive Industrial-1 (EI-1) Zone**

No person shall within any Extractive Industrial-1 (EI-1) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### a) Permitted Uses

- i. a quarry, mineral aggregate operation
- ii. the processing of mineral aggregate resources including screening, sorting, washing, crushing, and stockpiling operations
- iii. accessory buildings or uses

#### b) Special Regulations for Permitted Uses

All provisions and regulations of this By-law as they apply in the Extractive Industrial (EI) Zone shall apply with the following exceptions:

- i. Minimum Front Yard Depth 15.2 m (50.0 ft.)
- ii. Minimum Interior or Exterior Side Yard Width 15.2 m (50.0 ft.)
- iii. Minimum Rear Yard Depth 15.2 m (50.0 ft.)
- iv. Minimum Water Yard 76.2 m (250.0 ft.)
- v. The provisions of Sections 16.4 and 16.6 shall not apply to the EI-1 Zone.

### **16.10.2 Extractive Industrial-2 (EI-2) Zone**

No person shall within any Extractive Industrial-2 (EI-2) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### a) Permitted Uses

- i. a Class 'B' Quarry

#### b) Special Regulations for Permitted Uses

All provisions and regulations of this By-law as they apply in the Extractive Industrial (EI) Zone shall apply with the following exceptions:

- i. Minimum Area 12 ha (29.6 ac.)

- ii. Minimum Frontage 200 m (656.2 ft.)
- iii. Notwithstanding the provisions of Section 4.34 of this By-law, the minimum setback between a quarry use and lands zoned Environmental Protection (EP) shall be 15 metres.

### **16.10.3 Extractive Industrial-3 (EI-3) Zone**

No person shall within any Extractive Industrial-3 (EI-3) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### a) Permitted Uses

All uses permitted within the Extractive Industrial (EI) Zone shall apply except that of a pit, an asphalt plant, a concrete batching plant, and crushing, washing or screening operations shall not be permitted.

#### b) Special Regulations for Permitted Uses

Notwithstanding the provisions of Section 4.12 – Frontage Requirements, frontage on a public road shall not apply.

For the purposes of the Extractive Industrial-3 (EI-3) Zone, the Front Lot Line shall be the eastern boundary of the lands zoned EI-3, which abuts the unopened local road allowance between Concessions 9 and 10.

All provisions and regulations of this By-law as they apply in the Extractive Industrial (EI) Zone shall apply with the following exceptions:

- i. The minimum lot frontage of a lot within the EI-3 Zone as measured along the Front Lot Line shall be 285 metres (935 ft.).
  - ii. The minimum interior side yard width on the southern boundary of the lands zoned EI-3 shall be 0.0 metres.
  - iii. The minimum interior side yard width on the property boundary dividing the north half and the south half of the lands zoned EI-3 shall be 0.0 metres.
- c) The Holding (H) symbol shall be removed by Council by a by-law passed under Section 36 of the *Planning Act*, RSO 1990, as amended, only at such time as a development agreement between the Municipality and the owner/operator of the quarry operation has been executed.

### **16.10.4 Extractive Industrial-4 (EI-4) Zone**

No person shall within any Extractive Industrial-4 (EI-4) Zone, use any

land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the uses permitted within the Extractive Industrial (EI) Zone, the permitted uses in the Extractive Industrial-4 (EI-4) Zone shall be limited to the following:

- i. a quarry, mineral aggregate operation
- ii. the processing of mineral aggregate resources including screening, sorting, washing, crushing, and stockpiling operations
- iii. uses permitted by Section 16.1.4

b) Special Regulations for Permitted Uses

All provisions and regulations of this By-law as they apply in the Extractive Industrial (EI) Zone shall apply with the following exceptions:

- i. The minimum interior side yard width adjacent to the boundary between Lots 19 and 20 on the lands zoned EI-4 shall be 0.0 metres.
- ii. Notwithstanding Section 4.34 of this By-law, no quarry use that includes blasting shall be established or made within 70.0 metres (229.7 ft.) of any lands zoned for residential, institutional or commercial uses; or within 140 metres (459.0 ft.) of an existing dwelling in a Rural (RU) Zone; or within 110 metres (360.9 ft.) of an existing building in an RU-12 Zone.
- iii. Notwithstanding Section 4.34 and 16.2 of this By-law, no quarry use shall be located within 50.0 metres (164.0 ft.) of any lands zoned Rural-58 (RU-58) Zone; or within 80.0 metres (262.5 ft.) of the high water mark of the Mississagua River; or within 35.0 metres (115.0 ft.) of any other waterbody or watercourse.
- iv. No blasting operations shall be permitted within 100 metres (328 ft.) of the high water mark of the Mississagua River.

**16.10.5 Extractive Industrial-5 (EI-5) Zone**

No person shall within any Extractive Industrial-5 (EI-5) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the uses permitted within the Extractive Industrial (EI) Zone, the permitted uses in the Extractive Industrial-5 (EI-5) Zone shall be limited to the following:

- i. a quarry, mineral aggregate operation
- ii. the processing of mineral aggregate resources including screening, sorting, washing, crushing, and stockpiling operations

b) Special Regulations for Permitted Uses

All provisions and regulations of this By-law as they apply in the Extractive Industrial (EI) Zone shall apply with the following exceptions:

- i. Minimum Frontage of the EI-5 Zone

100 m. (328.1 ft.)

- ii. Minimum Southerly Side

Yard from extraction limit only 15 m. (49.2 ft.)

c) The minimum setback between the limit of extraction and any boundary of an Environmental Protection (EP) Zone shall be 80 metres.

d) Notwithstanding the provisions of Section 4.12 – Frontage Requirements, frontage on a public road shall not apply. For the purposes of this by-law, frontage for the Extractive Industrial-5 (EI-5) Zone shall be considered to be on the unopened road allowance between Concession 6 and 7.

**16.10.6 Extractive Industrial-6 (EI-6) Zone**

No person shall within any Extractive Industrial-6 (EI-6) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the uses permitted within the Extractive Industrial (EI) Zone, the permitted uses in the Extractive Industrial-6 (EI-6) Zone shall be limited to the following:

- i. a quarry, mineral aggregate operation
- ii. the processing of mineral aggregate resources including screening, sorting, washing, crushing, and stockpiling operations



## **Section 17 – Disposal Industrial (DI) Zone**

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

Reference should be made to Section 4, General Zone Provisions, of this By-law. Section 4 contains additional, general or specific provisions that apply to or may apply to properties in all zones throughout the Municipality and should be consulted together with the provisions of this zone category.

