

**Note:** Please visit the Municipal Office to view the full version of the Comprehensive Zoning By-law. Schedules and maps are not included in this online version.

**TOWNSHIP OF DOURO-DUMMER**  
**Comprehensive Zoning By-Law**

**Consolidation**

**This office consolidation incorporates By-law No. 2000-21, which served to merge the comprehensive zoning by-laws of the former Township of Douro and the former Township of Dummer; and also includes all amendments up to and including By-law No. 2024-16.**

**April, 2024**



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**The Corporation of The  
Township of Dummer**

**By-Law No. 10-1996**

**Being a by-law** to regulate the use of land and the character, location and use of buildings and structures in the Township of Dummer.

**Whereas** authority is granted under The Planning Act, R.S.O. 1990, subject to the approval of the Ontario Municipal Board, to pass this By-law;

**And Whereas** the Council of the Corporation of the Township of Dummer considers it desirable to repeal By-law 8-1987 in its entirety, together with all amendments thereto;

**And Whereas** the Council of the Corporation of the Township of Dummer further deems it necessary in the public interest to regulate the use of land in the Township;

**Now Therefore** the Council of the Corporation of the Township of Dummer hereby repeals By-law No. 8-1987 in its entirety, together with all amendments thereto, and subsequently enacts By-law No. 10-1996 as set out herein.

## **Section**

### **1 Interpretation and Administration**

#### **1.1 Title of By-Law**

This By-law may be cited as "The Township of Douro-Dummer 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 Township of Douro-Dummer which shall include Crown lands and all lands covered by water.

#### **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 erection of a building or structure or use for a purpose prohibited by this By-law for which a building permit has been issued one (1) day prior to the date of passing of this by-law, so long as it continues to be used for that purpose, and provided that the permit has not been revoked.

#### **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 the public health, safety, convenience or 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 Idem (Reference)**

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 with the uses permitted in this By-law.

## **1.7 Zoning Administration**

This By-law shall be administered and enforced by the Zoning Administrator and/or 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 Zoning Administrator, Zoning 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 Township of Douro-Dummer in force from time to time, or the obligation to obtain any license, permit, authority or approval required under any By-law of the Township of Douro-Dummer.

This By-law shall not be effective to reduce, override or mitigate any restrictions lawfully imposed by a governmental authority having jurisdiction to make such restrictions, including but not limited to the Trent Severn Waterway (Parks Canada) and the Ministry of Natural Resources and Forestry under the authority of the Public Lands Act and the Provincial Parks and Conservation Reserves Act.

### **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 Interpretation of Zoning Schedules**

For the purpose of this By-law all land within the Township of Douro-Dummer is hereby divided into use zones as set out in Section 2 and Schedules A, A1 A2-1, A2-2, B and B1 which are included and form part of this By-law; and the zone boundaries are:

- (a) The centreline of any road, right-of-way or watercourse or a part of any waterbody; or,
- (b) The lot line as indicated on a registered plan of subdivision, or a Township survey plan; except that,
- (c) In the absence of either of the above, the zone boundary is the distance as scaled from the Zoning Schedule.



### **1.13 Road Allowances and Rights-Of-Way**

A 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.

### **1.14 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.

### **1.15 Litigation**

This By-law does not affect the rights of any party or any land concerned 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.

### **1.16 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.

## Section

## 2 Zone Provisions

### 2.1 Zones

For the purposes of this By-law, the whole of the Township of Douro-Dummer is divided into various zones as follows:

<b><u>Zones</u></b>	<b><u>Symbol</u></b>
Residential Zone	R
Hamlet Residential Zone	HR
Shoreline Residential Zone	SR
Limited Service Residential Zone	LSR
Island Residential Zone	IR
Rural Zone	RU
Local Commercial Zone	C1
Highway Commercial Zone	C2
Commercial Tourist Zone	CT
Commercial Tourist-Trailer Park Zone	CT-1
Restricted Industrial Zone	M1
Extractive Industrial Zone	M2
Disposal Industrial Zone	M3
Institutional Zone	I
Open Space Zone	OS
Environmental Conservation Zone	EC
Development Zone	D
Special District Zones	SD

### 2.2 Zone Symbols

The Symbols listed in Section 2.1 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.

### 2.3 Zone Provisions

The uses permitted, the minimum size and dimensions of lots, the minimum size of yards, the minimum setbacks, the maximum lot coverage, the maximum height of buildings, and all other zone provisions and regulations are set out herein for the respective zones.

## **2.4 Special Zones and Provisions**

Where the zone symbol shown on certain lands on a Schedule is SD followed by a number, (for example: "SD1"), then special provisions apply to such lands. The special provisions will be found by reference to Section 21 of the By-law. Lands zoned in this manner shall be subject to all of the restrictions of the By-law except as otherwise provided by the special provisions.

## Section

### 3 General Provisions

The contents of this Section are as follows:

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### **3.1 Accessory Buildings, Structures and Uses**

#### **3.1.1 Permitted Uses**

Where this By-law provides that a lot may be used, or a building or a structure erected or used for a purpose, that purpose shall include any accessory building, structure or use, but shall not include the following:

- (a) any occupation for gain or profit conducted within a dwelling unit or on the lot except as specifically permitted in this By-law.
- (b) any building or structure used for human habitation except as specifically permitted in this By-law.

#### **3.1.2 Location**

Except as otherwise provided herein, in any residential zone category and where a residential lot is created in the Rural Zone (RU) for the purpose of constructing a detached dwelling, any accessory building or structure which is not part of the main building shall not be erected:

- (a) within any required front yard or water yard; save and except as permitted in accordance with Sections 3.1.5 and 3.1.6 hereof;
- (b) within a minimum rear yard of 1.5 metres;
- (c) within a minimum side yard of 1.5 metres;
- (d) within a minimum separation distance of 1.5 metres, from any building, structure, or part thereof, and not to be intruded upon by any awning, canopy, roof, wall or similar structure.

Notwithstanding any setback requirements of this By-law to the contrary; no accessory building or structure may be located within 15 metres of any lot line abutting a public or private road.

Notwithstanding any other provisions of this By-law to the contrary, no component of any private sewage system shall be located within 3.1 metres of any side or rear lot line.

#### **3.1.3 Lot Coverage**

Except as otherwise permitted herein, the total lot coverage of all accessory buildings or structures of a lot shall not exceed 5% of the lot

area and shall be considered in addition to any other lot coverage regulations as specified in this By-law.

#### **3.1.4 Height**

Except as otherwise permitted herein, no accessory building or structure shall exceed 7.5 metres in height in the Rural Zone (RU) or Agricultural Zone (A) and 4.5 metres in height in any other zone.

#### **3.1.5 Marine Facilities**

A marine facility may be erected to or beyond the high-water mark except that such accessory building or structure may not be located closer than three metres (3 m) to a side lot line.

#### **3.1.6 Boathouses**

Where permitted by this by-law, a boathouse may be erected within a water yard to either the surveyed property boundary or established high water mark in accordance with the following:

- a) a maximum of one (1) boathouse, not exceeding a total area of 80 square metres shall be permitted on a lot;

For clarity, there shall be no more than one boathouse associated with the primary use of the property.

- b) where the legal surveyed property boundary is not consistent with the established high-water mark; the lesser distance measured from either the high-water mark or property boundary to any part of a building or structure on the same lot shall prevail;
- c) the minimum setback to a side lot line shall be nine (9) metres;
- d) the height shall be measured from the established high-water mark; or in the case of an upland structure from the ground adjacent to the water yard;

Notwithstanding any other provision of this By-law to the contrary; height shall be measured to the peak of the structure and shall not exceed 4.57 metres. A boathouse shall display a pitched roof design. No portion of the roof shall be of a flat roof design.

- e) there shall be no decks, balconies or similar components attached



or appurtenant to the structure;

- f) A boathouse or boat port shall be located entirely above the high-water mark.

For clarity, a boathouse or boat port that extends over the bed of a lake or extends below the high-water mark shall not be permitted.

### **3.1.7 Fire Escapes**

Notwithstanding the yard and setback provisions of this By-law to the contrary, unenclosed fire escapes may project into any required setback a maximum of 1.2 metres.

### **3.1.8 Garages**

Where a private garage is attached to or otherwise forms part of the main or principle building, the front yard, interior side yard, exterior side yard, rear yard and lot coverage requirements of this section and the respective zone shall be complied with.

Any private garage which is not part of or otherwise attached to the main building shall be deemed an accessory structure; and shall comply with those regulations as set out in Section 3.1.2 of the By-law.

### **3.1.9 Unenclosed Porches, Balconies, Steps, Patios, or Roof Overhangs**

Notwithstanding any other provisions of this By-law to the contrary, unenclosed porches, balconies, or steps, covered or uncovered, may project into any required yard a maximum distance of 1.5 metres and be not more than 3.8 m<sup>2</sup> in area. Furthermore, any building roof overhang may project into any required yard a maximum distance of .61 metres.

### **3.1.10 Utility Sheds**

Notwithstanding any other provisions of this By-law to the contrary, a utility shed may be erected within a required interior side or rear yard provided such accessory building is not located closer than 1.5 metres to the interior side or rear lot line. Such utility shed shall not have a total floor area in excess of 10.0 square metres.

### **3.1.11 Building Permit**

No building permit shall be issued for an accessory building or structure until such time as the principal building on the property has been completed to the point where the basement floor has been constructed to include the sub-floor, or if the building does not have a basement then the building frame has been erected and enclosed inclusive of siding and roofing.

### **3.1.12 Outdoor Solid-Fuel Burning Device**

An Outdoor Solid-Fuel Burning Device shall only be permitted in accordance with the provisions of Section 3.54 of this By-law.

## **3.2 Adult Entertainment Facilities**

No part of this By-law shall be interpreted to permit an Adult Entertainment Facility within any zone.

## **3.3 Bed and Breakfast Establishments**

Notwithstanding any other provisions of this By-law to the contrary a bed and breakfast establishment shall be permitted in the Rural Zone (RU), Residential Zone (R), Hamlet Residential Zone (HR), Shoreline Residential Zone (SR) or Limited Service Residential Zone (LSR) in accordance with the following provisions:

- 3.3.1** The bed and breakfast use shall be clearly incidental to the main residential or agricultural use and shall be operated by one or more residents of the dwelling;
- 3.3.2** the maximum number of guest rooms shall be 3 in any Rural Zone (RU), Residential Zone (R), Hamlet Residential Zone (HR) and a maximum of 1 guest room in the Shoreline Residential Zone (SR) or Limited Service Residential Zone (LSR);
- 3.3.3** a total of 1 non-illuminated sign not more than .37 square metres in area shall be permitted for the purpose of advertisement;
- 3.3.4** no guest room shall include kitchen facilities nor otherwise constitute a self-contained unit.
- 3.3.5** parking shall be in accordance with Section 3.31 of this By-law.

**3.3.6** all guest rooms shall be located within the principal residence.

### **3.4 Building Materials**

The following building materials shall not be used for the exterior facing on any wall of any building or structures which is located partly or wholly within 90 metres of any improved public street or navigable waterway:

- (a) asphalt roll-type siding;
- (b) building paper or tar paper;
- (c) insule brick siding;
- (d) roll roofing;
- (e) mill ends; and
- (f) asphalt shingles.

### **3.5 Buildings to Be Moved**

No building or structure, regardless of size, may be moved within or into the Municipality unless a permit is first obtained from the By-law Enforcement officer.

### **3.6 Construction Uses**

Temporary Uses Permitted:

A construction camp, tool shed, scaffold, sign or other building or structure incidental to and necessary for construction work on the premises, may be permitted in any zone provided that:

- (a) such uses, buildings or structures are used only as long as same are necessary for work in progress which has neither been finished nor abandoned;
- (b) such uses, buildings or structures are removed when the work in connection with which they are constructed is finished or abandoned; and
- (c) such uses, buildings or structures are not used for human habitation.

### **3.7 Development Adjacent Wetlands**

Provincially significant wetlands (Classes 1, 2 and 3 wetlands) have been denoted with a special sub-category (P) on schedules forming part of this by-law.

### **3.8 Dwelling Units below Grade**

#### **3.8.1 Cellar**

No dwelling unit shall, in its entirety, be located in a cellar. If any portion of a dwelling unit is located in a cellar, such portion of the dwelling unit shall be used for no other purpose than as a furnace room, laundry room, storage room, recreation room, or for a similar use only.

#### **3.8.2 Basement**

A dwelling unit in its entirety may be located in a basement provided the finished floor level of such basement is not below the level of the sanitary or storm sewer or septic tank facilities, as the case may be, serving the building or structure in which such basement is located and provided further, that the floor level of such basement is not more than 1.5 m below the average adjacent finished grade.

#### **3.8.3 Energy Efficient Homes**

Notwithstanding subsections 3.8.1 and 3.8.2 to the contrary, dwelling units which are designed to be located below grade either as an earth banked or earth covered house for energy efficiency purpose shall be permitted.

### **3.9 Dwelling Units Under Construction**

Notwithstanding any other provisions of this By-law to the contrary, where a building permit has been issued for a residential dwelling the following provisions shall apply;

**3.9.1** No person shall use or occupy any building for residential purposes unless the exterior of such building has been completed and finished in all respects in accordance with the plans and specifications filed upon application for a building permit, and the approved sanitary facilities have been installed and rendered usable, safe, and fit for human habitation;

**3.9.2** A tourist trailer may be used for temporary human habitation and only from April through October until such time as the construction is

completed or the building permit has either expired or been revoked, provided such trailer is 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.

### **3.10 Established Building Line**

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

### **3.11 Existing Undersized Lots**

Where any lot has less than the minimum lot frontage, minimum shoreline frontage and/or minimum lot area required in the applicable zone, and:

**3.11.1** has been continuously held in distinct and separate ownership in its entirety as of the date of the passing of this By-law; or

**3.11.2** is the whole of a lot on a Registered Plan of Subdivision; or

**3.11.3** the deficiency has been caused by the conveyance to the Corporation of the Township of Douro-Dummer or any other body corporate having the power to expropriate; such lot may be used and any building erected, altered or used thereon for any residential purpose permitted in the applicable zone, provided that all other applicable provisions and regulations of this By-law are complied with. The provisions of this section do not apply to islands which comprise one property and which are less than .6 hectares in lot area.

### **3.12 Frontage Regulations**

**3.12.1** No person shall erect any building or structure on a lot unless such lot abuts a public road as defined herein.

**3.12.2** If a lot is located in a Limited Service Residential Zone (LSR), Island Residential Zone (IR) or Commercial Tourist Zone (CT), and if such lot does not abut a public road, then the lot shall be exempt from the

provisions of subsection 3.12.1 hereof, provided such lot abuts a recognized navigable waterway.

**3.12.3** Where a lot of record existed as of March 30, 1993 in the Rural Zone (RU), and if such lot abuts a constructed roadway existing as of March 30, 1993, and which is not part of the municipal road system as classified in the Township's Official Plan, then such lot shall be exempt from the provisions of subsections 3.12.1 and 3.12.2 hereof, provided that all other applicable provisions and regulations of this by-law are complied with.

For the purpose of this by-law, an existing constructed roadway is defined as being located within either an unopened road allowance or right-of-way easement over which the lot owner has deeded access. The existing constructed roadway shall have an established gravel surface and the capability to permit emergency vehicle access to the satisfaction of the Municipality.

Further the lot owner shall be required to enter into an agreement with the Municipality agreeing to and accepting the existing level of municipal services to the area within which the subject lot is located.

### **3.13 Group Homes**

**3.13.1** Group homes, with the exception of Group Homes which are licensed under the Ministry of Correctional Services Act, or secure custody children's residences, may only be permitted by amendment to this Zoning By-law, in the following: Rural Zone (RU), Hamlet Residential Zone (HR), Residential Zone (R), and Institutional Zone (I). Consideration of such an amendment shall be based on the merits of each application and subject to the criteria contained herein.

**3.13.2** Notwithstanding the provisions of Section 3.13.1, the total number of group home clients situated within the Township shall not exceed a ratio of ten (10) per 1,000 residents.

**3.13.3** Where permitted by an amendment to this by-law, a group home shall be restricted to a permanent single detached dwelling and shall occupy the entirety of the dwelling.

**3.13.4** Group Homes shall be located on an improved public street, assumed and maintained year-round.

**3.13.5** No group home shall be permitted to locate within three (3) kilometres of;

- (a) another group home, or
- (b) any municipal boundary

**3.13.6** Parking and planting strip provisions shall be in accordance with Sections 3.31 and 3.32 of this By-law.

### **3.14 Height Exemptions**

Notwithstanding the height provisions contained herein, nothing in this By-law shall apply to prevent the erection, alteration or use of the following accessory buildings or structures provided the main use is a use permitted within the zone in which it is located: a church spire, a belfry, a flag pole, a clock tower, a chimney, a water tank, a planting strip, a radio or television tower, antenna or satellite dish, communication or transmission tower, air conditioner duct, grain elevator, a barn or silo, incidental equipment required for processing and external equipment associated with internal building equipment; but shall not include a dormer nor any form of roof appurtenance.

### **3.15 Holding Provisions**

Where any zone symbol as shown on the attached schedules is followed by the symbol "H", this signifies that no person shall use any land, erect, alter, enlarge, use or maintain any building or structure until such time as the holding symbol has been removed by the municipality in accordance with the provisions of The Planning Act. Upon removal of the holding symbol the permitted use of the subject property and the erection of any buildings or structures thereon shall be undertaken in accordance with the provisions of the underlying zoning category.

Pursuant to the provisions of Section 36 of The Planning Act, the "H", Holding Symbol shall only be removed once the following applicable requirements have been complied with:

- a) All financial requirements have been completed to the satisfaction of the Municipality;
- b) Approval of required servicing and access has been granted;
- c) The phasing and design of the proposed development is acceptable to the Municipality;
- d) Any identified development constraints can be addressed to the

satisfaction of the Township;

- e) Any Site Plan Control and/or other required agreements, have been executed; and
- f) The Municipality has given Notice pursuant to the requirements of Section 36 of The Planning Act of its intention to pass a By-law to remove the "H" Holding Symbol.

### **3.16 Home Industries**

Home industries are categorized as *Type 'A'* and *Type 'B'* home industries; and shall only be permitted in those zones as specifically identified in this By-law in accordance with the following provisions:

**3.16.1** Unless specifically prohibited elsewhere in this by-law, any area used for outdoor storage of goods or materials or parking shall be screened in accordance with the provisions of Section 3.32 so as to render the materials or items stored not visible from a public street or road or adjacent properties;

**3.16.2** Any vehicles associated with such home industry shall be parked in an area other than a public street or a required front, side or rear yard in accordance with the provisions of Sections 3.22 and 3.31;

**3.16.3** The home industry shall have no external display or advertising other than a non-illuminated sign which is a maximum size of 1 m<sup>2</sup> and which shall not be erected in any required front, side or rear yard;

**3.16.4** The home industry is clearly secondary to the principle use and shall not change the character of the property nor create or become a public nuisance in regard to noise, vibration, noxious odours, glare, emissions of swale, electrical interference, traffic or parking;

**3.16.5** A maximum of one (1) home industry shall be permitted on a lot;

**3.16.6** **Additional Provisions for Type 'A' Home Industries**

Type 'A' home industries may include arts/crafts shop, woodworking, small motor repair, small electronic appliance repair, window repair and similar type uses in accordance with the following:



- a) a Type 'A'; home industry shall not occupy a total floor area in excess of 40 m<sup>2</sup>;
- b) not more than one (1) person other than persons residing in the residence on the lot shall be engaged in the Type 'A' home industry;
- c) no outside storage shall be permitted.

### **3.16.7 Additional Provisions for Type 'B' Home Industries**

Type 'B' home industries may include arts/craft shop, woodworking, small motor repair, electronic or appliance repair, window repair, welding, plumbing, electrical or machine shop, a parking area or maintenance facility for school buses or haulage trucks, or a storage facility for boats or recreational vehicles and similar type uses; but shall not include a motor vehicle body shop.

Type 'B' home industries shall be permitted in accordance with the following:

- a) a Type 'B' home industry shall not occupy in total floor area and/or lot area in excess of the lesser of 5% of the lot area or 140 m<sup>2</sup>;
- b) the minimum lot size for a Type 'B' home industry shall be 2 hectares, save and except that a parking area or maintenance facility for school buses or haulage trucks shall require a minimum lot area of 10 hectares.
- c) not more than four (4) persons other than the person residing on the property, shall be engaged in the Type 'B' home industry.

## **3.17 Home Occupations**

Home occupations are categorized as *Type 'A'* and *Type 'B'* home occupations; and shall only be permitted in those zones as specifically identified in this by-law in accordance with the following provisions:

- 3.17.1** There shall be no external display or advertising, other than a non-illuminated sign, not larger than .5 m<sup>2</sup> to indicate to persons outside that any part of the dwelling, lot or premises is being used for a purpose other than residential and such sign shall not be erected in any required front, side or rear yard;

**3.17.2** The home occupation is clearly secondary to the main use and shall not change the residential character of the dwelling or lot, nor create or become a public nuisance particularly in regard to noise, odours, emissions of smoke, traffic or parking;

**3.17.3** The home occupation shall cause no interference with television or radio reception of others on adjacent or neighbouring properties;

**3.17.4** There shall be no mechanical or other equipment used except that which is customarily employed in a dwelling or for domestic or household purposes, or which is defined as an electrical appliance to be connected by a removable plug in an outlet device approved by the Canadian Standards Association.

**3.17.5** Outside storage of materials or items associated with a home occupation shall not be permitted;

**3.17.6** A maximum of one (1) home occupation shall be permitted on lot.

**3.17.7** **Additional Provisions for Type 'A' Home Occupations**

Type 'A' home occupations shall be conducted entirely within the principle residence and shall be limited to professional or administrative type uses.

Type 'A' home occupations shall be permitted in accordance with the following:

- a) a Type 'A' home occupation shall not occupy a total floor area in excess of 25 m<sup>2</sup>;
- b) no additional traffic shall be generated by the home occupation; in excess of what is normally associated with the residential use.

**3.17.8** **Additional Provisions for Type 'B' Home Occupations**

Type 'B' home occupations shall be conducted either entirely within a single detached dwelling or in any accessory building on the same lot; and may include a business or professional office, a personal service shop, and similar uses; but shall not include a medical clinic, a private hospital or school, a nursing home, an eating establishment, an animal hospital, vehicle body shop or motor vehicle repair garage.

Type 'B' home occupations shall be permitted in accordance with the following:

- a) A Type 'B' home occupation shall not occupy a total floor area in excess of 37.5 m<sup>2</sup>.

### **3.18 Hunt Camps**

Where hunt camps are permitted by this By-law, in addition to the zone provisions to which they must conform, the following additional provisions shall apply:

**3.18.1** They shall not exceed a floor area of 56 square metres;

**3.18.2** They shall be set back a minimum of 100 metres from any road, highway or navigable waterway;

**3.18.3** They shall not be located on any lot in private ownership having an area less than 40 hectares;

**3.18.4** The provisions of Section 3.12 of this By-law shall not apply to prevent the issuance of a building permit for a hunt camp provided all other provision of this By-law are complied with.

### **3.19 Illumination**

Lighting fixtures, which are not public uses and which are designed for exterior illumination, shall be installed with the light directed downward and deflected away from adjacent lots and streets and water bodies. Such lighting fixtures shall not be more than 9.5 metres above finished grade and no closer than 4.5 metres to any street or lot line; save and except for any fixture which exclusively serves as an aid to navigation.

### **3.20 Kennels**

Kennels shall **not** be permitted:

- (a) In the Hamlet Residential Zone (HR), Residential Zone (R), Shoreline Residential Zone (SR), Limited Service Residential Zone (LSR), Island Residential Zone (IR), Open Space Zone (OS) or Environmental Conservation Zone (EC).

- (b) Within 90 m of any streetline; and

- (c) Within 120 metres of any residential dwelling on an adjacent lot or any navigable waterway or watercourse.

### 3.21 Livestock

The keeping of livestock, horses, poultry or any other animals, items or uses customarily and normally related to the field of agriculture shall only be permitted in the Rural (RU) Zone and in accordance with all applicable regulations of this by-law.

### 3.22 Loading Space Regulations

Loading or unloading spaces are required under this By-law in accordance with the following provisions:

**3.22.1** The owner or occupant of any lot, building or structure erected or used for any purpose involving the receiving, shipping, loading or unloading of persons, animals, goods, wares, merchandise or raw materials, shall provide and maintain, at the premises, on the lot occupied by the building or structure within the zone in which such use is located, loading and unloading spaces 9.14 metres long, 3.66 metres wide and having a vertical clearance of at least 4.27 metres, and in accordance with the following:

<u>Total Floor Area of Building or Structure</u>	<u>Number of Loading Spaces Required</u>
270 m <sup>2</sup> or less	1
exceeding 270 m <sup>2</sup> but not 2,250 m <sup>2</sup>	2
exceeding 2,250 m <sup>2</sup> but not 7,200 m <sup>2</sup>	3
exceeding 7,200 m <sup>2</sup>	3 - plus 1 additional space for each additional 9,000 m <sup>2</sup> or fractional part thereof in excess of 7,200 m <sup>2</sup>

Provided, however, that in addition to the above number of loading spaces, one waiting space shall be provided for the parking of vehicles awaiting access to each loading space.

### **3.22.2 Access**

Access to loading or unloading spaces shall be by means of a driveway at least six metres (6m) wide, contained within the lot on which the spaces are located and leading to a public street or lane located within or adjoining the zone in which the use is located.

### **3.22.3 Location**

The loading space or spaces required herein shall be located in the interior side or rear yard unless such space or spaces are removed from the street line a minimum distance of 15 metres.

### **3.22.4 Surface**

Driveways, loading and unloading spaces, and related aisles and turning areas shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles.

### **3.22.5 Additions or Changes to Existing Uses**

The loading space requirements prescribed herein shall not apply to any building or structure in existence on the date of passing of this By-law, provided the gross floor area is not increased. If an addition is made to the building or structure which has the effect of increasing the gross floor area, additional loading spaces will be required in accordance with Section 3.22 hereof.

## **3.23 Minimum Distance Separation Requirements**

Notwithstanding any other yard or setback provisions of this By-Law to the contrary, no residential, institutional, commercial, industrial or recreational use, located on a separate lot and permitted by this By-Law shall be erected or altered unless it complies with the 2006 Minimum Distance Separation formulae established by the Province, as amended from time to time, as outlined within **Appendix "2"** of this By-Law. For the purposes of this section, definitions contained within the 2006 Minimum Distance Separation formulae established by the Province, as amended from time to time, shall apply.

New buildings and structures must comply with the following:

(a) Application to Existing Lots of Record (MDS 1):

Vacant lots of record that existed prior to June 1, 2010 shall be exempt from the MDS 1 formula as established by the Province.

(b) Application to Settlement Areas (MDS 1):

Notwithstanding any other provisions of this By-Law to the contrary, where an application made under the Planning Act is received, or where a building permit is required to permit development on an existing lot of record, MDS 1 shall not apply to livestock facilities located within an approved settlement area.

(c) Application after a Catastrophe (MDS 1):

Notwithstanding any other provisions of this By-Law to the contrary, where a dwelling is destroyed in whole or in part by a catastrophe, MDS 1 will not be applied when the dwelling is rebuilt, provided it is built no closer to livestock facilities than before the catastrophe and provided the provisions of Section 3.28 are complied with.

(d) Application of MDS 2:

A first or expanding livestock facility permitted by the zone in which such building or structure is to be located shall comply with the MDS 2 formula as established by the Province.

(e) Application after a Catastrophe (MDS 2):

Notwithstanding any other provisions of this By-Law to the contrary, where a livestock facility is destroyed in whole or in part by a catastrophe, MDS 2 will not be applied when the livestock facility is rebuilt, provided it is no closer to surrounding land uses and lot lines than before the catastrophe, and the values of Factor A, B and/or D have not been increased for the livestock facility and provided the provisions of Section 3.28 are complied with.

(f) Application to Cemeteries (MDS 2):

For the purposes of calculating MDS 2 for a first or expanding livestock facility, as permitted by this By-Law, cemeteries located within the Institutional Sub A (I-A) zone shall be treated as a Type B land use and cemeteries located within the Institutional Sub B (I-N) zone shall be treated as a Type A land use.

### **3.24 Mobile Homes**

This By-law shall not be interpreted or construed to permit Mobile Homes, as defined herein, within any land use zone within the Municipality.

### **3.25 Mobile Vendors and Mobile Canteens**

- a) Any person wishing to operate a mobile canteen within the Township of Douro-Dummer shall acquire an appropriate license from the Corporation and shall be subject to the regulations applicable thereto.
- b) Any mobile vendor who has received a license to operate a mobile canteen within the Township shall ensure that any employee, agent or servant complies with the terms of this By-law.
- c) The mobile vendor shall keep his/her vehicle and equipment, and the place where food is prepared in a clean and sanitary condition in accordance with all applicable Provincial regulations respecting the preparation of such food and the sale thereof.
- d) No mobile canteen shall be operated within any portion of a street or road allowance.
- e) A mobile canteen may only be operated for the length of time and on property zoned for commercial uses as specified by the license obtained from the Corporation.  
A mobile canteen may only be operated on Township property or in park areas with the prior written permission of the Township.
- f) A mobile vendor shall not place any advertising on any public street or road without prior written permission of the governing body. Any advertising utilized incidental to the sale, or offering for sale of food or merchandise shall be affixed to the mobile canteen.
- g) Mobile canteens shall only be operated on private property with the consent of the owner and occupant of the property and if the site is appropriately zoned for the retail sale of food and/or merchandise.
- h) No mobile canteen shall be operated on a sidewalk.
- i) No mobile canteen shall be operated on a parking lot unless specifically identified on the license obtained by the vendor.
- j) The maximum total number of mobile canteens operating in the municipality at any one time shall be;
  - i) one (1) within the hamlet of Warsaw as shown on Schedules "B14" and "B15".
  - ii) one (1) within the hamlet of Douro as shown on Schedule "B17".

- iii) one (1) within the hamlet of Donwood as shown on Schedules "B1" and "B2".
- iv) four (4) within that area of the Township shown on Schedules "A1" and "A2" and excluding the areas illustrated on Schedules "B1", "B2", "B14", "B15" and "B17" as identified above.
- k) No mobile canteen shall be parked for the purpose of vending goods, food or refreshments within a distance of 100 metres of any eating establishment within the municipality.
- l) The number of mobile vendors or mobile canteens shall be limited to one (1) per property.

### **3.26 Multiple Uses on One Lot**

Where any land, building or structure is used for more than one purpose, the applicable provisions of this By-law which serve to regulate each such use shall be complied with, provided that no dwelling, as may be permitted, shall be erected closer than 6 metres to any other building or structure on the lot, except for an accessory building or structure as may be permitted in accordance with the regulations contained in Section 3.1 of this By-law.

### **3.27 Multiple Zones on One Lot**

- a) Where a lot which existed at the date of passing of this By-law is divided into more than one zone the provisions of each of the applicable zones, save and except lot area and lot frontage, shall apply to each portion of such lot. In such instances, the zone boundary shall be considered a lot line for the purpose of interpreting and applying the provisions and regulations of this By-law.
- b) No new lot shall be created unless the lot created and the remnant lot comply with the minimum lot area and lot frontage requirements of the applicable zone. Notwithstanding, where any part of a lot is zoned Environmental Conservation Zone (EC or EC(P)); then such part may be included in any minimum lot area or lot frontage determination.

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

**3.28.1** Where a building or structure which lawfully existed on a lot as of the date of the passing of this By-law, and having less than the minimum frontage and/or area, or having less than the minimum setback and/or



yard or any other provision required in this By-law, the said building or structure shall be deemed to comply with this By-law with respect to any deficiency or deficiencies; and further the said building or structure may be enlarged, reconstructed, repaired, altered or renovated provided that:

- a) The enlargement, reconstruction or renovation does not further reduce such setback and or front yard and/or side yard and/or rear yard or water yard having less than the minimum required by this By-law; and
- b) All other provisions of this By-law are complied with.
- c) Notwithstanding the provisions of this section, where a deficiency is in the front or water yard, any proposed enlargement or extension of a building or structure which existed at the date of passing of this by-law, shall not exceed 25 percent of the lateral dimension of the existing building or structure.

Notwithstanding the above, the enlargement or extension of boathouses or boat ports located over the bed of a lake/water course or located below the high-water mark shall not be permitted. Reconstruction, repair or renovation of existing boathouses or boat ports may be allowed subject to the requisite permits being obtained.

- d) For the purpose of this section, lateral dimension shall mean that part of a building or structure which defines a front or water yard and which is otherwise situated more or less parallel to the corresponding high-water mark or road.
- e) Notwithstanding the provisions of this By-law, where a building or structure which legally existed on a lot as of June 1, 2010, has less than the required 30 metre water yard setback, the said building or structure shall be deemed to comply with this By-law with respect to the deficiency and further, the said building or structure may be enlarged, reconstructed, repaired, altered or renovated in compliance with subsections a), b), c) and d), where applicable.
- f) Where an enlargement, reconstruction or renovation is proposed on a waterfront lot of record, that has an existing structure(s) and where a planning application or process is required to allow for the proposed new enlargement, reconstruction or renovation, and where one or more walls of an existing structure are within a minimum required setback(s) as set out in the applicable section of the Township Zoning Bylaw, the walls and the supporting floor structure for those walls that are within the deficient yard(s), must

be kept in their entirety and incorporated into the new proposed structure.

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

### **3.29 Non-Conforming Buildings, Structures, and Uses**

#### **3.29.1 Continuation of Existing Use**

The provisions of this By-law shall not apply to prevent the use of any lot, building, structure or part thereof, for any purpose prohibited by this By-law, if such use was lawfully existing on the date of the passing of this By-law so long as it continues to be used for that same purpose. Notwithstanding, the foregoing, any form of alteration or expansion of such existing use shall not be permitted except in accordance with the regulations contained herein.

#### **3.29.2 Exterior Extension**

A building, structure or part thereof, which at the date of passing of this by-law, was used for a purpose not permissible within the Zone in which it is located, shall not be enlarged, extended, redeveloped or reconstructed unless such building, structure or part thereof is thereafter to be used for a purpose permitted within such land use zone and complies with all requirements of this By-law for such zone.

#### **3.29.3 Interior Alteration**

The interior of any building, structure or part thereof, lawfully used on the date of passing of this By-law for a use that is not permitted within the Zone that said building or structure is located, may be renovated 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, structure or part thereof was used.

#### **3.29.4 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 the passing of this By-law provided that the strengthening

or restoration does not change the use, or increase the height, size or volume of the building or structure or part thereof.

### **3.29.5 Reconstruction**

Nothing in this By-law shall apply to prevent the reconstruction of any lawful non-conforming building or structure or part thereof, which is damaged by causes beyond the control of the owner, but the building or structure of part thereof as reconstructed shall have the same outside dimensions as the lawful non-conforming building or structure.

### **3.29.6 Minimum Lot Size**

Except as may be specifically permitted, no lots shall be reduced in area below any minimum standard required by this By-law either by conveyance or alienation.

## **3.30 Noxious Trade**

No use shall be permitted in any zone from which its nature or the materials used therein is declared to be noxious trade, business or manufacture under the Health Protection and Promotion Act or Regulations thereunder.