### **17.1 Permitted Uses**

17.1.1 an approved sanitary landfill site

17.1.2 a salvage yard

17.1.3 a waste transfer station

17.1.4 a recycling facility

### **17.2 Regulations For Uses Permitted In Sections 17.1.1 And 17.1.2**

17.2.1 Minimum Lot Area 10.0 ha (24.7 ac.)

17.2.2 Minimum Lot Frontage 150.0 m (492.1 ft.)

17.2.3 Minimum Front Yard Depth 30.0 m (98.4 ft.)

17.2.4 Minimum Exterior Side Yard Width 30.0 m (98.4 ft.)

17.2.5 Minimum Interior Side Yard Width 30.0 m (98.4 ft.)

17.2.6 Minimum Rear Yard Depth 30.0 m (98.4 ft.)

17.2.7 Maximum Lot Coverage for a Salvage Yard

including any open storage 35%

### **17.3 Regulations For Uses Permitted In Sections 17.1.3 To 17.1.4**

17.3.1 Minimum Lot Area 1.0 ha (2.5 ac.)

17.3.2 Minimum Lot Frontage 60.0 m (196.8 ft.)

17.3.3 Minimum Front Yard Depth 15.0 m (49.2 ft.)

17.3.4 Minimum Side Yard Width 10.0 m (32.8 ft.)

17.3.5 Minimum Rear Yard Depth 15.0 m (49.2 ft.)

17.3.6 Maximum Building Height 11.0 m (35.0 ft.)

**17.3.7 Maximum Lot Coverage** 15%

**17.4 Special Setback Requirements**

- a) No sanitary landfill site shall be located within 500 metres (1,640.4 feet) of any Residential, Commercial or Open Space Zone.
- b) No waste transfer station, recycling facility, or salvage yard shall be located within 120 metres (393.7 feet) of any Residential, Commercial or Open Space Zone.

**17.5 Landscape Screening Requirements**

All permitted uses shall be enclosed by an opaque fence a minimum of 2.0 metres (6.56 ft.) in height or landscaped buffer at least 6 metres wide with an unpierced hedgerow or evergreens at least 2.0 metres in height.

**17.6 General Zone Provisions**

All provisions of Section 4, General Zone Provisions, where applicable to the use of any land, building or structure permitted within the Disposal Industrial (DI) Zone shall apply.

**17.7 Special Disposal Industrial (DI) Zones**

**17.7.1 Disposal Industrial-1 (DI-1) Zone**

Notwithstanding the uses permitted in the Disposal Industrial (DI) Zone, within the Disposal Industrial-1 (DI-1) Zone, only a closed sanitary landfill site shall be a permitted use.

**17.7.2 Disposal Industrial-2 (DI-2) Zone**

No person shall within any Disposal Industrial-2 (DI-2) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the provisions of the Disposal Industrial (DI) Zone, a salvage yard on a 0.81 ha. (2.0 acre) parcel of land on Part Lot 21 shall be considered a permitted use.

b) Regulations for Permitted Uses

All provisions and regulations of the Disposal Industrial (DI) Zone shall apply.

## **Section 18 – Community Facility (CF) Zone**

No person shall within a Community Facility (CF) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions.

Reference should be made to Section 4, General Zone Provisions, of this By-law. Section 4 contains additional, general or specific provisions that apply to or may apply to properties in all zones throughout the Municipality and should be consulted together with the provisions of this zone category.

### **18.1 Permitted Uses**

- 18.1.1** one accessory dwelling
- 18.1.2** an auditorium
- 18.1.3** a cemetery
- 18.1.4** a daycare centre
- 18.1.5** a fairground
- 18.1.6** an assembly hall
- 18.1.7** an arena
- 18.1.8** a fire hall
- 18.1.9** a public library
- 18.1.10** a museum
- 18.1.11** a nursing home
- 18.1.12** a place of worship
- 18.1.13** a police station
- 18.1.14** a post office
- 18.1.15** a private club
- 18.1.16** a school, public
- 18.1.17** a public works depot
- 18.1.18** a municipal office

### **18.2 Regulations Or Uses Permitted In Section 18.1**

- 18.2.1** Minimum Lot Area 2.0 ha (5 ac.)

<b>18.2.2</b>	Minimum Lot Frontage	60.0 m (196.8 ft.)
<b>18.2.3</b>	Minimum Front Yard Depth	30.0 m (98.4 ft.)
<b>18.2.4</b>	Minimum Exterior Side Yard Width	15.0 m (49.2 ft.)
<b>18.2.5</b>	Minimum Interior Side Yard Width	15.0 m (49.2 ft.)
<b>18.2.6</b>	Minimum Rear Yard Depth	15.0 m (49.2 ft.)
<b>18.2.7</b>	Minimum Accessory Dwelling Floor Area	
	a) One storey accessory dwelling	83.5 m <sup>2</sup> (898.8 ft <sup>2</sup> )
	b) One and one-half storey accessory dwelling	116.0 m <sup>2</sup> (1,250.0 ft <sup>2</sup> )
	c) Two storey accessory dwelling	116.0 m <sup>2</sup> (1,250.0 ft <sup>2</sup> )
<b>18.2.8</b>	Maximum Building Height	11 m (36 ft.)
<b>18.2.9</b>	Maximum Lot Coverage of All Buildings	20%
<b>18.2.10</b>	Maximum Number of Accessory Dwellings Per Lot	1

### **18.3 General Zone Provisions**

All provisions of Section 4, General Zone Provisions, where applicable to the use of any land, building or structure permitted within the Community Facility (CF) Zone shall apply.

### **18.4 Special Community Facility (CF) Zones**

#### **18.4.1 Community Facility-1 (CF-1) Zone**

No person shall within any Community Facility-1 (CF-1) Zone, being Part Lot 5, Concession 14, of Harvey, and having Property Number 010-001-437, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses:

- i. a church

b) Special Regulations for Permitted Uses

All provisions and regulations of the Community Facility (CF) Zone of this By-law shall apply, with the following exceptions:

- i. Minimum Lot Area 1300.6 m<sup>2</sup> (14000 ft<sup>2</sup>)
- ii. Minimum Lot Frontage 30.5 m. (100.0 ft.)
- iii. Maximum Lot Coverage 15%
- iv. Minimum Front Yard Depth 10.7 m. (35.0 ft.)