## **3.31 Parking Regulations**

Parking spaces and areas are required under this By-law in accordance with the following provisions:

### **3.31.1 Parking Area Requirements**

The owner of every building or structure erected or used for any of the purposes hereinafter set forth shall provide and maintain for the sole use of the owner, occupant or other persons entering upon or making use of the said premises from time to time, parking spaces and areas as follows:

<u>Type of Use</u>	<u>Minimum Parking Requirement</u>
Residential	2 parking spaces per dwelling unit.
Bed and Breakfast Establishment or	2 parking spaces per dwelling unit

Boarding or Lodging House	plus 1 parking space per guest room
Farm Produce Outlet	5 parking spaces
Hotel, Motel	1 parking space per bedroom plus 1 parking space for each 4 persons that can be accommodated at any one time in a beverage room, liquor lounge, dining room or meeting room
Nursing Home, Hospital	3 parking spaces per 4 beds or fraction thereof
Home for the Aged	1 parking space for each 4 dwelling units or 4 beds or fraction thereof
Marina	1.5 parking spaces per boat slip or dock mooring in addition to 1 space per 36 square metres of gross floor area
Medical or Dental Clinic, Animal Hospital	The greater of: (a) 1 parking space per 18 square metres of gross floor area, or (b) 3 parking spaces per practitioner
Place of Worship	1 parking space per 5.4 square metres of floor area in the nave
Assembly Hall, Community Centre or Theatre, Commercial Club	The greater of: (a) 1 parking space per 6 fixed seats or fraction thereof, or (b) 1 parking space per 9 square metres of gross floor area
School	The greater of: (a) 1.5 parking spaces per classroom

	(b) 1 parking space per 3.2 square metres of floor area in the gymnasium, or (c) 1 parking space per 3.2 square metres of floor area in the auditorium
Group Home	1 parking space per on-duty group home staff, in addition to a minimum of 2 visitor/guest parking spaces
Eating Establishment	1 parking space per 9 square metres of gross floor area, or 1 parking space per 4 seats whichever is the greater
Office or Public Building	1 parking space per 18 square metres of floor area
Bowling Alley	4 parking spaces per bowling lane
Convenience Store, Retail Store or Service Shop	1 parking space per 18 square metres of gross floor area
Industrial Establishment	1 parking space per 36 square metres of manufacturing floor area or per 90 square metres of warehousing
Uses Permitted by this By-law other than those Listed in this Table	1 parking space per 36 square metres of gross floor area

### **3.31.2 Parking Area Location**

Notwithstanding the yard and setback provisions of this By-law to the contrary, uncovered surfaced parking areas shall be permitted in the required yards or in the area between the street line and the required setback in accordance with the following provisions:

- (a) in all zones, except residential, no driveway shall be permitted within 9 metres of the boundary of a residential zone;

- (b) in all zones, except residential, no parking space shall be permitted within 3 metres of the boundary of a residential zone;
- (c) within all residential zones, parking spaces and areas shall be permitted within a required front, interior side or rear yard provided that no part of any parking area, other than a driveway, is located closer than 2 metres to any street line or within a sight triangle;
- (d) within the Environmental Conservation, Rural, Open Space, Institutional, and all Commercial zones, parking spaces and areas shall be permitted in all yards provided that no part of any parking area, other than a driveway is located closer than 2 metres to any lot line or within a sight triangle;
- (e) within all industrial zones, parking spaces and areas shall be located in an interior side or rear yard only, except for visitor parking which may be located within a front or exterior side yard, provided that no part of any parking area other than a driveway, is located closer than 2 metres to any street line or within a sight triangle.

### **3.31.3 Access Regulations**

Except as may otherwise be provided for herein, the following provisions shall apply to ingress and egress driveways:

- (a) access to and from the required parking spaces and areas shall be provided by means of unobstructed driveways or passageways at least 3 metres but not more than 9 metres in width;
- (b) the maximum width of any combined ingress and egress driveway measured along the street line shall be 9 metres;
- (c) the minimum distance between any two driveways on one lot, or between a driveway and an intersection of street lines, measured along the street line intersected by such driveway shall be 9 metres;
- (d) the minimum angle of intersection between a driveway and a street line shall be 60 degrees;
- (e) no driveway shall be established closer than 1 metre to a side lot line, provided this shall not apply to prevent the establishment of abutting driveways along a common lot line if their combined width does not exceed 9.5 metres.

#### **3.31.4 Parking Space Design Requirements**

The following design requirements shall apply to all required parking areas in all zones with the exception of single detached dwellings:

- (a) the minimum width of parking space shall be 3 metres and the minimum length shall be 6 metres;
- (b) where the angle of the parking space is 30 degrees or less, such parking space shall be at least 7 metres in length and the aisle width shall be at least 4 metres;
- (c) where the angle of the parking space is less than 50 degrees, the minimum aisle width shall be at least 4 metres;
- (d) where the angle of the parking space is equal or greater than 50 degrees but less than 70 degrees, the minimum aisle width shall be at least 5.5 metres; and
- (e) when the angle of the parking space is equal to or greater than 70 degrees and less than or equal to 90 degrees, the minimum aisle width shall be at least 7 metres.

#### **3.31.5 Parking Area Surface**

Parking areas and driveways connecting the parking area with a street shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles.

#### **3.31.6 More than One Use on a Lot**

When a building structure or lot accommodates more than one type of use as set out in Section 3.26 the parking space requirements for such building, structure or lot shall be the sum of the requirements for the separate uses thereof.

#### **3.31.7 Additions or Changes to Existing Uses**

The parking space requirements established herein shall not apply to any building or structure in existence at the date of passing of this By-law provided the floor area, as it existed on such date, is not increased. If an addition is made to the building or structure which increases the floor area, then parking spaces for the addition shall be provided as required by this By-law. Where a change in use of the building or structure occurs, parking spaces shall be provided in accordance with the requirements of this By-law.

### **3.31.8 Use of Parking Spaces and Areas**

No person shall use any parking area, parking space, yard or accessory building or structure except in accordance with the following:

- (a) No motor vehicle shall be parked unless such motor vehicle is used in operations incidental to the permitted uses in respect of which such parking area or parking space has been provided.
- (b) No motor vehicle shall be parked unless such motor vehicle bears a currently valid motor vehicle license plate and registration sticker attached thereto.

### **3.31.9 Notwithstanding the foregoing the following provisions shall apply in any residential zone;**

- (a) Not more than one vehicle per dwelling unit shall be a commercial motor vehicle or any part of a commercial vehicle as defined in the Highway Traffic Act; provided such vehicle is parked on the lot appropriated for the dwelling wherein the operator of the vehicle resides.
- (b) The manufacturer's rated capacity (Registered Gross Weight) of any commercial motor vehicle shall not exceed 4,990 kilograms.
- (c) Notwithstanding the provisions of 3.31.9 (a) and (b) a maximum of one (1) school bus vehicle may be parked on any lot in any zone save and except the Shoreline Residential Zone (SR) and Limited Service Residential Zone (LSR), provided such vehicle is used for the transporting of elementary or secondary school pupils.

## **3.32 Planting Strips**

### **3.32.1 Required Location**

Where the interior side, exterior side, front, or rear lot line in a Commercial, Industrial or Institutional zone abuts a Residential or Open Space zone, a planting strip forming a visual barrier or screen and used for no other purpose but landscaped open space shall be provided along that lot line so abutting.



### **3.32.2 Contents**

Where a planting strip is required by this By-law it shall consist of an unpierced and unbroken hedgerow of evergreen or perennial shrubs.

### **3.32.3 Width**

Where a planting strip is required such use shall have a minimum width of 3.0 metres measured perpendicularly to the lot adjoining such planting strip.

### **3.32.4 Height**

The minimum planned height of hedgerow shall be 1.75 metres, except that no vegetation within a sight triangle shall exceed a height of 1 metre.

### **3.32.5 Interruption for Driveway or Walk**

Where a driveway or walk extends through a planting strip, it shall be permissible to interrupt the planting strip within 3 metres of the edge of such driveway or within 1.5 metres of the edge of such walk.

### **3.32.6 Maintenance**

Where a planting strip is required it shall be planted, nurtured and maintained by the owner of owners of the lot on which the strip is located.

### **3.32.7 Landscaped Open Space**

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

## **3.33 Portable Asphalt Plants**

Portable asphalt plants used for public service shall be permitted in all zones on a temporary basis with the exception of all Residential, Institutional, and Environmental Conservation Zones. The portable plants may be permitted without amendment to the Zoning By-law. The plants must comply with the Ministry of Environment and Energy's separation distances and prior to the establishment of such a plant, a certificate of approval must be obtained from the Ministry of Environment and Energy.

### **3.34 Principal Buildings per Lot**

Only one principal building per lot shall be permitted except where specifically permitted by this By-law.

### **3.35 Prohibited Habitation**

No truck, bus, coach, street car body, tourist trailer except in accordance with the provisions of Section 3.9.2 or if each unit is located in a licensed trailer park, or structure of any kind other than a dwelling unit erected and used in accordance with this and all other By-laws of the Corporation shall be used for human habitation, storage of goods, materials, animals or equipment, whether or not the same is mounted on wheels.

### **3.36 Public Road Building Setback Requirements**

The setback for all new buildings and structures shall be as follows:

**3.36.1** The minimum setback from the centreline of all Provincial Highways, which are hereby designated as Arterial Roads, shall be as required by the Ministry of Transportation and Communications.

**3.36.2** The minimum setback from the centreline of all County Roads, which are hereby designated as Collector Roads, shall be 30 metres or as required by the County of Peterborough.

**3.36.3** The minimum setback from the centreline of all Township and Municipal Roads, which are hereby designated as Local Roads, shall be one-half the width of the Township or Municipal Road Allowance plus a distance of 15 metres.

### **3.37 Public Uses**

**3.37.1** All provisions of this By-law shall apply to the use of any lot or to the erection or use of any building or structure for purposes of the services provided by a public authority except as provided in this section. Public buildings shall be prohibited from locating in the Environmental Conservation Zone (EC).

**3.37.2** Where such a lot, building or structure is located in any zone for a public use, then the following shall apply:

- (a) no goods, material or equipment shall be stored in the open, except as permitted in such zone;

(b) any building or structure erected in any zone under the authority of this paragraph shall be permitted provided that the building or structure is designed and maintained in general harmony with the buildings of the type permitted in the zone.

**3.37.3** Nothing in this By-law shall prevent land to be used as a street or prevent the installation of a watermain, sanitary sewer main, storm sewer main, gas main, pipe line, underground hydro, telephone, communication or other transmission standards, telephone switching station or other supply and/or communication line or electrical supply facilities.

**3.37.4** Notwithstanding any provisions of this By-law to the contrary, no residential dwelling shall be located within 50 metres of a secondary rail line and 100 metres of a principal rail line.

### **3.38 Satellite Dishes**

Notwithstanding any other provision of this By-law to the contrary in any residential zone no component of a satellite dish system constituting a diameter greater than .46 metres shall be located in a minimum required front yard, minimum required exterior side yard, minimum required water yard, or closer than 1.8 metres to an interior side lot line or rear lot line; otherwise, in any other zone a satellite dish system shall comply with the yard and setback requirements of the zone in which it is situated.

### **3.39 Second Dwelling Units**

Notwithstanding any other provision of this By-law to the contrary, a second dwelling unit shall be permitted within a permanent single detached dwelling, a semi-detached dwelling, a rowhouse dwelling or as a structure accessory to these primary dwelling unit housing types where they are identified as a permitted use.

#### **3.39.1 General Provisions:**

The following general provisions shall apply to all second dwelling units:

(a) Only one second dwelling unit is permitted per primary dwelling unit;

- (b) The second dwelling unit may be an attached second dwelling unit or a detached second dwelling unit, but not both;
- (c) The second dwelling unit must be clearly subordinate to the primary dwelling unit and shall not be greater in area than the primary dwelling unit.
- (d) One (1) off-street parking space shall be provided for the second dwelling unit, in addition to any parking space required by this By-law for the other residential unit(s). The off-street parking associated with the dwelling unit(s) may be stacked provided that the number of spaces so arranged does not exceed two (2).
- (e) The second dwelling unit must comply with the requirements of the Ontario Building Code and Fire Code;
- (f) A second dwelling unit shall not be permitted within the 30 metre water yard setback, unless as otherwise outlined herein;
- (g) Second dwelling units shall not be permitted:
  - i) Within a floodplain;
  - ii) Within a dwelling that is located in an Environmental Conservation (EC) Zone;
  - iii) Within a dwelling that is permitted accessory to a permitted non-residential use;
  - iv) Within a building that is accessory to ii) or iii) above;
  - v) On any property that is accessed by a private road;
  - vi) On a lot containing a sleeping cabin.

**3.39.2 Second Dwelling Units Within or Attached to a Primary Dwelling Unit:**

An attached second dwelling unit that is constructed within or as an addition to a primary dwelling unit shall:

- i) comply with the residential zone regulations of the respective zone;
- ii) be permitted where the primary dwelling unit is located within the 30 metre water yard setback provided any addition that is necessary to accommodate the second unit does not further encroach into the water yard setback.

### **3.39.3 Second Dwelling Units Within a New or Existing Accessory Structure:**

An attached second dwelling unit that is constructed as a component of an accessory (new or existing) structure shall comply with the following:

- i) shall comply with the residential zone regulations of the respective zone except as outlined below;
- ii) shall be exempt from the minimum floor area and minimum first storey floor area regulations;
- iii) the maximum lot coverage shall be calculated in accordance with Section 3.1.3 of this By-law;
- iv) a maximum of 10% of the first storey floor area can be associated with the second dwelling unit;
- v) the maximum building height shall not exceed 7.5 metres and shall be measured from the finished grade at the front of the building to the highest point;
- vi) shall not contain a home industry or home occupation.

### **3.39.4 Second Dwelling Units as Stand Alone Accessory Structures:**

A detached second dwelling unit shall comply with the following:

- i) shall comply with the residential zone regulations of the respective zone except as outlined below;
- ii) shall have a maximum height of 4.5 metres and at no time shall exceed the height of the existing primary dwelling;
- iii) the maximum lot coverage shall be calculated in accordance with Section 3.1.3 of this By-law;
- iv) the maximum ground floor area shall not exceed 70% of the ground floor area of the primary dwelling unit;
- v) shall be located no further than 30 metres from the primary dwelling. A Minor Variance will not be required, if for reasons of health and/or safety, the detached second dwelling unit cannot be located within 30 metres of the primary dwelling and all other applicable provisions and regulations of By-law No. 10-1996, as amended are complied with;

vi) shall not be in the form of a mobile home.

### 3.40 Sight Triangles

Notwithstanding any other provision of this By-law to the contrary, within any area defined as a sight triangle, the following uses shall be prohibited;

- (a) a building, structure or use which would obstruct the vision of drivers of motor vehicles;
- (b) a fence, tree, hedge, bush or other vegetation, the type of which exceeds 1 metre in height above the elevation of the street line;
- (c) the parking of vehicles and the location of loading and unloading spaces; and
- (d) a finished grade which exceeds the street line by more than 0.75 metres

### 3.41 Signs

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

### 3.42 Sleeping Cabins

**3.42.1** Where a sleeping cabin is permitted the following provisions shall apply:

Minimum Front Yard	15.0 m
Minimum Rear Yard	7.5 m
Minimum Side Yard	6.0 m
Minimum Water Yard	30.0 m
Maximum Building Height	4.5 m
Maximum Floor Area	47 m <sup>2</sup>

Where a lot is not accessed by a public road, the Minimum Water Yard shall prevail.

**3.42.2** A sleeping cabin shall not have any facilities for the preparation of meals on the premises, but may have sanitary facilities as approved by the Peterborough County-City Health Unit.

**3.42.3** Notwithstanding any other provisions of this By-law a sleeping cabin shall be permitted in any zone except such zones where buildings or structures of any kind are prohibited.

**3.43 Special Separation Distances  
- Industrial and Sensitive Land Uses**

Notwithstanding the minimum yard provisions of this By-law to the contrary the following separation distances shall apply for industrial and sensitive land uses.

**3.43.1** Industrial uses as defined herein shall be separated from sensitive land uses based upon the following minimum setbacks:

(a) Class I Industrial Facility	20 m
(b) Class II Industrial Facility	70 m
(c) Class III Industrial Facility	300 m

**3.43.2** Notwithstanding subsection 3.42.1 the minimum setbacks from sensitive land uses may be reduced where mitigation at the industrial source is possible.

**3.44 Special Separation Distances  
- Pits and Quarries and Residential and Other Uses**

Notwithstanding the minimum yard provisions of this By-law to the contrary the following separation distances shall apply:

**3.44.1** No pit use operating above the groundwater table shall be established within 120 metres between the license boundary and any lands zoned Residential, Institutional, Commercial, Environmental Conservation or Open space, or an existing residential dwelling located in a Rural Zone.

For those pits that operate below the groundwater table, the minimum separation distance shall be 300 metres.

**3.44.2** No quarry operation shall be established within 500 metres between the license boundary and any lands zoned Residential, Institutional, Commercial, Environmental Conservation or Open Space; or an existing residential dwelling located in a Rural Zone.

**3.44.3** No lands may be zoned specifically for residential, commercial, or institutional uses nor shall a residential dwelling be constructed which is

located within 120 metres of a boundary of a pit licensed to operate above the groundwater table.

**3.44.4** No lands may be zoned specifically for residential, commercial, or institutional uses nor shall a residential dwelling be constructed which is located within 500 metres of the licensed boundary of a quarry.

**3.44.5** No pit or quarry use may be located within 100 metres of any waterbody or watercourse.

### **3.45 Swimming Pools and Active Recreational Uses**

#### **Swimming Pools:**

**3.45.1** A swimming pool erected in any zone shall be permitted in the side yard or front yard of any lot provided that:

- (a) no part of any pool shall be located closer to any lot line or street line than the minimum distance required for the main building located on such lot;
- (b) the maximum height of such pool shall be 1.5 m above the finished grade level of the ground adjoining and within 5 m of such pool;
- (c) any building or structure, other than the main building, required for changing clothing or pumping or filtering facilities, or other similar accessory uses, shall be in accordance with the provision applicable to accessory buildings.

**3.45.2** A swimming pool erected in any zone shall be permitted in the rear yard of any lot provided that:

- (a) no part of such pool shall be located closer to any lot line or street line than the minimum distance required for an accessory building on such lot;
- (b) any building or structure, other than the main or principal building, required for changing clothing, or pumping or filtering facilities, or other similar accessory uses, shall be in accordance with the applicable provisions of Section 3.1 - Accessory Buildings, Structures and Uses.

**3.45.3** The maximum lot coverage of an outdoor swimming pool shall not exceed 2.5 percent of the total lot area and shall be considered part



of the total lot coverage for accessory buildings, structures, or uses in accordance with Section 3.1.3 of this By-law.

- 3.45.4** Persons wishing to install indoor or indoor/outdoor swimming pools shall submit a professional engineer's design and specifications for such structure as a condition to the issuance of a building permit.

**Active Recreational Uses:**

- 3.45.5** Unless specifically indicated otherwise, an active recreational use shall be permitted in the Residential Zone (R), Hamlet Residential Zone (HR), Shoreline Residential Zone (SR), Limited Service Residential Zone (LSR), Island Residential Zone (IR), Rural Zone (RU), Commercial Tourist Zone (CT) or Commercial Tourist – Trailer Park Zone (CT-1).

- 3.45.6** When located in any of the above noted zones, an active recreational use shall be permitted in the front, side or rear yard, provided that:

- (a) no part of any active recreational use shall be located closer to any lot line or street line than the minimum distance required for the main building located on such lot;
- (b) a minimum separation distance of 1.5 metres is maintained from any building, structure or part thereof, and the space will not be intruded upon by any awning, canopy, roof, wall or similar structure;
- (c) any building or structure, other than the main or principal building, required for changing clothing, or other similar accessory uses, shall be in accordance with the applicable provisions of Section 3.1 - Accessory Buildings, Structures and Uses.

- 3.45.7** The maximum lot coverage of an active recreational use shall not exceed 2.5 percent of the total lot area and shall be considered in addition to the total lot coverage for accessory buildings, structures, or uses in accordance with Section 3.1.3 of this By-law.

- 3.45.8** Active recreational uses shall comply with the illumination provisions outlined in Section 3.19 of this By-law.

- 3.45.9** Active recreational uses shall comply with the following planting strip provisions:

- (a) where an active recreational use abuts a Residential, Institutional, Open Space or Environmental Conservation

Zone, a planting strip forming a visual barrier or screen and used for no other purpose but landscaped open space shall be provided along the lot line(s) so abutting these Zones;

- (b) where a planting strip is required by this By-law, it shall consist of an unpierced and unbroken hedgerow of evergreen or perennial shrubs;
- (c) where a planting strip is required such use shall have a minimum width of 3.0 metres measured perpendicularly to the lot adjoining such planting strip;
- (d) the minimum planted height of the hedgerow shall be 1.75 metres, except that no vegetation within a sight triangle shall exceed a height of 1 metre;
- (e) where a driveway or walk extends through a planting strip, it shall be permissible to interrupt the planting strip within 3 metres of the edge of such driveway or within 1.5 metres of the edge of such walk;
- (f) where a planting strip is required it shall be planted, nurtured and maintained by the owner of owners of the lot on which the strip is located;
- (g) a planting strip may form part of any landscaped open space required by this By-law.

**3.45.10** An active recreational use shall not be used as a "private club" as defined in Section 22.44 of this By-law and any use of a property for a "private club" would require an amendment to this By-law.

**3.45.11** An active recreational use shall not be used as a "recreation or athletic club" as defined in Section 22.188 of this By-law and any use of a property for a recreation or athletic club would require an amendment to this By-law.

### **3.46 Temporary Buildings and Structures**

The following are permitted in all land use zones within the Corporation:

A tool shed, construction trailer, scaffold or other structure incidental to construction authorized by a valid building permit, and only for so long as it is necessary for the work in progress, or until the work is abandoned, or until the expiration or revocation of the building permit. Such incidental temporary

structure shall be on the same lot which the construction occurs and shall not be used for human habitation.

Further, the Corporation may require that an agreement be signed providing for the removal of the permitted temporary use.

### **3.47 Trailer or Boat Storage**

The owner or occupant of any lot may store a maximum of two recreational vehicles, including boats, tourist trailers, travel trailers, mobile homes, campers or other similar vehicles between the main building and any requisite rear or side yards; provided that in the case of a boat, said boat shall not exceed 7 m in length and in the case of tourist trailer, travel trailer, mobile home, camper or other similar vehicle, said vehicle shall not exceed 8 m in length and provided such vehicle is not used for human habitation.

### **3.48 Vacant Lots - Storage**

Notwithstanding any other provisions of this By-law, on any lot on which a main building has not been erected, the storage or parking of a motor vehicle, boat, tourist trailer or other similar vehicle shall not be permitted unless:

- (a) the said motor vehicle, boat, tourist trailer or other similar vehicle is located on the rear half of the lot; and
- (b) the lot is owned by the owner of an adjacent lot upon which a principal or main building is situated; and in the case of a residential dwelling is occupied by the owner.

### **3.49 Wayside Pits and Quarries**

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

- a) No wayside pit or quarry use may be established or made within 100 m of any lands zoned Environmental Conservation (P) or specifically as Residential, Commercial or Institutional.
- b) No new residential, commercial or institutional development shall be permitted within 100 metres of an existing wayside pit or wayside quarry for the length of time that such wayside pit or quarry is in operation.
- c) No wayside pit or quarry use may be established or made within 100 m of any waterbody, watercourse, or other lands zoned Environmental Conservation.
- d) A portable asphalt plant and/or portable processing plant may be permitted within the area of such wayside pit or quarry as an accessory use thereto.

### **3.50 Municipality**

The provisions of this by-law shall not apply to prevent the use of any land or the erection, alteration or use of any building, structure, or part thereof for the lawful purposes of the Corporation of the Township of Douro-Dummer.

### **3.51 Right-Of-Ways and Easements**

Access rights-of-way or easements shall be considered a permitted use in all zone categories.

### **3.52 Private-Home Day Care Uses**

Notwithstanding any other provision to the contrary, a private-home day care may be permitted as an accessory use in any zone which permits a permanent single detached dwelling. Such use may be subject to Fire Department and Building Department inspections and approvals as required.

### **3.53 Otonabee Region Conservation Authority (ORCA) Development Control Areas**

The land use schedules appended to this Zoning By-Law identify Development Control Areas which are regulated by ORCA under Section 28(1) of the Conservation Authorities Act. These areas are shown on the schedules for information purposes and do not form any specific zoning regulations.

Development and/or site alteration may be permitted within ORCA's Development Control Areas if it has been demonstrated through an environmental review to the satisfaction of Council and ORCA that there will be no negative impacts on the natural features or ecological functions for which the area is identified. A permit will be required from ORCA for development to proceed in addition to any required Township permits.

Since the ORCA Development Control Areas may be re-delineated from time to time as a result of updated information, the zoning schedules for this Zoning By-Law shall be updated accordingly during each prescribed Planning Act update. For absolute clarity, the most current ORCA Development Control Area mapping shall be utilized as the principle document to determine which areas fall within the Development Control Areas.

### **3.54 Outdoor Solid-fuel Burning Devices**

An outdoor solid-fuel burning device shall only be permitted to locate in the Rural Zone (RU); and shall not be permitted to locate in either the front, interior, side or water yard of any lot.

Notwithstanding any other provision of this By-law to the contrary, such a device shall comply with the following provisions:

- a) Minimum setback from any lot line shall be 150 metres.
- b) The installation of such unit/device shall require issuance of a building permit.

### **3.55 Sewage System Leaching Beds**

Sewage system leaching beds on existing lots of record that existed prior to April 1, 2008, which require replacement due to structural damage or malfunction should be set back a minimum of 30 metres 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 replacing leaching beds must be located within the 30-metre setback.

### **3.56 Special Occasion Uses**

Nothing in this by-law shall prevent the use of land in any zone for the purpose of special occasion events such as a concert, fair, fundraising event or other similar use provided the operation of such use is in accordance with the Township's Festival By-law and a special occasion permit has been issued by the Municipality.

### **3.57 Waterfront Vacant Lots of Record**

Vacant waterfront lots of record which were in existence prior to March 28, 2006, shall attempt to have structures and septic systems setback a minimum of 30 metres from the high-water mark. Where it is not possible to achieve the 30-metre setback, then new buildings and structures shall be setback as far as possible from the high-water mark. In this regard, a Minor Variance or Rezoning for a reduced setback for the existing vacant lots may be permitted provided that the relief being sought maintains the intent of the Zoning By-law, is minor in nature, maintains the intent of the Official Plan and is desirable and appropriate for the area.

### **3.58 Previous Minor Variances - Status**

Any Minor Variance approvals granted prior to June 1, 2010, to By-Law #10-1996, as amended, will be deemed to continue to be in effect after the passage of By-Law # 2010-55.

## Section

### 4 Residential Zone (R)

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

#### 4.1 Permitted Uses

- 4.1.1 a permanent single detached dwelling
- 4.1.2 a Type 'A' or Type 'B' home occupation.
- 4.1.3 a second dwelling unit

#### 4.2 Regulations for Permitted Uses

##### 4.2.1 Regulations for Uses Permitted in Section 4.1.1 and 4.1.3

a)	Minimum Lot Area	4,000 m <sup>2</sup>
b)	Minimum Lot Frontage	45 m
c)	Minimum Front Yard	15 m
d)	Minimum Interior Side Yard	6 m
e)	Minimum Exterior Side Yard	15 m
f)	Minimum Rear Yard	15 m
g)	Minimum Water Yard	30 m
h)	Minimum Floor Area	100 m <sup>2</sup>
i)	Minimum First Storey Floor Area	60 m <sup>2</sup>
j)	Maximum Lot Coverage	15%
k)	Maximum Height	9 m
l)	Maximum Number of Primary Dwelling Units per Lot	1

#### 4.3 General Zone Provisions

All provisions of Section 3, General Zone Provisions, as they apply to the use of any land, buildings or structures permitted in the Residential Zone (R) shall apply and be complied with.

## **5 Hamlet Residential Zone (HR)**

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

### **5.1 Permitted Uses**

- 5.1.1** a permanent single detached dwelling
- 5.1.2** a Type 'A' or Type 'B' home occupation.
- 5.1.3** a second dwelling unit

### **5.2 Regulations for Permitted Uses**

#### **5.2.1 Regulations for Uses Permitted in Section 5.1.1 and 5.1.3**

a)	Minimum Lot Area	1,880 m <sup>2</sup>
b)	Minimum Lot Frontage	30 m
c)	Minimum Front Yard	15 m
d)	Minimum Interior Side Yard	3 m
e)	Minimum Exterior Side Yard	15 m
f)	Minimum Rear Yard	6 m
g)	Minimum Water Yard	30 m
h)	Minimum Floor Area	100 m <sup>2</sup>
i)	Minimum First Storey Floor Area	60 m <sup>2</sup>
j)	Maximum Lot Coverage	15%
k)	Maximum Building Height	9 m
l)	Maximum Number of Primary Dwelling Units per Lot	1

### **5.3 General Zone Provisions**

All provisions of Section 3, General Zone Provisions, as they apply to the use of any land, buildings or structures permitted in the Hamlet Residential Zone (HR) shall apply and be complied with.



## **6 Shoreline Residential Zone (SR)**

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

### **6.1 Permitted Uses**

- 6.1.1** a single detached recreational dwelling
- 6.1.2** a permanent single detached dwelling
- 6.1.3** a Type 'A' home occupation.
- 6.1.4** a second dwelling unit

### **6.2 Regulations for Permitted Uses**

#### **6.2.1 Regulations for Uses Permitted in Section 6.1.1, 6.1.2 and 6.1.4**

a)	Minimum Lot Area	4,050 m <sup>2</sup>
b)	Minimum Lot Frontage	60 m
c)	Minimum Shoreline Frontage	60 m
d)	Minimum Front Yard	15 m
e)	Minimum Interior Side Yard	6 m
f)	Minimum Exterior Side Yard	15 m
g)	Minimum Rear Yard	15 m
h)	Minimum Water Yard	30 m
i)	Minimum Floor Area	100 m <sup>2</sup>
j)	Minimum First Storey Floor Area	60 m <sup>2</sup>
k)	Maximum Lot Coverage	15%
l)	Maximum Building Height	9 m
m)	Maximum Number of Primary Dwelling Units per Lot	1

Where a lot is not accessed by a public road, the Minimum Water Yard shall prevail.

### **6.3 General Zone Provisions**

All provisions of Section 3, General Zone Provisions, as they apply to the use of any land, buildings or structures permitted in the Shoreline Residential Zone (SR) shall apply and be complied with.

## Section

### 7 Limited Service Residential Zone (LSR)

No person shall within any Limited Service Residential Zone (LSR) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 7.1 Permitted Uses

- 7.1.1 a single detached recreational dwelling
- 7.1.2 a permanent single detached dwelling
- 7.1.3 a Type 'A' home occupation.

#### 7.2 Regulations for Permitted Uses

##### 7.2.1 Regulations for Uses Permitted in Section 7.1.1 and 7.1.2

a)	Minimum Lot Area	4,050 m <sup>2</sup>
b)	Minimum Lot Frontage	60 m
c)	Minimum Shoreline Frontage	60 m
d)	Minimum Front Yard	15 m
e)	Minimum Interior Side Yard	6 m
f)	Minimum Exterior Side Yard	15 m
g)	Minimum Rear Yard	15 m
h)	Minimum Water Yard	30 m
i)	Minimum Floor Area	100 m <sup>2</sup>
j)	Minimum First Storey Floor Area	60 m <sup>2</sup>
k)	Maximum Lot Coverage	15%
l)	Maximum Building Height	9 m
m)	Maximum Number of Dwelling Units per Lot	1

Where a lot is not accessed by a public road, the Minimum Water Yard shall prevail.

##### 7.2.2 Special Regulations for Uses Permitted In Section 7.1.2

Any use of a single detached dwelling on a permanent or year-round basis shall ensure compliance with the requirements of the Ontario Building Code and local Health Unit.

### **7.3 General Zone Provisions**

All provisions of Section 3, General Zone Provisions, as they apply to the use of any land, buildings or structures permitted in the Limited Service Residential Zone (LSR) shall apply and be complied with.

**Section**

**8 Island Residential Zone (IR)**

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

**8.1 Permitted Uses**

**8.1.1** a single detached recreational dwelling.

**8.2 Regulations for Permitted Uses**

**8.2.1 Regulations for Uses Permitted in Section 8.1.1**

a)	Minimum Lot Area	0.6 ha
b)	Minimum Lot Frontage	60 m
c)	Minimum Interior Side Yard	15 m
d)	Minimum Exterior Side Yard	15 m
e)	Minimum Rear Yard	15 m
f)	Minimum Water Yard	30 m
g)	Minimum Ground Floor Area	72 m <sup>2</sup>
h)	Maximum Lot Coverage	5%
i)	Maximum Building Height	9 m
j)	Maximum Number of Dwelling Units per Lot	1

**8.2.2 Special Regulations for Uses Permitted in Section 8.1.1**

No single detached recreational dwelling shall be permitted to locate on an island having an area of less than 0.6 hectares.

**8.3 General Zone Provisions**

All provisions of Section 3, General Zone Provisions, as they apply to the use of any land, buildings or structures permitted in the Island Residential Zone (IR) shall apply and be complied with.

## **9 Rural Zone (RU)**

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

### **9.1 Permitted Uses**

- 9.1.1** an agricultural use or farm
- 9.1.2** a kennel
- 9.1.3** a conservation or forestry use
- 9.1.4** a farm produce sales outlet as an accessory use to 9.1.1
- 9.1.5** a permanent single detached dwelling on one lot
- 9.1.6** a second dwelling unit
- 9.1.7** a hobby farm
- 9.1.8** a market garden
- 9.1.9** a riding school
- 9.1.10** a boarding stable
- 9.1.11** a livestock sales barn
- 9.1.12** a veterinary clinic
- 9.1.13** a feed mill
- 9.1.14** a grain cleaning plant
- 9.1.15** a grain drying and storage facility
- 9.1.16** a farm implement and equipment sales/service establishment
- 9.1.17** a tack shop
- 9.1.18** an abattoir or meat packing/storage facility
- 9.1.19** a hunt camp
- 9.1.20** a wayside pit
- 9.1.21** a wayside quarry
- 9.1.22** a Type 'A' or Type 'B' home occupation or Type 'A' or Type 'B' home industry
- 9.1.23** agri-tourism or ecotourism as an accessory use to 9.1.1.

### **9.2 Regulations for Permitted Uses**

#### **9.2.1 Regulations for Uses Permitted in Sections 9.1.1 and 9.1.3**

- a) Minimum Lot Area 20 ha
- b) Minimum Lot Frontage 135 m

**9.2.1.1 Regulations for Permitted Farm Buildings and Structures**

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a)	Minimum Front Yard	45 m
b)	Minimum Interior Side Yard	15 m
c)	Minimum Exterior Side Yard	45 m
d)	Minimum Rear Yard	15 m

**9.2.2 Regulations for Uses Permitted in Section 9.1.2**

a)	Minimum Lot Area	38 ha
b)	Minimum Lot Frontage	230 m

**9.2.2.1 Regulations for Permitted Kennel Buildings**

a)	Minimum Front Yard	90 m
b)	Minimum Interior Side Yard	90 m
c)	Minimum Exterior Side Yard	90 m
d)	Minimum Rear Yard	90 m

The provisions of Section 3.20 shall also apply.