- v. Minimum Interior Side Yard Width 3.0 m. (10.0 ft.)
- vi. Minimum Rear Yard Depth 10.7 m. (35.0 ft.)

**18.4.2 Community Facility-2 (CF-2) Zone**

No person shall within any Community Facility-2 (CF-2) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

- i. a daycare centre
- ii. accessory uses exclusively devoted to the permitted use

b) Regulations for Permitted Uses

- i. Minimum Lot Area 2480 m<sup>2</sup> (0.6 ac.)
- ii. Minimum Lot Frontage 45.7 m. (150.0 ft.)
- iii. Minimum Front Yard Depth 5.8 m. (19.0 ft.)
- iv. Minimum Side Yard Width 4.6 m. (15.0 ft.)
- v. Minimum Rear Yard Depth 4.6 m. (15.0 ft.)
- vi. Maximum Height 10.7 m. (35.0 ft.)
- vii. Parking Spaces 10

## **Section 19 – Open Space (OS) Zone**

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

Reference should be made to Section 4, General Zone Provisions, of this By-law. Section 4 contains additional, general or specific provisions that apply to or may apply to properties in all zones throughout the Municipality and should be consulted together with the provisions of this zone category.

### **19.1 Permitted Uses**

**19.1.1** a private park

**19.1.2** a public park

**19.1.3** a conservation use

**19.1.4** conservation

### **19.2 Regulations For Uses Permitted In Section 19.1**

**19.2.1** Minimum Front Yard Depth 15.0 m (49.2 ft.)

**19.2.2** Minimum Water Yard 30.0 m (98.4 ft.)

**19.2.3** Minimum Side Yard Width 4.6 m (15.0 ft.)

### **19.3 Provisions For Private Parks**

Private parks shall be owned and maintained by resident groups or associations for their use, without gain or profit. Notwithstanding any provisions of Section 19.1 of this By-law, accessory uses shall include outdoor pool facilities and structures considered strictly secondary to main park uses.

### **19.4 General Zone Provisions**

All provisions of Section 4, General Zone Provisions, where applicable to the use of any land, building or structure permitted within the Open Space (OS) Zone shall apply.

### **19.5 Special Open Space (OS) Zones**

#### **19.5.1 Open Space-1 (OS-1) Zone**

Reserve

**19.5.2 Open Space-2 (OS-2) Zone**

See Section 23.6 (Sandy Point Recreation Development)

**19.5.3 Open Space-3 (OS-3) Zone**

See Section 23.7 (Sandy Point Recreation Development)

**19.5.4 Open Space-4 (OS-4) Zone – Golf Courses**

Notwithstanding any other provisions of this By-law to the contrary, within the Open Space-4 (OS-4) Zone the following provisions shall apply:

a) Permitted Uses:

- i. all uses of permitted within an Open Space (OS) Zone
- ii. a golf course
- iii. an eating establishment accessory to a golf course

- b) Minimum Lot Area 4.0 ha (9.9 ac.)
- c) Minimum Lot Frontage 60.0 m (196.8 ft.)
- d) Minimum Front Yard Depth 15.0 m (49.2 ft.)
- e) Minimum Interior Side Yard Width 15.0 m (49.2 ft.)

**19.5.5 Open Space-5 (OS-5) Zone**

No person shall within any Open Space-5 (OS-5) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted Uses

Notwithstanding the uses permitted within an Open Space (OS) Zone, the uses permitted within the Open Space-5 (OS-5) Zone shall be limited to the following:

- i. a recreational use
- ii. a conservation use
- iii. a private park

b) Special Regulations for Permitted Uses

All provisions and regulations of this By-law as they apply in the Open Space (OS) Zone shall apply with the following exceptions:

- i. The construction of “buildings” or “structures” other than for a

“conservation use” or for “public uses” shall not be permitted.

- ii. Minimum Lot Area shall be 315 hectares (778.0 ac.).
- iii. Minimum Lot Area for municipally-owned lot for “public use” shall be 0.5 hectares (1.2 ac.).
- iv. Sections 4.16 “Home Industries, 4.17 “Home Occupations”, 4.5 “Bed and Breakfasts”, 4.12 “Frontage Requirements”, as amended, shall not apply.

**19.5.6 Open Space-6 (OS-6) Zone (‘Oak Orchard’)**

No person shall within any Open Space-6 (OS-6) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted uses

Permitted uses within any Open Space-6 (OS-6) Zone shall be restricted to the following:

- i. An accessory private open space area south of Unit 35 in the ‘Oak Orchard’ inset on Map 6, in which a lodge, tennis court, swimming pool, park and open space facilities, and accessory parking shall be permitted.

b) Regulations for Permitted Uses

All other provisions of the Open Space (OS) Zone shall apply.

**19.5.7 Open Space-7 (OS-7) Zone (‘Oak Orchard’)**

No person shall within any Open Space-7 (OS-7) Zone, ‘Lagoon’, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted uses

Permitted uses within any Open Space-7 (OS-7) Zone shall be restricted to the following:

- i. A maximum of 56 docks and walkways.

b) Regulations

All other provisions of the Open Space (OS) Zone shall apply.

c) Special Definitions

“Water Yard” shall be determined from the natural shoreline of

Buckhorn Lake and shall not include the shoreline of the Open Space-7 (OS-7) Zone.

**19.5.8 Open Space-8 (OS-8) ('Oak Orchard')**

No person shall within any Open Space-8 (OS-8) Zone, between units 17 and 18 in the 'Oak Orchard' inset on Map 6, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

a) Permitted uses

Permitted uses within any Open Space-8 (OS-8) Zone shall be restricted to the following:

- i. An accessory private beach with parking.

b) Regulations

All other provisions of the Open Space (OS) Zone shall apply.

## Section 20 – Development (D) Zone

No person shall within a Development (D) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions.

Reference should be made to Section 4, General Zone Provisions, of this By-law. Section 4 contains additional, general or specific provisions that apply to or may apply to properties in all zones throughout the Municipality and should be consulted together with the provisions of this zone category.

### 20.1 Permitted Uses

20.1.1 an existing single detached dwelling

20.1.2 an existing farm or agricultural use

20.1.3 existing uses in addition to or other than those listed above

### 20.2 Regulations For Uses Permitted In Section 20.1

20.2.1	Minimum Lot Area	As Existing
20.2.2	Minimum Lot Frontage	As Existing
20.2.3	Minimum Front Yard Depth	15.0 m (49.2 ft.)
20.2.4	Minimum Side Yard Width	15.0 m (49.2 ft.)
20.2.5	Minimum Rear Yard Depth	15.0 m (49.2 ft.)
20.2.6	Minimum Water Yard:	
a)	A farm building associated with an agricultural use	76.0 m (250.0 ft.)
b)	Other permitted uses	21.5 m (70.5 ft.)
20.2.7	Minimum Floor Area:	
a)	One storey dwelling	83.5 m <sup>2</sup> (898.8 ft <sup>2</sup> )
b)	One and one-half or two storey dwelling	116.0 m <sup>2</sup> (1250.0 ft <sup>2</sup> )
20.2.8	Maximum Building Height	11 m (36.0 ft.)
20.2.9	Maximum Number of Dwellings per Lot	1

### 20.3 General Zone Provisions

All provisions of Section 4, General Zone Provisions, where applicable to the use of any land, building or structure permitted within the Development (D) Zone shall

apply.

## **Section 21 – Environmental Protection (EP) Zone**

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

Reference should be made to Section 4, General Zone Provisions, of this By-law. Section 4 contains additional, general or specific provisions that apply to or may apply to properties in all zones throughout the Municipality and should be consulted together with the provisions of this zone category.

### **21.1 Permitted Uses**

**21.1.1** an agricultural use

**21.1.2** a conservation use

**21.1.3** a recreation use

**21.1.4** a forestry use

**21.1.5** a public park

### **21.2 Regulations For Uses Permitted In Section 21.1**

**21.2.1** Minimum Front Yard Depth 30.0 m (98.4 ft.)

**21.2.2** Minimum Exterior Side Yard Width 15.0 m (49.2 ft.)

**21.2.3** Minimum Interior Side Yard Width 15.0 m (49.2 ft.)

**21.2.4** Minimum Rear Yard Depth 15.0 m (49.2 ft.)

### **21.3 Environmental Protection (EP) Zone Requirements**

Notwithstanding the provisions of Section 21.1 of this By-law, no building or structure may be erected and no fill may be placed or removed within the Environmental Protection (EP) Zone, without written approval or consent, whichever is applicable. All applications for building permits within the Environmental Protection (EP) Zone must be accompanied by such written approval or consent.

### **21.4 General Zone Provisions**

All provisions of Section 4, General Zone Provisions, where applicable to the use of any land, building or structure permitted within the Environmental Protection (EP) Zone shall apply.

## **21.5 Special Environmental Protection (EP) Zones**

### **21.5.1 Environmental Protection-1 (EP-1) Zone**

See Section 23.8 (Sandy Point Recreational Development)

## **Section 22 – Crown Land (CL) Zone**

No person shall within a Crown Land (CL) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions.

Reference should be made to Section 4, General Zone Provisions, of this By-law. Section 4 contains additional, general or specific provisions that apply to or may apply to properties in all zones throughout the Municipality and should be consulted together with the provisions of this zone category.

### **22.1 Permitted Uses**

**22.1.1** a camp, seasonal

**22.1.2** a recreational use

**22.1.3** a forestry use

**22.1.4** a public park

**22.1.5** a camp, hunt

Note: The Crown Land (CL) Zone represents Crown Land only. The Ministry of Natural Resources is recognized as the planning authority having land management control on Crown Land.

### **22.2 Regulations For Uses Permitted In Section 22.1**

<b>22.2.1</b> Minimum Lot Area	40.5 ha (100.0 ac.)
<b>22.2.2</b> Minimum Lot Frontage	610.0 m (2001.0 ft.)
<b>22.2.3</b> Minimum Front Yard Depth	30.0 m (98.4 ft.)
<b>22.2.4</b> Minimum Exterior Side Yard Width	15.0 m (49.2 ft.)
<b>22.2.5</b> Minimum Interior Side Yard Width	15.0 m (49.2 ft.)
<b>22.2.6</b> Minimum Rear Yard Depth	15.0 m (49.2 ft.)
<b>22.2.7</b> Maximum Height	11.0 m (36.0 ft.)
<b>22.2.8</b> Minimum Water Yard	30 m (98.4 ft.)

### **22.3 Special Provisions for a Camp**

A building permit for the erection, expansion or renovation of a camp or accessory structure will only be issued subject to the prior approval of the application by the Minister of Natural Resources.

## **22.4 General Zone Provisions**

All provisions of Section 4, General Zone Provisions, where applicable to the use of any land, building or structure permitted within the Crown Land (CL) Zone shall apply.

## **Section 23 - Sandy Point Recreation Development (By-law No. 89-28)**

### **23.1 Definitions And General Provisions**

Notwithstanding Sections 3 and 4 or any other wording of this By-law, the following shall apply within the Sandy Point Recreation Development.

#### **23.1.1 Dwelling Multiple Recreation**

Means a building or part thereof used as an apartment, townhouse, row-house, semi-detached, duplex, double-duplex, grouped or clustered dwelling for seasonal or recreation purposed that is not used for continuous habitation. Dwelling types are defined as follows:

- a) Apartment Dwelling means a building containing five (5) or more dwelling units, all of which have a common external access to the building by means of a common corridor system.
- b) Semi-Detached Dwelling means a building that is divided vertically into two (2) dwelling houses sharing a common wall and each of which has an independent entrance either directly to the outside or through a common vestibule.
- c) Duplex Dwelling means a building containing two (2) dwelling units arranged one above the other and having an independent entrance either directly to the outside or through a common vestibule.
- d) Double Duplex (Fourplex) Dwelling means a building containing two storeys, exclusive of a basement, divided vertically and horizontally into four dwelling units, each one of which has two walls or parts thereof in common with adjoining units and an independent external access and which building is occupied by not more than four families.
- e) Townhouse Dwelling means a building divided vertically into three (3) or more dwelling units, each sharing a wall above the established grade and each of which has independent entrance at grade to a front and rear yard immediately abutting the front and rear walls.
- f) Street Townhouse Dwelling means a townhouse dwelling comprised of dwelling units each of which has frontage on a

street.

- g) Row-House means the same as a Townhouse or Street Townhouse Dwelling.
- h) Grouped or Clustered Dwellings means an arrangement of dwellings on a private cul-de-sac, court or common vehicular and/or pedestrian area.