**9.2.3 Reserved**

**9.2.4 Regulations for Uses Permitted in Section 9.1.5 and 9.1.6**

a)	Minimum Lot Area	0.4 ha
b)	Minimum Lot Frontage	45 m
c)	Minimum Front Yard	15 m
d)	Minimum Interior Side Yard	6 m
e)	Minimum Exterior Side Yard	15 m
f)	Minimum Rear Yard	15 m
g)	Minimum Water Yard	30 m
h)	Minimum Floor Area	100 m <sup>2</sup>
i)	Minimum First Storey Area	60 m <sup>2</sup>
j)	Maximum Building Height	9 m
k)	Maximum Lot Coverage	15%
l)	Maximum Number of Primary Dwelling Units per Lot	1

**9.2.5 Reserved**

**9.2.6 Regulations for Uses Permitted in Sections 9.1.7 to 9.1.18 Inclusive**

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**9.2.6.1 A Hobby Farm, Market Garden, Riding School or Boarding Stable**

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- a) Minimum Lot Area 10 ha
- b) Minimum Lot Frontage 135 m

**9.2.6.2 A Livestock Sales Barn, Feed Mill, Grain Cleaning Plant or Grain Drying and Storage Facility**

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- a) Minimum Lot Area 4 ha
- b) Minimum Lot Frontage 120 m

**9.2.6.3 A Veterinary Clinic, Tack Shop, Abattoir, Meat Packing/Storage Facility, or Farm Implement and Equipment Sales/Service Establishment**

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- a) Minimum Lot Area 2 ha
- b) Minimum Lot Frontage 60 m

**9.2.6.4 Regulations for Buildings Permitted in Sections 9.1.7 to 9.1.18 Inclusive**

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- a) Minimum Front Yard 30 m
- b) Minimum Interior Side Yard 15 m
- c) Minimum Exterior Side Yard 30 m
- d) Minimum Rear Yard 15 m
- e) Maximum Building Height 9 m
- f) Maximum Lot Coverage 25%

**9.2.7 Regulations for Uses Permitted in Section 9.1.19**

- a) Minimum Lot Area 40 ha
- b) Minimum Lot Frontage 180 m
- c) Maximum Floor Area 50 m<sup>2</sup>
- d) Minimum Setback from any street, private right-of-way, watercourse or waterbody 100 m
- e) Maximum Building Height 9 m

**9.2.8 Regulations for Uses Permitted in Sections 9.1.20 and 9.1.21**

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a)	Minimum Front Yard	30 m
b)	Minimum Interior Side Yard	15 m
c)	Minimum Exterior Side Yard	30 m
e)	Minimum Rear Yard	15 m
f)	Maximum Pit Area	8 ha

**9.3 General Zone Provisions**

All provisions of Section 3, General Zone Provisions, as they apply to the use of any land, buildings or structures permitted in the Rural Zone (RU) shall apply and be complied with.

Except as otherwise specifically permitted in this by-law the minimum water yard shall be 30 m.



## Section

### 10 Local Commercial Zone (C1)

No person shall within any Local Commercial Zone (C1) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 10.1 Permitted Uses

- 10.1.1 a bank
- 10.1.2 an eating establishment
- 10.1.3 retail postal outlet
- 10.1.4 a convenience store
- 10.1.5 a clinic
- 10.1.6 a business or professional office
- 10.1.7 a retail commercial establishment which may include gas pumps
- 10.1.8 a personal or merchandise service shop
- 10.1.9 a shopping plaza
- 10.1.10 a motor vehicle repair garage or motor vehicle service station
- 10.1.11 a parking lot.
- 10.1.12 a dwelling unit in a portion of a commercial building, except that in the case of Sections 10.1.10 and 10.1.11 such dwelling unit shall not be permitted

#### 10.2 Regulations for Permitted Uses

##### 10.2.1 Regulations for Uses Permitted in Section 10.1

- a) Minimum Lot Area 3,000 m<sup>2</sup>
- b) Minimum Lot Frontage 45 m
- c) Minimum Front Yard 15 m
- d) Minimum Interior Side Yard 6 m
- e) Minimum Exterior Side Yard 15 m
- f) Minimum Rear Yard 7.5 m
- f) Minimum Water Yard 30 m
- g) Maximum Lot Coverage 20%
- h) Maximum Building Height 9 m
- i) Maximum Number of Dwellings per Lot 1
- j) Where a dwelling unit is included in a portion of a commercial building, the minimum lot area shall be increased by 180 m<sup>2</sup>
- k) Minimum Floor Area of an Accessory Dwelling Unit 81 m<sup>2</sup>

### **10.3 Planting Strip Requirements**

Where the interior side or rear lot line abuts a Residential Zone, the area adjoining such abutting lot line or portion thereof shall be used for no other purpose than a planting strip in accordance with the provisions of Section 3.32 of this By-law.

### **10.4 General Zone Provisions**

All provisions of Section 3, General Zone Provisions, as they apply to the use of any land, buildings or structures permitted in the Local Commercial Zone (C1) shall apply and be complied with.

## Section

### 11 Highway Commercial Zone (C2)

No person shall within any Highway Commercial Zone (C2) use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### 11.1 Permitted Uses

- 11.1.1 a building supply outlet
- 11.1.2 a farm implement and equipment sales, and service establishment
- 11.1.3 a farm produce outlet
- 11.1.4 a parking lot
- 11.1.5 a place of entertainment
- 11.1.6 an eating establishment
- 11.1.7 a veterinary hospital
- 11.1.8 an equipment sales and rental establishment
- 11.1.9 a motor vehicle body shop
- 11.1.10 a motor vehicle or boat dealership
- 11.1.11 a motor vehicle gasoline bar
- 11.1.12 a motor vehicle wash
- 11.1.13 a retail commercial establishment
- 11.1.14 an auction hall
- 11.1.15 a flea market
- 11.1.16 a driving range or miniature golf course
- 11.1.17 a commercial green house
- 11.1.18 a garden and nursery sales and supply establishment
- 11.1.19 a motel
- 11.1.20 a hotel
- 11.1.21 a motor vehicle repair garage
- 11.1.22 a motor vehicle service station
- 11.1.23 a self-storage building
- 11.1.24 one accessory dwelling unit in a portion of a commercial building, except that in the case of a parking lot, motor vehicle body shop, motor vehicle repair garage, motor vehicle service station, or a rental storage facility, such dwelling unit shall not be permitted.
- 11.1.25 one accessory single detached dwelling located on the same lot as permitted use, except that in the case of a motor vehicle body shop, motor vehicle gasoline bar or motor vehicle service station, such single detached dwelling shall not be permitted.

## **11.2 Regulations for Permitted Uses**

### **11.2.1 Regulations for Uses Permitted in Sections 11.1.1 to 11.1.18 Inclusive**

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a)	Minimum Lot Area	3,000 m <sup>2</sup>
b)	Minimum Lot Frontage	45 m
c)	Minimum Front Yard	15 m
d)	Minimum Interior Side Yard	6 m
e)	Minimum Exterior Side Yard	15 m
f)	Minimum Rear Yard	6 m
g)	Minimum Water Yard	30 m
h)	Maximum Lot Coverage	40%
i)	Maximum Building Height	9 m

### **11.2.2 Regulations for Uses Permitted in Section 11.1.19 and 11.1.20**

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a)	Minimum Lot Area	4,000 m <sup>2</sup>
b)	Minimum Lot Frontage	60 m
c)	Minimum Front Yard	15 m
d)	Minimum Interior Side Yard	6 m
e)	Minimum Exterior Side Yard	15 m
f)	Minimum Rear Yard	9 m
g)	Minimum Water Yard	30 m
h)	Maximum Lot Coverage	40%
i)	Maximum Building Height	9 m
j)	An additional 185 m <sup>2</sup> of Lot Area shall be provided for each guest room in excess of 4.	

### **11.2.3 Regulations for Uses Permitted in Section 11.1.21 and 11.1.23**

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a)	Minimum Lot Area	3,000 m <sup>2</sup>
b)	Minimum Lot Frontage	52.5 m
c)	Minimum Front Yard	15 m
d)	Minimum Interior Side Yard	6 m
e)	Minimum Exterior Side Yard	15 m
f)	Minimum Rear Yard	6 m
g)	Minimum Water Yard	30 m
h)	Maximum Lot Coverage	40%
i)	Maximum Building Height	9 m

**11.2.4 Regulations for Uses Permitted in Section 11.1.24 and 11.1.25**

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- a) Minimum Floor Area 100 m<sup>2</sup>
- b) Where a maximum of one dwelling unit is located in a portion of a commercial building, the minimum lot area shall be increased by 180 m<sup>2</sup>

**11.2.5 Regulations for Uses Permitted in Section 11.1.24**

Where an accessory dwelling unit consists of a single detached dwelling, such use shall comply with the regulations of Section 4.2 of this By-law, save and except the minimum lot frontage requirements; as well as the applicable regulations of Section 11.2 shall also apply.

Where such an accessory single detached dwelling is built on the same lot as a commercial use the minimum lot area shall be increased by 465 square metres.

**11.3 Planting Strip Requirements**

Where the lot abuts a Residential, Institutional or Open Space Zone, a planting strip shall be provided in accordance with the regulations of Section 3.32 of this By-law.

**11.4 General Zone Provisions**

All provisions of Section 3, General Zone Provisions, as they apply to the use of land, buildings or structures permitted in the Highway Commercial (C2) Zone shall apply and be complied with.

**11.5 Exception**

All permitted uses and regulations of the C2 Zone shall apply to lands located in East ½ Lot 32, Concession 8 of the Dummer Ward and zoned Highway Commercial (C2); save and except:

The minimum setbacks for all buildings existing at the time of passing of this by-law shall be as shown on the Plan of Survey on file with the Township office and dated November 15, 1999.

## Section

### 12 Commercial Tourist Zone (CT)

No person shall within any Commercial Tourist Zone (CT) use any land, erect, alter or use any building or structure except in accordance with the following provisions:

#### 12.1 Permitted Uses

- 12.1.1 a convenience store
- 12.1.2 a retail postal outlet
- 12.1.3 a retail commercial establishment which may include gas pumps
- 12.1.4 an eating establishment
- 12.1.5 a commercial club
- 12.1.6 a marina
- 12.1.7 a tourist establishment
- 12.1.8 a place of entertainment
- 12.1.9 a recreation or athletic club
- 12.1.10 one accessory single detached dwelling located on the same lot as a permitted use
- 12.1.11 a golf course.

#### 12.2 Regulations for Permitted Uses

##### 12.2.1 Regulations for Uses Permitted in Sections 12.1.1 to 12.1.6 Inclusive and 12.1.8 and 12.1.9

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- |    |                            |                      |
|----|----------------------------|----------------------|
| a) | Minimum Lot Area           | 3,600 m <sup>2</sup> |
| b) | Minimum Lot Frontage       | 100 m                |
| c) | Minimum Front Yard         | 12 m                 |
| d) | Minimum Interior Side Yard | 6 m                  |
| e) | Minimum Exterior Side Yard | 12 m                 |
| f) | Minimum Rear Yard          | 6 m                  |
| g) | Minimum Water Yard         | 30 m                 |
| h) | Maximum Building Height    | 9 m                  |
| i) | Maximum Lot Coverage       | 25%                  |

- 12.2.1.1** Notwithstanding Section 12.2.1 or any provisions of this By-law to the contrary, minimum yard requirements for that portion of a lot abutting a recognized navigable waterway shall be waived in respect of a marina.

## **12.2.2 Regulations for Uses Permitted in Section 12.1.7**

a)	Minimum Lot Area	4,000 m <sup>2</sup>
b)	Minimum Lot Frontage	100 m
c)	Minimum Front Yard	12 m
d)	Minimum Interior Side Yard	6 m
e)	Minimum Exterior Side Yard	12 m
f)	Minimum Rear Yard	6 m
g)	Minimum Water Yard	30 m
h)	Maximum Lot Coverage	25%
i)	Maximum Building Height	9 m

### **12.2.2.1 Additional Regulations for Rental Cabins or Cottages**

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Each rental cabin or cottage shall have a minimum floor area of 15.3 m<sup>2</sup> exclusive of closets, bathrooms, porches, and verandas, plus an additional 7.2 m<sup>2</sup> for every sleeping room. The maximum floor area for each rental cabin or cottage shall not exceed 50 m<sup>2</sup>.

## **12.2.3 Regulations for Uses Permitted in Section 12.1.10**

Where an accessory single detached dwelling is located on a lot together with any permitted use, such use shall comply with the regulations of Section 4.2 of this By-law save and except the minimum lot frontage requirement; as well as the applicable regulations of Section 12.2.

Where an accessory single detached dwelling is built on a lot as an integral part of a commercial use, the minimum lot area shall be increased by 180 m<sup>2</sup>.

## **12.2.4 Regulations for Uses Permitted in Section 12.1.11**

a)	Minimum Lot Area	38 ha
b)	Minimum Lot Frontage	150 m
c)	Minimum Front Yard	30 m
d)	Minimum Interior Side Yard	15 m
e)	Minimum Exterior Side Yard	30 m
f)	Minimum Rear Yard	15 m
g)	Minimum Water Yard	30 m
h)	Maximum Floor Area of any Accessory Club House Facility	100 m <sup>2</sup>
i)	Maximum Building Height	9 m
j)	Maximum Number of Club House Facilities	1

### **12.3 Planting Strip Requirements**

Where the lot abuts a Residential, Institutional or Open Space Zone, a planting strip shall be provided in accordance with the regulations of Section 3.32 of this By-law.

### **12.4 General Zone Provisions**

All provisions of Section 3, General Zone Provisions, as they apply to the use of land, buildings or structures permitted in the Tourist Commercial Zone (TC) shall apply and be complied with.

### **12.5 Restricted Commercial Tourist-One Holding (CTR-1-H) Zone**

No person shall within any "Restricted Commercial Tourist-One Holding (CTR-1-H) Zone", comprising Part of Lots 30 and 31, Concessions 6 and 7 in the former Township of Dummer, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### **12.5.1 Permitted Uses**

- 12.5.1.1** a golf club house facility
- 12.5.1.2** buildings and structures accessory to any use permitted in 12.5.1.1
- 12.5.1.3** any part of a golf playing area otherwise also existing in an OSR-1 Zone
- 12.5.1.4** golf academy building

#### **12.5.2 Regulations for Uses Permitted in Section 12.5.1**

All provisions and regulations of By-law No. 10-1996, as amended as they apply to accessory buildings, uses or structures in the Commercial Tourist (CT) Zone shall apply with the following exceptions:

- a) Maximum Floor Area of Club House Facility 650 m<sup>2</sup>
- b) Maximum Floor Area of Maintenance and Cart Storage Facility 750 m<sup>2</sup>
- c) Maximum Number of Club House Facilities 1
- d) Maximum Floor Area of Golf Academy Building 80 m<sup>2</sup>
- e) Maximum Number of Golf Academy Buildings 1
- f) Minimum Setback from the high-water mark of any waterbody to any use permitted in 12.5.1.4 80 m
- g) Minimum Setback from the closest boundary



- |    |   |      |
|----|---|------|
|    | of any legal right-of-way to any building or structure                                  | 12 m |
| h) | Minimum Setback from the closest boundary of any legal right-of-way to any parking area | 2 m  |

**12.5.3 Special Provisions for Uses Permitted in Section 12.5.1.3**

Notwithstanding the holding provision (H) on lands zoned “Restricted Commercial Tourist-One-Holding (CTR-1-H) Zone”, the following uses are allowed to proceed:

- 12.5.3.1** any part of a golf playing area otherwise also existing in an OSR-1 Zone.

**12.6 Restricted Commercial Tourist-Two Holding (CTR-2-H) Zone**

No person shall within any “Restricted Commercial Tourist-Two Holding (CTR-2-H) Zone” comprising Part of Lot 11, Concession 1 – Dummer Ward, use any land or erect, alter or use any building, or structure except in accordance with the following provisions:

**12.6.1 Permitted Uses**

Notwithstanding Section 12.1 of this By-law, permitted uses in any Restricted Commercial Tourist-Two (CTR-2) Zone shall be limited to the following:

- 12.6.1.1** a golf club house facility
- 12.6.1.2** building and structures accessory to any use permitted in 12.6.1.1
- 12.6.1.3** any part of a driving range facility or golf course use as otherwise also permitted in an OSR-2 Zone
- 12.6.1.4** any parking area accessory to the foregoing uses.

**12.6.2 Regulations for Uses Permitted in Section 12.6.1**

All of the provisions and regulations of By-law No. 10-1996, as amended as they apply to any building, uses or structures permitted in the Commercial Tourist (CT) Zone shall apply subject to the following special provisions:

- |    |   |                    |
|----|---|--------------------|
| a) | Maximum Number of Club House Facilities             | 1                  |
| b) | Maximum Total Floor Area of Club House Facility     | 250 m <sup>2</sup> |
| c) | Maximum Floor Area of Maintenance/ Storage Building | 250 m <sup>2</sup> |

d)	Minimum Lot Frontage	58 m
e)	Minimum Front Yard	15 m

## Section

### 13 Commercial Tourist - Trailer Park Zone (CT-1)

No person shall, within any Commercial Tourist - Trailer Park Zone (CT-1), use any land or erect, alter or use any Building or structure except in accordance with the following provisions.

#### 13.1 Permitted Uses

**13.1.1** a tourist trailer park

**13.1.2** one accessory single detached dwelling, located on the same lot as a permitted use, if occupied by the owner, caretaker, watchman or other similar persons employed on the lot on which such dwelling is located.

#### 13.2 Regulations for Permitted Uses

##### 13.2.1 Regulations for Uses Permitted in Section 13.1.1

a)	Minimum Lot Area	4 ha
b)	Minimum Lot Frontage	120 m
c)	Minimum Front Yard	30 m
d)	Minimum Interior Side Yard	15 m
e)	Minimum Exterior Side Yard	30 m
f)	Minimum Rear Yard	15 m
g)	Minimum Water Yard	30 m
h)	Maximum Lot Coverage	5%

##### 13.2.2 Regulations for uses Permitted in Section 13.1.2

Where an accessory single detached dwelling is permitted, such use shall comply with the regulations of Section 4.2 of this By-law save and except the minimum lot frontage requirement; as well as the applicable regulations of Section 13.2.