### **23.1.2 Condominium**

Means a group of dwelling units or premises, each under the individual ownership in a multiple unit structure with common elements in which:

- a) the dwelling units or premises comprise not only the space enclosed by the boundaries of the dwelling unit or premises, but all material parts of the land within the space.
- b) the common elements means all the property except the dwelling unit or premises.
- c) the common elements are owned by all of the owners as tenants in common.

### **23.1.3 Swimming Pool**

Means a structure constructed of cement, plastic, fiberglass or similar material, which contains a body of water having a depth greater than six-tenths (0.6) metres (2 ft.) and intended primarily for bathing, swimming or diving, but shall not include a natural dug or damned pond primarily intended for aesthetic or agricultural use.

### **23.1.4 Special Provisions for Swimming Pools**

Swimming Pools erected accessory to a dwelling unit, tourist home or tourist establishment shall comply with the following provisions:

- a) they shall be permitted in the side yard of any lot, provided that no part of such swimming pool shall be located closer to any lot line or street line than the respective minimum setbacks required for the main building located on such lot.
- b) they shall be permitted in the rear yard of any lot provided that no part of such swimming pool shall be located closer to any lot line than one and five-tenths (1.5) metres (4.9 ft.); and
- c) the maximum height of such a swimming pool exclusive of fence

shall be one and five-tenths (1.5) metres (4.9 ft.) above the established grade adjoining and within four (4) metres (13.1 ft.) of such pool.

**23.1.5 Public Use**

Notwithstanding the provisions of Section 4.29 to the contrary the following provisions shall also apply:

The Zoning regulations, with the exception of minimum lot frontage and lot area, required for the zone in which such land, building or structure is located are complied with.

**23.1.6 Frontage Regulation**

Notwithstanding the provisions of Section 4.12 to the contrary, the following provision shall also apply:

Such lot is in a Multiple Residential (MR) Zone or Tourist Commercial (TC) Zone and has water access and access to a public road.

**23.1.7 Temporary Sales Uses**

Nothing in this By-law shall prevent the use of land for a sales office for the sale of dwelling units or other units provided that the following criteria are met:

- a) the dwelling units or other units to be sold are within the limits of the designated area of this Zoning By-law, and
- b) any sales office or building is removed within sixty (60) days after completion of the last dwelling unit or other units as the case may be.

**23.1.8 Permitted Encroachments in Yards**

Every part of any yard required by this By-law shall be open and unobstructed by any structure from the ground to the sky provided however that fences and hedges or other vegetation in accordance with the provisions of this By-law shall be permitted and that those structures listed in the following table shall be permitted to project into the minimum yards required by this By-law for the distance specified below:

<b>Structure</b>	<b>Yards in which projections are permitted</b>	<b>Maximum projections permitted into a required yard</b>
Sills, belt courses, cornices, eaves or canopies, or gutters	Any yard	Decimal Seven (0.7) metres (2.3 ft.)
Chimneys or pilasters	Any yard	Decimal thirty five (0.35) meters (1.1 ft.)
Window bays	Front, rear and flankage	One (1) metre (3.3 ft.) over a maximum width of three (3) metres (9.8 ft.)
Canopy over a major entrance to an apartment building	Any yard	One-half (1/2) the required minimum yard
Balconies	Front and rear yard for town house dwellings; front, rear, side flankage yards for a single detached dwelling; and any yard for other residential dwellings	Two (2) metres (6.6 ft.)
Open or roofed porches not exceeding one storey including eaves and cornices	Front yards and rear yards only	Two decimal five (2.5) metres (8.2 ft.)
Roof overhang	Any yard	Decimal nine (0.9) metres (2.9 ft.)

No porch or balcony permitted by this subsection shall be enclosed to a height of more than one (1) metre above deck level exclusive of roof supports but this shall not prohibit the enclosure of a porch or terrace by latticing or screening or any other form of enclosure which permits fifty percent (50%) are to pass through at all times.

### **23.1.9 Removal of Holding (H) Zone Provision**

In the interim period until the holding provision is removed by Council the uses, buildings and structures permitted shall be restricted to those existing as of the date of passing of By-law 89-28 (March 14<sup>th</sup>, 1989).

### **23.1.10 Special Provisions for Marinas**

All marinas within any zone or adjoining any zone shall obtain all required approvals from Trent-Severn Waterway before a Holding Zone designation is removed and/or Site Plan Approval is obtained from the municipality and works commenced. Trent-Severn Waterway shall advise the municipality when the required marina approvals have been obtained.

## **23.2 Special Recreational Residential (SRR) Zone**

### **23.2.1 Permitted Uses**

- i. one recreational dwelling
- ii. a home occupation
- iii. a public park
- iv. a public use
- v. accessory uses

### **23.2.2 Regulations for Uses Permitted in Section 23.2.1**

Minimum Lot Area	0.4 ha (1 ac.)
Minimum Lot Frontage	45.0 m (147.6 ft.)
Minimum Corner Lot Frontage	45.0 m (147.6 ft.)
Maximum Lot Coverage	10%
Minimum Front Yard Depth	15.0 m. (49.2 ft.)
Minimum Exterior Side Yard Width	15.0 m (49.2 ft.)
Minimum Interior Side Yard Width	7.5 m (24.6 ft.)
Minimum Rear Yard Depth	15.0 m (49.2 ft.)
Minimum Floor Area:	
a) One storey dwelling	92.9 m <sup>2</sup> (1000 ft <sup>2</sup> )
b) One and one-half storey dwelling	116.0 m <sup>2</sup> (1,250 ft <sup>2</sup> )
c) Two storey dwelling	116.0 m <sup>2</sup> (1,250 ft <sup>2</sup> )
Maximum Height	10.66 m (35 ft.)
Maximum Number of Dwellings Per Lot	1 only

### **23.2.3 Regulations for Accessory Buildings, Structures and Uses**

No building permit may be issued for an accessory building in any zone where an accessory building is permitted, except in accordance with Section 4.2 of this By-law.

An accessory building or structure may not be used for human habitation, except where a dwelling is a permitted accessory use.

A private garage is not considered accessory if attached to the main building.

An accessory building or structure may not exceed the height of the principal building. The total lot coverage of all accessory buildings and structures may not exceed 5% of the lot area. Provided however, that the lot coverage of such accessory buildings or structures shall be included in the computation of the permissible lot coverage of all buildings or structures on such lot.