Where such accessory single detached dwelling is built on the same lot as a commercial use the minimum lot area shall be increased by 180 m<sup>2</sup>.

#### 13.3 Regulations for Individual Sites within a Tourist Trailer Park

a)	Minimum Site Area	450 m <sup>2</sup>
b)	Minimum Site Frontage	15 m
c)	Minimum Side Yard	3 m

Any recreational vehicle or trailer that is permitted in a tourist trailer park must be located at least three metres (3m) from any site boundaries.

Maximum number of sites within a Trailer Park shall be 200.

Minimum parking spaces per site shall be one (1)

#### **13.4 General Zone Provisions**

All provisions of Section 3, General Zone Provisions, as they apply to the use of any land, buildings or structures permitted in the Commercial Tourist -Trailer Park Zone (CT-1) shall apply and be complied with.

## Section

### 14 Restricted Industrial Zone (M1)

No person shall within any Restricted Industrial Zone (M1) use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### 14.1 Permitted Uses

- 14.1.1 a cartage or transport depot
- 14.1.2 a building supply outlet
- 14.1.3 a contractor's yard
- 14.1.4 a feed mill or seed cleaning plant
- 14.1.5 a fuel storage tank or supply yard
- 14.1.6 a lumber yard
- 14.1.7 a municipal service garage, warehouse or storage yard
- 14.1.8 open storage of goods or materials if accessory to a permitted use
- 14.1.9 a concrete production plant
- 14.1.10 a wood product or planning mill
- 14.1.11 a recycling facility
- 14.1.12 a regulating station for petroleum products pipeline or natural gas pipeline
- 14.1.13 a retail outlet or wholesale outlet or business office accessory to a permitted use
- 14.1.14 a saw or planning mill
- 14.1.15 a warehouse
- 14.1.16 a workshop
- 14.1.17 a manufacturing industry
- 14.1.18 a self-storage building
- 14.1.19 one accessory single detached dwelling located on the same lot as a permitted use, if occupied by a caretaker, watchman or other similar person employed full time on the lot on which such dwelling is located.

#### 14.2 Regulations for Permitted Uses

##### 14.2.1 Regulations for Uses Permitted in Sections 14.1.1 to 14.1.18 Inclusive

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- a) Minimum Lot Area .91 ha
- b) Minimum Lot Frontage 60 m
- c) Minimum Front Yard 15 m
- d) Minimum Interior Side Yard 9 m
- e) Minimum Exterior Side Yard 15 m
- f) Minimum Rear Yard 15 m
- g) Minimum Water Yard 30 m

h)	Maximum Lot Coverage	30%
i)	Maximum Building Height	10.5 m

#### **14.2.2 Regulations for Uses Permitted in Section 14.1.19**

Where an accessory single detached dwelling is permitted, such use shall comply with the regulations of Section 4.2 of this By-law save and except the lot frontage requirements; as well as the applicable regulations of Section 14.2 shall also apply.

Where such an accessory single detached dwelling is built on the same lot as a commercial use the minimum lot area shall be increased by 465 square metres.

#### **14.3 Planting Strip Requirements**

Where the lot abuts a Residential, Commercial, Institutional or Open Space Zone, a planting strip shall be provided in accordance with the regulations of Section 3.32 of this By-law, save and except that the minimum width of a planting strip shall be increased to 15 metres.

#### **14.4 General Zone Provisions**

All provisions of Section 3, General Provisions, as they apply to the use of land, buildings or structures permitted in the Restricted Industrial Zone (M1) shall apply any be complied with.

## Section

### 15 Extractive Industrial Zone (M2)

No person shall within any Extractive Industrial Zone (M2) use any land or erect, alter or use only building or structure except in accordance with the following provisions:

#### 15.1 Permitted Uses

- 15.1.1 a pit
- 15.1.2 a quarry
- 15.1.3 the processing of natural materials including screening, sorting, washing and crushing operations
- 15.1.4 a wayside pit
- 15.1.5 a wayside quarry
- 15.1.6 agricultural uses, and buildings or structures accessory thereto but excluding dwelling units.
- 15.1.7 forestry uses
- 15.1.8 a conservation use.

#### 15.2 Regulations for Permitted Uses

##### 15.2.1 Regulations for Uses Permitted in Sections 15.1.1 to 15.1.8

- |    |  |      |
|----|--|------|
| a) | Minimum Front Yard                           | 30 m |
| b) | Minimum Side Yard                            | 15 m |
| c) | Minimum Rear Yard                            | 15 m |
| d) | Minimum Water Yard                           | 30 m |
| e) | Maximum Pit Area for a Wayside Pit or Quarry | 8 ha |

- 15.2.2 No excavating or processing equipment or a product stockpile may be located within a required yard.

#### 15.3 Location of Pits and Quarries

The establishment of new pit or quarry uses shall be in accordance with Section 3.44 of this By-law.

#### 15.4 Planting Strip Requirements

Excluding entrances and exits a screen of trees consisting of deciduous or coniferous species which will attain a minimum height of 6 metres shall be placed within 15 metres of any abutting road allowance or any abutting Residential Zone.

## **15.5 General Zone Provisions**

All provisions of Section 3, General Provisions as they apply to the use of land, buildings or structures permitted in the Extractive Industrial Zone (M2) shall apply and be complied.



## Section

### 16 Disposal Industrial Zone (M3)

No person shall within any Disposal Industrial Zone (M3) use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### 16.1 Permitted Uses

- 16.1.1 a waste management facility
- 16.1.2 a sewage treatment plant or lagoon
- 16.1.3 an abattoir
- 16.1.4 a meat packing or storage facility
- 16.1.5 a recycling facility
- 16.1.6 a salvage yard
- 16.1.7 a warehouse
- 16.1.8 a retail outlet or wholesale outlet or business office accessory to a use permitted in Section 16.1.3, 16.1.4, 16.1.5 or 16.1.6.

#### 16.2 Regulations for Permitted Uses

##### 16.2.1 Regulations for Uses Permitted in Section 16.1.1 and 16.1.2

- a) Minimum Front Yard 21 m
- b) Minimum Interior Side Yard 12 m
- c) Minimum Exterior Side Yard 21 m
- d) Minimum Rear Yard 12 m
- e) Minimum Water Yard 30 m
- f) Notwithstanding any other provisions of this By-law to the contrary, no solid waste landfill site shall be located within 500 metres of any Residential, Commercial or Institutional Zone.
- g) Notwithstanding any other provisions of this By-law to the contrary, no waste transfer station shall be located within 100 metres of any Residential, Commercial or Institutional Zone.

##### 16.2.2 Regulations for Uses Permitted in Section 16.1.3 to 16.1.5 Inclusive and 16.1.7

- a) Minimum Lot Area 0.6 ha
- b) Minimum Lot Frontage 60 m
- c) Minimum Front Yard 15 m
- d) Minimum Interior Side Yard 9 m
- e) Minimum Exterior Side Yard 15 m
- f) Minimum Rear Yard 15 m

- |    |   |        |
|----|---|--------|
| g) | Minimum Water Yard  | 30 m   |
| h) | Maximum Building Height   | 10.5 m |
| i) | Maximum Lot Coverage  | 15%    |
| j) | Notwithstanding any other provisions of this By-law to the contrary, no recycling facility shall be located within 500 metres of any Residential, Commercial or Institutional Zone. |        |

**16.2.3 Regulations for Uses Permitted in Section 16.1.6**

- |    |   |       |
|----|---|-------|
| a) | Minimum Lot Area                                    | 10 ha |
| b) | Minimum Front Yard                                  | 30 m  |
| c) | Minimum Side Yard                                   | 30 m  |
| d) | Minimum Rear Yard                                   | 30 m  |
| e) | Minimum Water Yard                                  | 30 m  |
| f) | Maximum Lot Coverage including any open storage use | 35%   |

**16.3 Planting Strip Requirements**

Where the lot abuts a residential, commercial, institutional or open space zone, a planting strip shall be provided in accordance with the regulations of Section 3.32.

**16.4 Landscaped Open Space Requirements**

Where a lot abuts a residential, commercial, institutional or open space zone the minimum yard shall be increased by 100% for that portion of the zone so abutting and it shall be used for no other purpose than landscaped open space.

**16.5 Fencing Requirements for Uses Permitted In Section 16.1.5**

That part of the lot in which any buildings, structures, open storage, or processes in conjunction with the permitted use, shall be fenced with a closed wooden and/or metal fence extending at least 2 metres in height from the ground. An outside wall of a permitted building may form part of the required fenced area.

No part of any such fenced area shall be within any required side, front or rear yard.

Notwithstanding the provisions of Section 18.3 the outside perimeter of the fences, excluding entrances and exits, shall be planted with evergreen trees and

such trees shall not be less than 1.5 metres in height and shall be so spaced as to completely obscure the fence.

## **16.6 General Zone Provisions**

All provisions of Section 3, General Provisions, as they apply to the use of land, buildings or structures permitted in the Disposal Industrial Zone (M3) shall apply and be complied with.

## Section

### 17 Institutional Zone (I)

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

#### 17.1 Permitted Uses

- 17.1.1 a school
- 17.1.2 a place of worship
- 17.1.3 an assembly hall
- 17.1.4 a cemetery
- 17.1.5 a post office
- 17.1.6 a fire hall
- 17.1.7 a nursing home
- 17.1.8 a hospital
- 17.1.9 a senior citizen's home
- 17.1.10 a day care centre
- 17.1.11 a nursery school
- 17.1.12 a municipal office or municipal facility
- 17.1.13 a library or museum

#### 17.2 Regulations for Permitted Uses

##### 17.2.1 Regulations for Uses Permitted in Section 17.1.1

- a) Minimum Lot Area 1.6 ha
- b) Minimum Lot Frontage 90 m
- c) Minimum Front Yard 15 m
- d) Minimum Interior Side Yard 7.5 m
- e) Minimum Exterior Side Yard 15 m
- f) Minimum Rear Yard 7.5 m
- g) Minimum Water Yard 30 m
- h) Maximum Lot Coverage 25%
- i) Maximum Building Height 10.5 m

##### 17.2.2 Regulations for Uses Permitted in Section 17.1.2

- a) Minimum Lot Area 2,700 m<sup>2</sup>
- b) Minimum Lot Frontage 30 m
- c) Minimum Front Yard 15 m
- d) Minimum Interior Side Yard 6 m
- e) Minimum Exterior Side Yard 15 m
- f) Minimum Rear Yard 7.5 m
- g) Minimum Water Yard 30 m

h)	Maximum Lot Coverage	50%
i)	Maximum Building Height	12 m

**17.2.3 Regulations for Uses Permitted in Section 17.1.3**

a)	Minimum Lot Area	3,000 m <sup>2</sup>
b)	Minimum Lot Frontage	30 m
c)	Minimum Front Yard	6 m
d)	Minimum Interior Side Yard	3 m
e)	Minimum Exterior Side Yard	6 m
f)	Minimum Rear Yard	7.5 m
g)	Minimum Water Yard	30 m
h)	Maximum Lot Coverage	25%
i)	Maximum Building Height	9 m

**17.2.4 Regulations for Uses Permitted in Sections 17.1.4 to 17.1.13**

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<b>17.2.4.1</b>	Maximum Lot Coverage	50%
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**17.2.4.2** Minimum Yard Requirements:

No building or structure shall be used within 7.5 metres of any lot line or within 15 metres of any street line, or within 30 metres of the boundary of any residential zone.

**17.2.4.3** Minimum Parking Requirements:

No parking space of part thereof shall be located and no land shall be used for the temporary parking or storage of any motor vehicle within 1.5 metres of any lot line where such lot does not abut a public street or where such lot abuts a boundary of any residential zone.

**17.3 Planting Strip Requirements**

Where the interior side or rear lot line abuts a Residential Zone, the area adjoining such abutting lot line or portion thereof shall be used for no other purpose than for a planting strip in accordance with the provisions of Section 3.32 of this By-law.

#### **17.4 General Zone Provisions**

All provisions of Section 3, General Zone Provisions, as they apply to the use of any land, building or structure permitted in the Institutional Zone (I) shall apply and be complied with.

#### **17.5 Institutional Sub A (I-A) Zone**

The (I-A) zone, represents existing cemeteries within the Township and identified on Schedules A1, A2, and B1 – B17 which are still currently 'active'. These cemeteries shall be treated as a Type B land use and the provisions of Section 3.23(f) shall be utilized for these cemeteries when calculating (MDS 2).

#### **17.6 Institutional Sub N (I-N) Zone**

The (I-N) zone, represents existing cemeteries within the Township and identified on Schedules A1, A2, and B1 – B17 which are historical cemeteries and no longer 'active'. Considered to be 'non-active', these cemeteries shall be treated as a Type A land use and the provisions of Section 3.23(f) shall be utilized for these cemeteries when calculating (MDS 2).

#### **17.7 Restricted Institutional – One (RI-1) Zone (2008-52)**

No person shall within any "Restricted Institutional – One Zone (RI-1)" comprising Part of Lot 18, Concession 7 of the Douro Ward use any land or erect, alter or use any building or structure except in accordance with the following provisions:

##### **17.7.1 Permitted Uses**

**17.7.1.1** a medical facility

##### **17.7.2 Regulations for Uses Permitted in Section 17.7.1**

**17.7.2.1** Notwithstanding any other provisions of Section 17.7 of By-law 10-1996, as amended to the contrary the following shall apply to uses permitted in 17.5.1:

- |                         |        |
|-------------------------|--------|
| a) Minimum Lot Area     | 1.5 ha |
| b) Minimum Lot Frontage | 110 m  |
| c) Minimum Front Yard   | 45.0 m |
| d) Minimum Side Yard    | 7.5 m  |
| e) Minimum Rear Yard    | 7.5 m  |

- f) Maximum Lot Coverage 25%
- g) Maximum Building Height 10.5 m

**17.7.2.2** Notwithstanding any other provisions of By-law No. 10-1996, as amended to the contrary, no part of any driveway or parking space shall be permitted to locate within 3.0 metres of any lot line or zone boundary.

**17.7.2.3** Notwithstanding any other provisions of By-law No. 10-1996, as amended to the contrary, the following planting strip requirements shall apply to any lands zoned "Restricted Institutional – One Zone (RI-1),"

a) width of planting strip abutting the easterly lot line, commencing at a point 35 metres from the northeasterly corner of the lot 10 m

b) width of planting strip abutting the front lot line, in accordance with Section 3.33.5 10 m

**17.7.3** The provisions of 3.24.3 shall not apply to lands identified as Property Roll # 1522-010-001-34800, specifically in reference to lands zoned "Restricted institutional – One Zone (RI-1)."

**17.7.4** All other provisions of By-law No. 10-1996, as amended, as they apply to the Institutional Zone (I), shall also apply to any "Restricted Institutional – One Zone (RI-1)."

**17.7.5** Where the zone symbol shown on Schedule 'A' to this By-law is followed by a Holding symbol denoted by an 'H,' no person shall use such lands, or erect, alter, or use any building or structure thereon for any purpose permitted by this by-law, until such time as the Holding symbol is removed by Council by a By-law passed under Section 36 of The Planning Act, R.S.O. 1990, as amended.

Uses legally existing as of the date of passage of this by-law may continue until such time as the Holding Provision (H) is removed.

Council may consider a by-law to remove the 'H' symbol only upon the following requirements first being addressed:

- a) Approval by the Township of Douro-Dummer of site plans and the execution of an agreement in accordance with Section 41 of the Planning Act, R.S.O., 1990, as amended.
- b) The completion of a Stormwater Management Plan to the satisfaction of the Otonabee Region Conservation Authority.



## Section

### 18 Open Space Zone (OS)

No person shall within any Open Space Zone (OS) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### 18.1 Permitted Uses

- 18.1.1 a park
- 18.1.2 agricultural or forestry uses, excluding buildings or dwellings
- 18.1.3 a conservation use, excluding buildings or dwellings
- 18.1.4 a golf course, excluding buildings
- 18.1.5 a camping ground under the ownership of a public agency or authority
- 18.1.6 a camp, summer camp
- 18.1.7 a marine facility
- 18.1.8 a single detached dwelling if occupied by the owner, caretaker, watchman or other similar person as an accessory use to the uses permitted in Section 18.1.6
- 18.1.9 a wayside pit
- 18.1.10 a wayside quarry.

#### 18.2 Regulations for Permitted Uses

##### 18.2.1 Regulations for Uses Permitted in Section 18.1.4

- a) Minimum Lot Area 20 ha
- b) Minimum Front Yard 30 m
- c) Minimum Interior Side Yard 15 m
- d) Minimum Exterior Side Yard 30 m
- e) Minimum Rear Yard 15 m
- f) Maximum Building Height 10.5 m

##### 18.2.2 Regulations for Uses Permitted in Section 18.1.6

- a) Minimum Lot Area 4 ha
- b) Minimum Lot Frontage 120 m
- c) Minimum Front Yard 30 m
- d) Minimum Interior Side Yard 15 m
- e) Minimum Exterior Side Yard 30 m
- f) Minimum Rear Yard 15 m
- g) Minimum Water Yard 30 m
- h) Maximum Lot Coverage 5%

**18.2.3 Regulations for Uses Permitted in Section 18.1.7**

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a)	Minimum Lot Area	3,600 m <sup>2</sup>
b)	Minimum Lot Frontage	120 m
c)	Minimum Front Yard	12 m
d)	Minimum Interior Side Yard	9 m
e)	Minimum Exterior Side Yard	12 m
f)	Minimum Rear Yard	6 m
g)	Maximum Building Height	15 m
h)	Maximum Lot Coverage	5%

**18.2.4 Regulations for Uses Permitted in Section 18.1.8 In Addition To Regulations in Section 18.2.3**

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a)	Minimum Floor Area	100 m <sup>2</sup>
b)	Minimum First Storey Floor Area	60 m <sup>2</sup>
c)	Maximum Building Height	9 m
d)	Maximum # of Dwellings per Lot	1

**18.2.5 Regulations for Uses Permitted in Sections 18.1.9 and 18.1.10**

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a)	Minimum Front Yard	30 m
b)	Minimum Interior Side Yard	15 m
c)	Minimum Exterior Side Yard	30 m
d)	Minimum Water Yard	30 m
e)	Maximum Lot Area	8 ha

**18.3 General Zone Provisions**

All provisions of Section 3, General Zone Provisions, as they apply to the use of any land, building or structure permitted in the Open Space Zone (OS) shall apply and be complied with.