Any accessory building or structure may be located not closer than 1.5 m (4.9 ft.) to the side or rear lot line.

### **23.2.4 Special Provisions for Accessory Structures**

The following exceptions and special provisions shall apply for certain accessory structures:

Where a private garage or any accessory building is being erected on a corner lot, no portion of any access driveway shall be located closer than 9 m (29.5 ft.) to the intersection of the two road lines or their projections.

Parking will be provided in accordance with the provisions of Section 4.25 of this By-law.

### **23.2.5 General Provisions**

In accordance with the provisions of Section 4, as amended.

## **23.3 Special Estate Residential (SER) Zone**

No person shall within any Special Estate Residential (SER) Zone, being located in Lots 4 and 5, Concession 16 in the Municipality of Trent Lakes use any land or erect, alter or use any building or structure except in accordance with the following provisions:

### **23.3.1 Permitted Uses**

- i. one recreational dwelling
- ii. a home occupation
- iii. a public park
- iv. a public use
- v. accessory uses

### **23.3.2 Regulations for Uses Permitted in Section 23.3.1**

Minimum Lot Area	0.8 ha (2.0 ac.)
Minimum Lot Frontage	70.0 m (330.0 ft.)
Minimum Corner Lot Frontage	100.0 m (328.1 ft.)
Maximum Lot Coverage	10%
Minimum Front Yard Depth	15.0 m.(49.2 ft.)
Minimum Exterior Side Yard Width	15.0 m (49.2 ft.)
Minimum Interior Side Yard Width	7.5 m (24.6 ft.)
Minimum Rear Yard Depth	15.0 m (49.2 ft.)
Minimum Floor Area:	
a) One storey dwelling	120.0 m <sup>2</sup> (1291.0 ft <sup>2</sup> )
b) One and one-half storey dwelling	144.0 m <sup>2</sup> (1550.0 ft <sup>2</sup> )
c) Two storey dwelling	144.0 m <sup>2</sup> (1550.0 ft <sup>2</sup> )
Maximum Height	10.66 m (35.0 ft.)
Maximum Number of Dwellings Per Lot	1 only

### **23.3.3 Regulations for Accessory Buildings, Structures and Uses**

No building permit may be issued for an accessory building in any zone where an accessory building is permitted, except in accordance with Section 4.2 of this By-law.

An accessory building or structure may not be used for human habitation, except where a dwelling is a permitted accessory use.

A private garage is not considered accessory if attached to the main building.

An accessory building or structure may not exceed the height of the

principal building.

The total lot coverage of all accessory buildings and structures may not exceed 5% of the lot area. Provided however, that the lot coverage of such accessory buildings or structures shall be included in the computation of the permissible lot coverage of all buildings or structures on such lot.

Any accessory building or structure may be located not closer than 3.0 m (9.8 ft.) to the side or rear lot line.

#### **23.3.4 Special Provisions for Accessory Structures**

The following exceptions and special provisions shall apply for certain accessory structures:

Where a private garage or any accessory building is being erected on a corner lot, no portion of any access driveway shall be located closer than 9 m to the intersection of the two road lines or their projections.

Parking will be provided in accordance with the provisions of Section 4.25 of this By-law.

#### **23.3.5 General Provisions**

In accordance with the provisions of Section 4, as amended.

### **23.4 Special Multiple Recreation Residential (SMR) Zone**

#### **23.4.1 Permitted Uses**

- i. multiple recreation dwellings
- ii. tourist establishment
- iii. tourist home
- iv. private park
- v. accessory commercial and residential uses
- vi. accessory uses

#### **23.4.2 Regulations for Uses Permitted in Section 23.4.1**

Minimum Lot Area	1.4 ha (3.5 ac.)
Minimum Lot Frontage	90.0 m (295.0 ft.)
Minimum Corner Lot Frontage	90.0 m (295.0 ft.)

Maximum Lot Coverage	25%
Minimum Front Yard Depth	12.0 m. (39.4 ft.)
Minimum Exterior Side Yard Width	7.0 m (22.9 ft.)
Minimum Interior Side Yard Width	5.0 m (16.4 ft.)
Minimum Rear Yard Depth	5.0 m (16.4 ft.)
Minimum Water Yard	20.0 m (65.6 ft.)
Minimum Floor Area:	
a) Semi-detached, row-house, townhouse, grouped or clustered dwellings, including accessory dwelling:	92.9 m <sup>2</sup> (1000.0 ft <sup>2</sup> )
b) Apartments, duplex and double-duplex:	46.45 m <sup>2</sup> (500.0 ft <sup>2</sup> )
c) Motel, hotel or rental unit:	26.47 m <sup>2</sup> (284.9 ft <sup>2</sup> )
Maximum Height	10.66 m (35.0 ft.)
Maximum Number of Dwellings Per Lot	2 only
Location of Marina	No Marina structure shall be erected within 20 m (65.6 ft.) of any residential building
Maximum Density of Development:	
a) Motel, hotel, apartment, rental, duplex and double duplex units:	92.9 m <sup>2</sup> (1000.0 ft <sup>2</sup> )
b) Semi-detached, row-house, townhouse, grouped or clustered dwellings:	46.45 m <sup>2</sup> (500.0 ft <sup>2</sup> )
Maximum Number of Dwelling Units of all Types:	825

### **23.4.3 Regulations for Accessory Buildings, Structures and Uses**

No building permit may be issued for an accessory building in any zone where an accessory building is permitted, except in accordance with Section 4.2 of this By-law.

An accessory building or structure may not be used for human habitation, except where a dwelling is a permitted accessory use.

A private garage is not considered accessory if attached to the main

building.

An accessory building or structure may not exceed the height of the principal building. The total lot coverage of all accessory buildings and structures may not exceed 5% of the lot area. Provided however, that the lot coverage of such accessory buildings or structures shall be included in the computation of the permissible lot coverage of all buildings or structures on such lot.

Any accessory building or structure may be located not closer than 3.0 m (9.8 ft.) to the side or rear lot line.

#### **23.4.4 Special Provisions for Accessory Structures**

The following exceptions and special provisions shall apply for certain accessory structures:

Where a private garage or any accessory building is being erected on a corner lot, no portion of any access driveway shall be located closer than 9 m to the intersection of the two road lines or their projections.

Parking will be provided in accordance with the provisions of Section 4.25 of this By-law.