**18.4 Restricted Open Space-One (OSR-1) Zone**

No person shall within any "Restricted Open Space-One (OSR-1) Zone", comprising Part of Lots 30 and 31, Concessions 6 and 7 in the former Township of Dummer, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

### **18.4.1 Permitted Uses**

Notwithstanding Section 18.1, permitted uses in any Restricted Open Space-One Zone (OSR-1) shall be limited to the following:

- 18.4.1.1** an 18-hole golf course exclusive of buildings
- 18.4.1.2** a driving range accessory to any use permitted in 18.4.1.1
- 18.4.1.3** a practice putting green accessory to any use permitted in 18.4.1.1
- 18.4.1.4** a short game practice area accessory to any use permitted in 18.4.1.1
- 18.4.1.5** a marine facility

### **18.4.2 Regulations for Uses Permitted in Section 18.4.1**

All provisions and regulations of By-law No. 10-1996, as amended, as they apply to any use permitted in sub-section 18.1 Open Space Zone (OS) shall apply with the following exceptions:

Minimum Setback from the high-water mark of any waterbody (excluding any marine facility or any component of a stormwater management facility) 60 m

Minimum Setback from the boundary of any area zoned "Environmental Conservation (EC)" on Schedule 'A' to this by-law 15 m

Minimum Setback from any well-defined watercourse 10 m

Maximum Total Number of Boat Slips comprising a marine facility 10

Adjacent to any golf course facility, the "Environmental Conservation Zone (EC)" boundary shall be marked with "Prohibited Entry" signs at a minimum interval of 68 metres; and each sign shall be a minimum .6 m<sup>2</sup> in area

Notwithstanding permitted uses of 18.4.1.1, a fairway concession outlet may be permitted not to exceed 30 m<sup>2</sup> in floor area.

**18.4.3 Special Provisions for Uses Permitted In Section 18.4.1**

Notwithstanding the uses permitted in Section 18.4.1 the following uses may only proceed subsequent to the approval of an amended site plan in conjunction with the removal of the holding provision (H) on lands zoned "Restricted Commercial Tourist-One Holding Zone (CTR-1(H))":

- 18.4.3.1** a marine facility
- 18.4.3.2** any part of any roadway, internal access or parking area.

The provisions of Section 19.4 shall also apply to a golf course facility.

**18.4.4 Special Regulations for Permitted Accessory Uses**

Notwithstanding any provisions of this by-law to the contrary, a pagoda/pumphouse may be permitted as an accessory use subject to the following regulations:

Minimum Setback from High-Water Mark	23 metres
Maximum Floor Area	35 square metres
Maximum Height	4.5 metres
Minimum Setback from any adjacent lot line	30 metres

**18.5 Restricted Open Space-Two Holding (OSR-2) Zone**

No person shall with any "Restricted Open Space Two Zone (OSR-2)" comprising Part Lot 11, Concession 1 – Dummer Ward, use any land or erect, alter or use any building, or structure except in accordance with the following provisions:

**18.5.1 Permitted Uses**

Notwithstanding Section 18.1 of this By-law, permitted uses in any Restricted Open Space-Two Zone (OSR-2) shall be limited to the following:

- 18.5.1.1** a 9-hole golf course exclusive of building or structures
- 18.5.1.2** a driving range accessory to any uses permitted in 18.5.1.1

Notwithstanding, a temporary club house (of a maximum total floor area of 119 m<sup>2</sup>) and a temporary parking area may be located on lands zoned OSR-2 and located within Park Lot 3, Part Lot 10, Concession 1, and temporary parking area may be located on lands zoned OSR-2 and located within Park Lots 2 and 3, Part Lot 11, Concession 1 (Dummer), provided such facilities are located beyond the Regional Floodplain; and are detailed on site plans approved by the Township of Douro-Dummer and recommended by the Otonabee Region Conservation Authority.

Any permitted temporary structure or building shall be designed with the ability to facilitate relocation of said structure/building.

For the purpose of this by-law, a permitted temporary use shall cease as the date three years from the date of the passing of this by-law; being December 6, 2007.

**18.5.2 Regulations for Uses Permitted in Section 18.5.1**

All of the provisions and regulations of By-law No. 10-1996, as amended as they apply to uses permitted in the Open Space Zone (OS) shall apply with the following exceptions:

Maximum Setback from the identified boundary of a wetland feature, zoned "Environmental Conservation – Provincially Significant (EC(P))" on Schedule "A" to this By-law	20 m
Minimum Setback from the high-water mark of the Indian River	30 m
Minimum Setback from any intermittent tributary of the Indian River; save and except A pedestrian and cart crossing	5 m
Minimum Setback from any well-defined drainage swale; save and except a pedestrian and equipment crossing	3 m

## **18.6 Open Space - Three Zone (OS-3) – Roll No. 1522-020-003-30000**

All of the permitted uses, provisions and regulations of the "Open Space Zone (OS)" shall apply and be complied with, except that the "Permitted Uses" shall include "an active recreational use".

For the purposes of this zone, "an active recreational use" shall be defined as a recreational use or activity which is conducted within a building or requires alteration of natural, soil or topographical features and includes such activities as golf course, playing fields, trailer parks, campgrounds and conservation areas involving built structures."

## Section

### 19 Environmental Conservation Zone (EC)

No person shall within any Environmental Conservation Zone (EC) use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### 19.1 Permitted Uses - EC Zone

- 19.1.1 agricultural or forestry uses, exclusive of buildings or structures;
- 19.1.2 a conservation and reforestation, or other similar uses as provides for the preservation of the natural environment;
- 19.1.3 a marine facility;
- 19.1.4 a passive recreational use;
- 19.1.5 a park exclusive of permanent buildings or structures;
- 19.1.6 structures required for flood, erosion and siltation control works.

#### 19.2 Permitted Uses - EC(P) Zone

Where an Environmental Conservation Zone exhibits a (P) sub-category denoted EC(P) this identifies that the area is within a provincially significant wetland (i.e. Class 1, 2 or 3). The following uses only shall be permitted in any EC(P) Zone:

- 19.2.1 a conservation and reforestation, or other similar uses as provides for the preservation of the natural environment;
- 19.2.2 structures required for flood, erosion and siltation control works.

#### 19.3 Regulations for Uses Permitted In Sections 19.1 And 19.2

##### 19.3.1 Regulations for Building or Structures Accessory to Uses Permitted in Sections 19.1 and 19.2

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Accessory buildings shall be of a non-permanent nature and shall have a maximum floor area of 30 m<sup>2</sup>.

The provisions of this By-law shall not apply to prevent the construction of a boat launching or docking facility provided that the requirements of Section 3.1 are complied with.

#### **19.4 Interpretation of Zone Boundaries**

The boundaries of the EC and EC (P) Zone are intended to delineate the limits of natural heritage features and areas, consistent with mapping which was available as of the date of passing of this By-law.

Upon submission of a development application, the precise location of such boundaries may be determined by the Township in consultation with the Ministry of Natural Resources and the local Conservation Authority. Following consultation, an adjustment to the location of any such boundary shall not require any further amendment to this by-law, provided that the affected lands are to be utilized in accordance with the permitted uses and regulations of the abutting residential, rural or agricultural zone. Any other proposed use not permitted in the residential, rural or agricultural zone, shall require an amendment to the Zoning By-law.

#### **19.5 General Zone Provisions**

All provisions of Section 3, General Zone Provisions, as they apply to the use of any land, building or structure permitted in the Environmental Conservation Zone (EC) shall apply and be complied with.

#### **19.6 Environmental Conservation One Zone (EC-1)**

**19.6.1** All of the permitted uses of the "Environmental Conservation Zone (EC)" shall apply, except that the "Permitted Uses" shall include "a wet slip boathouse".

**19.6.2** All of the provisions and regulations of the "Environmental Conservation Zone (EC)" shall apply and be complied with. In addition, the following additional provisions shall apply to a wet slip boathouse:

- a) the foundation of the structure must be designed and constructed to withstand flood conditions and shall be subject to approvals from the Otonabee Region Conservation Authority.



## Section

### 20 Development Zone (D)

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

#### 20.1 Permitted Uses – D1 Zone

- 20.1.1 a permanent single detached dwelling;
- 20.1.2 an existing agricultural use or farm;
- 20.1.3 existing uses in addition to or other than those listed above.

#### 20.2 Permitted Uses - D2 Zone

- 20.2.1 an existing permanent dwelling;
- 20.2.2 an existing agricultural use or farm;
- 20.2.3 existing uses in addition to or other than those listed above.

#### 20.3 Regulations for Permitted Uses

##### 20.3.1 Regulations for Uses Permitted in Sections 20.1 and 20.2

a)	Minimum Lot Area	as existing
b)	Minimum Lot Frontage	as existing
c)	Minimum Front Yard	15 m
d)	Minimum Interior Side Yard	6 m
e)	Minimum Exterior Side Yard	15 m
f)	Minimum Rear Yard	15 m
g)	Minimum Water Yard	30 m
h)	Minimum Floor Area	100 m <sup>2</sup>
i)	Minimum First Storey Floor Area	60 m <sup>2</sup>
j)	Maximum Lot Coverage	15%
k)	Maximum Building Height	9 m
l)	Maximum Number of Dwellings per Lot	1

#### 20.4 General Zone Provisions

All provisions of Section 3, General Zone Provisions, as they apply to the use of any land, buildings or structures permitted in the Development Zone (D) shall apply and be complied with.

## Section

### 21 Special Districts

The following provisions shall have effect notwithstanding anything else contained in the By-law, and other provisions of this By-law shall be deemed to be amended insofar as is necessary to give effect thereto.

#### **21.1 Special District 1 Zone (S.D. 1) – Roll No. 020-003-30105**

No person shall within any Special District 1 Zone (S.D. 1) use any land or erect, alter or use any building or structure except in accordance with the following provisions:

##### **21.1.1 Permitted Uses**

**21.1.1.1** a single detached dwelling.

##### **21.1.2 Regulations for Uses Permitted in Section 21.1.1**

**21.1.2.1** The provisions of Section 9.2.4 of this By-law shall apply to land zoned Special District 1 Zone (S.D. 1) except that the minimum floor area shall be 97.5 m<sup>2</sup>.

#### **21.2 Special District 2 Zone (S.D. 2) - Roll No. 020-003-29301**

No person shall within any Special District 2 Zone (S.D. 2) use any land or erect, alter or use any building or structure except in accordance with the following provisions:

##### **21.2.1 Permitted Uses**

**21.2.1.1** a single detached dwelling.

##### **21.2.2 Regulations for Uses Permitted in Section 21.2.1**

**21.2.2.1** The provisions of Section 9.2.4 of this By-law shall apply to land zoned Special District 2 Zone (S.D. 2) except that the minimum floor area shall be 97.5 m<sup>2</sup>.

**21.3 Special District 3 Zone (S.D. 3) - Roll No. 020-004-23512**

No person shall within any Special District 3 Zone (S.D. 3) use any land or erect, alter or use any building or structure except in accordance with the following provisions:

**21.3.1 Permitted Uses**

**21.3.1.1** a single detached dwelling.

**21.3.2 Regulations for Uses Permitted in Section 21.3.1**

**21.3.2.1** The provisions of Section 9.2.4 of this By-law shall apply to land zoned Special District 3 Zone (S.D. 3) except that the minimum floor area shall be 97.5 m<sup>2</sup>.

**21.4 Special District 4 Zone (S.D. 4) - Roll No. 020-004-23511**

No person shall within any Special District 4 Zone (S.D. 4) use any land or erect, alter or use any building or structure except in accordance with the following provisions:

**21.4.1 Permitted Uses**

**21.4.1.1** a single detached dwelling.

**21.4.2 Regulations for Uses Permitted in Section 21.4.1**

**21.4.2.1** The provisions of Section 9.2.4 of this By-law shall apply to land zoned Special District 4 Zone (S.D. 4) except that the minimum floor area shall be 97.5 m<sup>2</sup>.

**21.5 Special District 5 Zone (S.D. 5) - Roll No. 020-003-29202**

No person shall within any Special District 5 Zone (S.D. 5) use any land or erect, alter or use any building or structure except in accordance with the following provisions:

**21.5.1 Permitted Uses**

**21.5.1.1** a single detached dwelling.

**21.5.2            Regulations for Uses Permitted in Section 21.5.1**

**21.5.2.1**            The provisions of Section 9.2.4 of this By-law shall apply to land zoned Special District 5 Zone (S.D. 5) except that the minimum floor area shall be 97.5 m<sup>2</sup>.

**21.6            Special District 6 Zone (S.D. 6) - Roll No. 020-003-29203**

No person shall within any Special District 6 Zone (S.D. 6) use any land or erect, alter or use any building or structure except in accordance with the following provisions:

**21.6.1            Permitted Uses**

**21.6.1.1**            a single detached dwelling.

**21.6.2            Regulations for Uses Permitted in Section 21.6.1**

**21.6.2.1**            The provisions of Section 9.2.4 of this By-law shall apply to land zoned Special District 6 Zone (S.D. 6) except that the minimum floor area shall be 97.5 m<sup>2</sup>.

**21.7            Special District 7 Zone (S.D. 7) - Roll No. 020-003-29204**

No person shall within any Special District 7 Zone (S.D. 7) use any land or erect, alter or use any building or structure except in accordance with the following provisions:

**21.7.1            Permitted Uses**

**21.7.1.1**            a single detached dwelling.

**21.7.2            Regulations for Uses Permitted in Section 21.7.1**

**21.7.2.1**            The provisions of Section 9.2.4 of this By-law shall apply to land zoned Special District 7 Zone (S.D. 7) except that the minimum floor area shall be 97.5 m<sup>2</sup>.

## 21.8

### **Special District 8 Zone (S.D. 8) - Roll Nos. 020-003-19600, 020-003-1950 and 020-003-19510**

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No person shall within any Special District 8 Zone (S.D. 8) use any land or erect, alter or use any building or structure except in accordance with the following provisions:

#### **21.8.1 Permitted Uses**

**21.8.1.1** a year-round recreational camp providing accommodation for not more than 125 Campers, food service and recreational activities in a main assembly and dining hall plus other accessory sleeping cabins, dormitories, special purpose cabins, waterfront buildings, and structures.

**21.8.1.2** outdoor recreation facilities including walking and cross-country ski trails, tennis courts, sports field and outdoor assembly areas.

**21.8.1.3** a single-family dwelling.

#### **21.8.2 Regulations for Permitted Uses**

**21.8.2.1** Regulations for a single-family dwelling permitted in Section 21.8.1 shall be those of Section 5.2.1 of this By-law.

**21.8.2.2** Regulations for all other uses permitted in Section 21.8.1 shall be as follows:

- a) Minimum Lot Frontage (on Lake) 152 m
- b) Minimum Front Yard 12 m
- c) Minimum Side Yard 9 m
- d) Minimum Rear Yard 6 m
- e) Maximum Lot Coverage 15%
- f) Maximum Building Height 10.5 m

All buildings except a marine facility shall be located at least 15 m from the high-water mark of any body of water on which the land abuts.

**21.9 Special District 9 Zone (S.D. 9) - Roll No. 020-004-18400**

All of the provisions and regulations of the Rural Zone (RU) of this By-law shall apply in addition to the fact that an airstrip existing upon the date of passing of this By-law shall also be permitted on the subject site.

**21.10 Special District 10 Zone (S.D. 10) - Roll No. 020-005-17000**

No person shall within Special District 10 Zone (S.D. 10) use any land, or erect or use any building or structure except in accordance with the following provisions:

**21.10.1 Permitted Uses**

**21.10.1.1** a single detached dwelling on one lot.

**21.10.2 Regulations for Uses Permitted in Section 21.10.1**

a)	Minimum Lot Area	1,320 m <sup>2</sup>
b)	Minimum Lot Frontage	24 m
c)	Maximum Lot Coverage	15%
d)	Minimum Front Yard	15 m
e)	Minimum East Side Yard	3.9 m
f)	Minimum West Side Yard	4.8 m
g)	Minimum Rear Yard	15 m
h)	Minimum Ground Floor Area	
	- 1 storey	114 m <sup>2</sup>
	- 1½ storey or split level	83 m <sup>2</sup>
	- 2 storey	60 m <sup>2</sup>
i)	Maximum Building Height	9 m

All buildings and structures except a marine facility shall be located at least 15 m from the high-water mark.