#### **23.4.5 Provisions for Landscaping Areas Building Separations**

The minimum landscape open space area of any lot shall be 35%.

The landscaped area shall include existing mature trees and shrubs that can be retained, walkways, trails, communal and private patios, grassed and planted areas and landscaped servicing and utility easements.

A continuous strip of landscaped open spaces shall be provided along all front, side and rear lot lines in accordance with the following provisions:

##### Rear and Side Yards

1.5 metres (4.9 ft.) in width abutting Recreation zones and 3.0 metres (9.8 ft.) abutting Tourist Commercial Zones.

##### Front Yards

3.0 metres (9.8 ft.) in width abutting the street line.

No fence or hedge shall be permitted within 1.0 metres (3.3 ft.) of the front lot line and in the case of a corner lot within 1.0 metres (3.3 ft.) of the side lot line abutting the street.

Where there is a substantial tree or shrubbery growth in which case no

additional buffering shall be required as long as the tree or shrubbery growth exists as an effective planted screen.

Any portion of a front yard which is not used for any other permitted purpose shall be devoted to landscaped open space.

Any landscaped open space, required to be provided in this By-law shall be maintained in a healthy growing condition or shall be replaced.

Building Separations shall be based upon the following minimum setbacks:

- 6.0 m. (19.7 ft.) from a private street or service road on any side of the building
- 3.0 m. (9.8 ft.) between the sides of any buildings
- 10.0 m. (32.8 ft.) between the rear of any buildings
- 10.0 m. (32.8 ft.) from the nearest boundary of any existing recreational or single detached dwelling immediately abutting outside the boundary outlined on Schedule A, Map 8.

#### **23.4.6      General Provisions**

In accordance with the provisions of Section 4, as amended.

#### **23.5    Special Tourist Commercial (STC) Zone**

No person shall within any Special Tourist Commercial (STC) Zone, being located in part Lots 5 and 6, Concession 18, in the Municipality of Trent Lakes use any land or erect, alter or use any building or structure except in accordance with the following provisions:

##### **23.5.1      Permitted Uses**

- i.    one accessory dwelling
- ii.   a commercial club
- iii.  a personal service shop
- iv.   a marina
- v.    a marine facility
- vi.   an assembly facility
- vii.  a motor vehicle service station
- viii. a commercial recreation establishment

- ix. a motor vehicle fuel establishment
- x. an eating establishment
- xi. a take-out eating establishment
- xii. a tourist establishment
- xiii. a retail store
- xiv. a convention centre and related accommodation and meeting facilities
- xv. a home occupation
- xvi. a public use
- xvii. accessory uses

**23.5.2 Regulations for Uses Permitted in Section 23.5.1**

Minimum Lot Area	1.0 ha (2.5 ac.)
Minimum Lot Frontage	90.0 m (295.3 ft.)
Maximum Lot Coverage	15%
Minimum Front Yard Depth	15.0 m. (49.2 ft.)
Minimum Exterior Side Yard Width	15.0 m (49.2 ft.)
Minimum Interior Side Yard Width	7.5 m (24.6 ft.)
Minimum Rear Yard Depth	7.5 m (24.6 ft.)
Minimum Water Yard	20.0 m (65.6 ft.)
Minimum Floor Area:	
a) Accessory Buildings	92.9 m <sup>2</sup> (1000.0 ft <sup>2</sup> )
b) Motel, hotel or rental unit	26.47 m <sup>2</sup> (285.0 ft <sup>2</sup> )
Maximum Height	10.66 m (35.0 ft.)
Maximum Number of Accessory Dwellings Per Lot	1 only
Location of Marina	No Marina structure shall be erected within 20 m (65.6 ft.) of any residential building
Minimum Distance between any Flammable Liquid Pump and a Dwelling Unit	15.0 m (49.2 ft.)

No Portion of any gasoline pump island shall be located closer than 10.0 m (32.8 ft.) from any street line or from any sighting triangle.

**23.5.3      Regulations for Cabin and Cottage Units**

Each cabin or cottage unit shall be located a minimum of 7.5 m (24.6 ft.) from any other cabin or cottage unit.

**23.5.4      Regulations for Accessory Structures and Uses**

No building permit may be issued for an accessory building in any zone where an accessory building is permitted, except in accordance with Section 4.2 of this By-law.

An accessory building or structure may not be used for human habitation, except where a dwelling is a permitted accessory use.

A private garage is not considered accessory if attached to the main building.

An accessory building or structure may not exceed the height of the principal building.

The total lot coverage of all accessory buildings and structures may not exceed 10% of the lot area. Provided however, that the lot coverage of such accessory buildings or structures shall be included in the computation of the permissible lot coverage of all buildings or structures on such lot.

Any accessory building or structure may be located not closer than 1.5 m (4.9 ft.) to the side or rear lot line.

Parking will be provided in accordance with the provisions of Section 4.25 of this By-law.

**23.5.5      Special Provisions for Accessory Structures**

The following exceptions and special provisions shall apply for certain accessory structures:

A boat house, pump house or dock may be erected adjacent to a lot line

when said lot line is on a body of water except that such accessory building or structure may be located not closer than 1.5 m (4.9 ft.) to a side lot line.

Where a private garage is being erected on a corner lot, no portion of any access driveway shall be located closer than 9.0 m (29.5 ft.) to the intersection of the two road lines or their projections.

#### **23.5.6 General Provisions**

In accordance with the provisions of Section 4, as amended.

### **23.6 Special Open Space Type 2 (OS-2) Zone**

No person shall within any Open Space Type 2 (OS-2) Zone, being located in Lot 4 and Part Lots 3, 4, 5, 6, 7 and 8, Concession 17; Part Lot 6, Concession 18 and Part Lots 4, 5 and 6, Concession 16, in the Municipality of Trent Lakes use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### **23.6.1 Permitted Uses**

- i. a private park
- ii. a public park
- iii. a golf course
- iv. a forestry use
- v. a wildlife management area
- vi. a conservation use
- vii. a recreation use
- viii. a public use
- ix. accessory uses

#### **23.6.2 Regulations for Uses Permitted in Section 23.6.1**

In accordance with the regulations and provisions of Section 18 of this By-law.

#### **23.6.3 General Provisions**

In accordance with the provisions of Section 4, as amended.

## **23.7 Special Open Space Type 3 (OS-3) Zone**

No person shall within any Open Space Type 3 (OS-3) Zone, being located in Part Lot 6, Concession 17, in the Municipality of Trent Lakes use any land or erect, alter or use any building or structure except in accordance with the following provisions:

### **23.7.1 Permitted Uses**

- i. a private park
- ii. a conservation use
- iii. a recreation use
- iv. an equestrian facility
- v. a public use
- vi. accessory uses

### **23.7.2 Regulations for Uses Permitted in Section 23.7.1**

In accordance with the regulations and provisions of Section 7 (Hamlet Residential) of this By-law.

### **23.7.3 Special Provisions for Uses Permitted in Section 23.7.1.4**

Existing and new livestock buildings, feed lots and waste storage facilities shall be established in accordance with the Minimum Distance Separation Formulae contained in the publication “Minimum Distance Separation (MDS) Formulae, Implementation Guideline”, publication 707, Ministry of Agriculture, Food and Rural Affairs, where an equestrian facility abuts a residential zone.

### **23.7.4 General Provisions**

In accordance with the provisions of Section 4, as amended.

## **23.8 Special Environmental Protection-1 (EP-1) Zone**

No person shall within any Special Environmental Protection-1 (EP-1) Zone, being located in Part Lots 4,5, 6 and 7, Concession 17 and Part Lots 4 and 5, Concession 16, in the Municipality of Trent Lakes use any land or erect, alter or use any building or structure except in accordance with the following provisions:

### **23.8.1 Permitted Uses**

- i. an agricultural use
- ii. a conservation use
- iii. a recreation use
- iv. a forestry use
- v. a marine facility
- vi. a public park
- vii. a wildlife management area
- viii. accessory uses

**23.8.2 Regulations for Uses Permitted in Section 23.8.1**

i. Minimum Front Yard Depth	30.5 m (100.0 ft.)
ii. Minimum Interior Side Yard Width	15.2 m (50.0 ft.)
iii. Minimum Exterior Side Yard Width	15.2 m. (50.0 ft.)
iv. Minimum Rear Yard Depth	15.2 m (50.0 ft.)

**23.8.3 Special Environmental Protection-1 (EP-1) Zone Requirements**

Notwithstanding the provisions of Section 22.8.1 of this By-law no building or structure may be erected and no fill may be placed or removed within the Special Environmental Protection-1 (EP-1) Zone, without the written approval of the Conservation Authority or the Ministry of Natural Resources where there is no Conservation Authority. All applications for building permits within the Special Environmental Protection-1 (EP-1) Zone must be accompanied by such written approval.

**23.8.4 General Provisions**

In accordance with the provisions of Section 4, as amended.

## **Section 24 – Penalties & Adoption**

### **24.1 Remedies**

Where 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, or any land is or is proposed to be used, in contravention of the provisions of this By-law, the same may be restrained by action at the insistence of any ratepayer, or of the Council of the Municipality pursuant of the provisions of the *Planning Act*.

### **24.2 Violation And Penalty**

Every person or corporation who uses any land or erects or uses any building or structure in a manner contrary to any requirements of this By-law, or who causes or permits such use or erection, or who violates any provisions of this By-law or causes or permits a violation, is guilty of an offence and upon conviction thereof shall be liable to penalties prescribed in Section 67 of the *Planning Act, R.S.O. 1990*, as amended.

### **24.3 Repeals**

By-law No. 85-94 of the Municipality of Trent Lakes, as amended by By-law No. B2000-73 (the Township of Galway-Cavendish and Harvey Comprehensive Zoning By-law), and all amendments thereto passed pursuant to Section 34 of the *Planning Act, R.S.O. 1990*, or a predecessor thereto, is hereby repealed save and except for the following:

- i. By-law No. B2013-009, for lands located in Lots 28, 29 and 30, Concession 15, in the Geographic Township of Harvey, in the Municipality of Trent Lakes, and all provisions of By-law 85-94, as amended, related thereto. The provisions of By-law No. 85-94 as amended by By-law No. B2000-73, as amended by By-law No. B2013-009, will continue to apply to these lands, as identified on Schedule A – Map 5 of this By-law.
- ii. By-law No. 2010-65, as approved by the Ontario Municipal Board (OMB File No. PL100904), for lands located in part of Lot 20, Concession 9, in the Geographic Township of Harvey, in the Municipality of Trent Lakes, and all provisions of By-law 85-94, as amended, related thereto. The provisions of By-law No. 85-94 as amended by By-law No. B2000-73, as amended by By-law No. 2010-65, will continue to apply to these lands, as identified on Schedule A – Map 5 of this By-law.

- iii. By-law No. B2013-013, for lands located in part of Lots 13 and 14, Concession 1, in the Geographic Township of Cavendish, in the Municipality of Trent Lakes, and all provisions of By-law 85-94, as amended, related thereto. The provisions of By-law No. 85-94 as amended by By-law No. B2000-73, as amended by By-law No. B2013-013, will continue to apply to these lands, as identified on Schedule A – Map 4 of this By-law.
- iv. By-law No. B2013-105, for lands located in Lot 1, Concession 3, in the Geographic Township of Galway, in the Municipality of Trent Lakes, and all provisions of By-law 85-94, as amended, related thereto. The provisions of By-law No. 85-94 as amended by By-law No. B2000-73, as amended by By-law No. B2013-105, will continue to apply to these lands, as identified on Schedule A – Map 2 of this By-law.

#### **24.4 Approval**

Subject to notice of the passing of this By-law in accordance with the provisions of Section 34(18) of the *Planning Act*, this By-law shall come into force on the date of passing by the Council of the Municipality of Trent Lakes where no notice of appeal or objection is received pursuant to the provisions of Section 34(19) of the *Planning Act*, R.S.O. 1990, Chap P.13.

Where notice of an appeal or objection is received as a result of the circulation of the notice of passing of the By-law, this By-law does not come into force until all such appeals have been disposed of whereupon the By-law shall be deemed to have come into force on the day it was passed pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chap. P.13.

**Read a FIRST TIME this 15<sup>th</sup> day of July, 2014.**

**Read a SECOND TIME this 15<sup>th</sup> day of July, 2014.**

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Mayor, Janet Clarkson

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Clerk, Bob Angione

**Read a THIRD TIME and FINALLY passed this 15<sup>th</sup> day of July, 2014.**

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Mayor, Janet Clarkson

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Clerk, Bob Angione