**21.11 Special District 11 Zone (S.D. 11) - Roll Nos. 020-003-30100, 30110, 30115, 020-003-29205, 29210, 29212, 29215, 29220, 29225, 29230, 29235, 29240, 29245, 29250, 29255, 29260, 29265, 29270, 29275, 020-003-29320 & 29325**

No person shall within Special District 11 Zone (S.D. 11) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.11.1 Permitted Uses**

**21.11.1.1** one single detached dwelling on one lot.

**21.11.1.2** a home occupation.

**21.11.2 Regulations for Permitted Uses**

**21.11.2.1 Regulations for uses permitted in Section 21.11.1.1**

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- a) Minimum Lot Area .8 ha
- b) Minimum Lot Frontage 60 m
- c) Minimum Front Yard 15 m
- d) Minimum Side Yard 9 m
- e) Minimum Rear Yard 15 m
- f) Maximum Lot Coverage 10%
- g) Minimum Floor Area 135 m<sup>2</sup>
- h) Maximum Building Height 9 m

**21.11.2.2 Regulations for Uses Permitted in Section 21.11.1.2**

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No person shall carry on or engage in a home occupation except in accordance with the following regulations:

- a) No person other than persons residing in the dwelling unit shall be engaged in such occupation,
- b) No sign or display other than a non-illuminated sign not exceeding .5 square metres in area shall indicate that a home occupation is being carried on in a dwelling unit,
- c) Other than those goods, wares or merchandise directly required for the home occupation, no goods, wares or merchandise shall be directly offered or exposed for sale or rent in the dwelling unit or on the lot,
- d) Except for antique shops and market garden stands, no facilities or areas shall be available on the premises for

the retail sale of goods, wares or merchandise,

- e) Except for professional offices, no publicly accessible waiting or service area shall be provided in the dwelling unit or on the lot,
- f) The home occupation may be operated or located in any part of a dwelling, dwelling unit, or accessory building provided that all home occupations located on the lot shall not occupy more than a floor area equivalent to 25% of the building area of a lot or 25% of the floor area of the dwelling unit, or 38 square metres of floor area, whichever is the lesser,
- g) No traffic shall be generated in greater volume or in a manner other that would be consistent with that of residential neighbourhood, and
- h) No equipment or process shall be used which creates noise, vibration, glare, fumes, odours, or electrical interference in excess of that normally experienced in a residential neighbourhood.

**21.12      Special District 12 Zone (S.D. 12) - Roll No. 020-005-80500**

The Special District 12 Zone (S.D. 12) shall permit one existing single detached dwelling in accordance with the regulations of Section 8.2.1 of this By-law.



## 21.13

### **Special District 13 Zone (S.D. 13) - Roll No. 020-005-55302**

No person shall within Special District 13 Zone (S.D. 13) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### **21.13.1 Permitted Uses**

- 21.13.1.1** a single detached dwelling on one lot
- 21.13.1.2** accessory buildings and uses.
- 21.13.1.3** a home occupation

#### **21.13.2 Regulations for Uses Permitted in Section 21.13.1.1**

- a) Minimum Lot Area 1,858 m<sup>2</sup>
- b) Minimum Lot Frontage 31 m
- c) Maximum Lot Coverage 15%
- d) Minimum Front Yard 15 m
- e) Minimum Side Yard 4.5 m
- f) Minimum Rear Yard 6 m
- g) Minimum Ground Floor Area
  - 1 storey 110.25 m<sup>2</sup>
  - 1½ storey or split level 81 m<sup>2</sup>
  - 2 storey 58.5 m<sup>2</sup>
- h) Maximum Building Height 9 m

The minimum parking requirement shall be 1 parking space per dwelling unit.

#### **21.13.3 Regulations for Uses Permitted in Section 21.13.1.2**

- a) Minimum Front Yard 15 m
- b) Minimum Side Yard 1.5 m
- c) Minimum Rear Yard 1.5 m
- d) Maximum Building Height 4.5 m

The total lot coverage of all accessory buildings shall not exceed 5% of the lot area.

#### **21.13.4 Regulations for Uses Permitted in Sections 21.13.1.1 and 21.13.1.2**

The minimum setback for all new buildings shall be one-half the width of the Township Road Allowance plus a distance of 15 metres.

**21.13.5      Regulations for Uses Permitted in Section 21.13.1.3**

No person shall carry on or engage in a home occupation except in accordance with the following regulations:

- (a) No person other than persons residing in the dwelling unit shall be engaged in such occupation,
- (b) No sign or display other than a non-illuminated sign not exceeding .3 square metres in area shall indicate that a home occupation is being carried on in a dwelling unit,
- (c) Other than those goods, wares or merchandise required for the home occupation, no good, wares or merchandise shall be directly offered or exposed for sale or rent in the dwelling unit or on the lot, except for antique shops and market garden stands, no facilities or area shall be available on the premises for the retail sale of goods, wares or merchandise,
- (d) Except for professional offices, no publicly accessible waiting or service area shall be provided in the dwelling unit or on the lot,
- (e) The home occupation may be operated or located in any part of a dwelling, dwelling unit, or accessory building provided that all the home occupations located on the lot shall not occupy more than a floor area equivalent to 25% of the building area of a lot, or 25% of the floor area of the dwelling unit, or 35 square metres of floor area, whichever is the lesser,
- (f) No traffic shall be generated in greater volume or in a manner other than would be consistent with that of the residential neighbourhood, and
- (g) No equipment or process shall be used which creates noise, vibration, glare, fumes, odours, or electrical interference in excess of that normally experienced in a residential neighbourhood.

**21.14      Special District 14 Zone (S.D. 14) - Roll No. 020-002-11600**

All of the provisions and regulations of the Rural Zone (RU) shall apply to the Special District 14 Zone (S.D. 14) in part Lot 12, Concession 9 except that the following permitted uses and regulations shall apply:

**21.14.1      Permitted Uses**

**21.14.1.1**      all uses permitted in the "Rural Zone (RU)" excluding a single detached dwelling on one lot.

**21.14.1.2**      a "Cedar Oil Extraction Plant", which for the purposes of this Section shall mean a building or structure where cedar brush is cut up in a "shopper" and distilled in a "boiler" for the extraction of cedar oil.

**21.14.2      Regulations for Uses Permitted in Section 21.14.1.1**

**21.14.2.1**      Regulations for uses permitted in Section 21.14.1.1 shall be those of Section 9.2 of the Rural Zone (RU).

**21.14.3      Regulations for Uses Permitted in Section 21.14.1.2**

- |    |                      |         |
|----|----------------------|---------|
| a) | Minimum Lot Area     | 1.6 ha  |
| b) | Minimum Lot Frontage | 180.0 m |
| c) | Minimum Front Yard   | 46.0    |
| d) | Minimum Side Yard    | 15.0 m  |
| e) | Minimum Rear Yard    | 15.0 m  |

The open storage of waste cedar may be permitted provided that the requirements of Section 21.14.3 are complied with.

Only one "chopper" and one "boiler" shall be in operation on the Special District 14 (S.D. 14) lands at any one time.

**21.15      Special District 15 Zone (S.D. 15) - Roll No. 020-003-10100**

All of the provisions and regulations of the Highway Commercial Zone (C2) shall apply to the Special District 15 Zone (S.D. 15) in part Lot 12, Concession 1 except that the minimum front yard and maximum building height requirements shall not apply and the following requirements shall apply:

Minimum Side Yard	.08 m
Minimum Rear Yard	.08 m
Maximum Lot Coverage	60%
Minimum Area	570 m <sup>2</sup>

**21.16 Special District 16 Zone (S.D. 16) - Roll No. 020-005-29600**

No person shall within any Special District 16 Zone (S.D. 16) use any land, or erect, alter or use any building for any use other than a use existing on the date of passing of this By-law. Area, frontage, yard and building requirements shall be as existing on the date of passing of this By-law.

**21.17 Special District 17 Zone (S.D. 17) - Roll No. 020-004-23600**

All of the provisions and regulations of the Restricted Industrial Zone (M1) shall apply except that the "Minimum Front Yard" for all existing buildings shall be 6.7 metres, and the "Minimum Northerly Side Yard" for all existing buildings shall be 15 metres. All additions to existing buildings or structures, and newly constructed buildings or structures, shall adhere to the Minimum Front Yard requirements of the Restricted Industrial Zone (M1), of this By-law.

**21.18 Special District 18 Zone (S.D. 18) - Roll No. 020-003-28890**

No person shall within any Special District 18 Zone (S.D. 18) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.18.1 Permitted Uses**

- 21.18.1.1** a single detached dwelling, and
- 21.18.1.2** a building for the storage and ongoing repair of equipment and motor vehicles associated with a solid waste disposal business.

**21.18.2 Regulations for Uses Permitted in Section 21.18.1.1**

- a) Minimum Lot Area 1980 m<sup>2</sup>
- b) Minimum Lot Frontage 37.5 m

The provisions of Section 9.2.4 shall apply to the uses permitted in Section 21.18.1.1.

**21.18.3      Regulations for the Uses Permitted in Section 21.18.1.2**

a)	Minimum Front Yard	15 m
b)	Minimum Side Yard	3 m
c)	Minimum Rear Yard	25 m
d)	Maximum Building Area	101 m <sup>2</sup>
e)	Maximum Building Height	9 m

**21.19      Special District 19 Zone (S.D. 19) - Roll No. 020-003-14250**

All of the provisions and regulations of the Rural Zone (RU) of this By-law shall apply except that the "Minimum Lot Area" shall be 15 hectares.

**21.20      Special District 20 Zone (S.D. 20) – Roll No. 010-001-04700 and part 010-001-04800 – Merged Lot A**

No person shall within any Special District 20 Zone (S.D. 20) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.20.1      Permitted Uses**

**21.20.1.1**      all uses permitted in the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply.

**21.20.2      Regulations for Uses Permitted in Section 21.20.1.1**

All provisions and regulations of the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply with the following exception:

**21.20.2.1      Special Provisions**

All minimum setbacks and floor areas of all buildings and structures existing at the time of passing of this by-law shall be as shown on the Plan of Survey prepared by Beninger Surveying Ltd., Ontario Land Surveyors, dated June 2, 2010.

All provisions and regulations of the Limited Service Residential Zone (LSR) of By-law No. 10-1996, as amended, shall apply to any new construction on the subject property.

**21.20.2.2      Special Provisions**

- a) Minimum Lot Area shall be 3,506.9 m<sup>2</sup>
- b) Minimum Shoreline Frontage shall be 51 m.

**21.21      Special District 21 Zone (S.D. 21) – Roll No. 020-005-24100**

All of the provisions and regulations of the "Commercial Tourist Zone (CT)" shall apply except that the "Permitted Uses" shall include "a second accessory permanent residence in the form of an apartment unit".

**21.22      Special District 22 Zone (S.D. 22) - Roll No. 020-004-20400 - Retained Lot**

No person shall within any Special District 22 Zone (S.D. 22) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.22.1      Permitted Uses**

- 21.22.1.1** all uses permitted in the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply.

**21.22.2      Regulations for Uses Permitted in Section 21.22.1.1**

All provisions and regulations of the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply with the following exception:

**21.22.2.1      Special Provisions**

All minimum setbacks for all buildings and structures, existing at the time of passing of

this by-law shall be as shown on the Plan of Survey prepared by Beninger Surveying Ltd., Ontario Land Surveyor, dated January 11, 2011 and attached to this by-law as Schedule 'B'.

All provisions and regulations of the Limited Service Residential Zone (LSR) of By-law No. 10-1996, as amended, shall apply to any new construction on the subject property.

**21.23      Special District 23 Zone (S.D. 23) - Roll No. 020-002-05710**

No person shall within any Special District 23 Zone (S.D. 23) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.23.1      Permitted Uses**

**21.23.1.1**      a small motor sales and service outlet.

**21.23.1.2**      a detached single detached dwelling accessory to a permitted use, if occupied by the owner, caretaker, watchman or other similar person employed on the lot on which such single detached dwelling is located.

**21.23.2      Regulations for Uses Permitted in Section 21.23.1**

a)	Minimum Lot Area	.97 ha
b)	Minimum Lot Frontage	116.3 m
c)	Minimum Front Yard	15 m
d)	Minimum Side Yard	6 m
e)	Maximum Rear Yard	6 m
f)	Maximum Building Height	9 m
g)	Maximum Lot Coverage	40%
h)	Minimum Floor Area per Dwelling Unit	100 m <sup>2</sup>
i)	Minimum Separation distance between a single detached dwelling and a small motors sales and service outlet	12 m

**21.24      Special District 24 Zone (S.D. 24) - Roll No. 020-003-19200**

No person shall within any Special District 24 Zone (S.D. 24) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.24.1      Permitted Uses**

**21.24.1.1**      a single detached recreational dwelling on one lot.

**21.24.2      Regulations for Uses Permitted in Section 21.24.1**

a)	Minimum Lot Area	7.5 ha
b)	Minimum Lot Frontage	37.5 m
c)	Maximum Lot Coverage	15%
d)	Minimum Front Yard	15 m
e)	Minimum Side Yard	6 m
f)	Minimum Rear Yard	7.5 m
g)	Minimum Floor Area	94.5 m <sup>2</sup>
h)	Maximum Building Height	9 m

**21.24.2.1**      Such Special District 24 Zone (S.D. 24) shall not require frontage on a public street or navigable waterway as required by Section 3.11 "Frontage Regulations" but shall front upon a forced right-of-way.

**21.25      Special District 25 Zone (S.D. 25) - Roll Nos. 020-003-22802, 020-003-22805, 020-003-22806, 020-003-22812, 020-003-22815**

**21.25.1      Permitted Uses**

**21.25.1.1**      a single detached recreational dwelling.

**21.25.2      Regulations for Uses Permitted in Section 21.25.1**

a)	Minimum Lot Area	1,340 m <sup>2</sup>
b)	Minimum Lot Frontage	30 m
c)	Maximum Lot Coverage	15%
d)	Minimum Front Yard	15 m
e)	Minimum Side Yard	6 m
f)	Minimum Rear Yard	7.5 m
g)	Minimum Floor Area	94.5 m <sup>2</sup>
h)	Maximum Building Height	9 m



**21.26      Special District 26 Zone (S.D. 26) - Roll No. 020-003-06100**

**21.26.1      Permitted Uses**

**21.26.1.1**      a place of entertainment

**21.26.2      Regulations for Uses Permitted in Section 21.21.1**

a)	Minimum Lot Area	3,000 m <sup>2</sup>
b)	Minimum Lot Frontage	40 m
c)	Minimum Front Yard	7.7 m
d)	Minimum West Side Yard	2.2 m
e)	Minimum Interior Side Yard	6 m
f)	Minimum Exterior Side Yard	15 m
g)	Minimum Rear Yard	6 m
h)	Minimum Water Yard	30 m
i)	Maximum Lot Coverage	45%
j)	Maximum Building Height	9 m

**21.27      Special District 27 Zone (S.D. 27) - Roll No. 020-003-22813**

**21.27.1      Permitted Uses**

**21.27.1.1**      a single detached dwelling on one lot.

**21.27.2      Regulations for Uses Permitted in Section 21.27.1**

a)	Minimum Lot Area	1,820 m <sup>2</sup>
b)	Minimum Lot Frontage	32.0 m
c)	Maximum Lot Coverage	15%
d)	Minimum Front Yard	6.0 m
e)	Minimum Side Yard	4.5 m
f)	Minimum Rear Yard	6.0 m
g)	Minimum Floor Area	100.0 m <sup>2</sup>
h)	Maximum Building Height	9.0 m

**21.27.2.1**      Such Special District 27 Zone (S.D. 27) shall not require frontage on a public street or navigable waterway as required by Section 3.11 "Frontage Regulations" but shall front upon a forced right-of-way.

**21.28      Special District 28 Zone (S.D. 28) - Roll Nos. 010-001-26000 and 010-001-26100**

No person shall within any Special District 28 Zone (S.D. 28), use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.28.1      Permitted Uses**

**21.28.1.1**      all uses permitted in the Residential Zone (R) of By-law 10-1996, as amended, shall apply.

**21.28.2      Regulations for Uses Permitted in Section 21.28.1.1**

All provisions and regulations of the Residential Zone (R) of By-law 10-1996, as amended, shall apply with the following exception:

**21.28.2.1      Special Provisions**

All minimum setbacks for all buildings and structures, existing and proposed at the time of passing of this by-law shall be as shown on the Plan of Survey prepared by J.B. Fleguel, Ontario Land Surveyors, dated March 29, 2010.

All provisions and regulations of the Residential Zone (R) of By-law No. 10-1996, as amended, shall apply to any new construction on the subject property.

**21.28.2.2      Special Provisions**

a) Minimum Lot Frontage                      20 m

b) Maximum Lot Coverage for Accessory Buildings                      5.53%

**21.29 Special District 29 Zone (S.D. 29) - Roll No. 020-001-05800**

No person shall within any Special District 29 Zone (S.D. 29) use any land, or erect, alter or use any building except in accordance with the following provisions:

**21.29.1 Permitted Uses**

- 21.29.1.1** farm implement dealer
- 21.29.1.2** motor vehicle sales, used
- 21.29.1.3** motor vehicle repair garage
- 21.29.1.4** a single detached dwelling accessory to a permitted use, if occupied by the owner, caretaker, watchman or other similar person employed on the lot on which such single detached dwelling is located.

**21.29.2 Regulations for Uses Permitted in Section 21.29.1**

All regulations of the Highway Commercial Zone (C2) shall apply to the Special District 29 Zone (S.D. 29) in part Lot 6, Concession 4, with the following exceptions:

- a) Minimum Lot Area 3,177 m<sup>2</sup>
- b) Minimum Lot Frontage 45.7 m
- c) Minimum Front Yard 50 m
- d) Minimum West Side Yard 1.5 m
- e) Minimum East Side Yard 6 m
- f) Minimum Rear Yard 7 m
- g) Maximum Building Height 9 m
- h) Maximum Lot Coverage 10%
- i) Minimum Floor Area Per Dwelling Unit 100 m<sup>2</sup>
- j) Minimum Separation Distance any other permitted uses 8.3 m
- k) Maximum Permitted Expansion of Existing Commercial Building 10%

**21.29.3** Uses in Section 21.29.1 shall be permitted in accordance with the provisions and regulations of Section 3.31 "Planting Strips" of this By-law.

**21.29.4** The regulations of Section 3.31 "Parking Area Regulations" shall not apply to Special District 29 Zone (S.D. 29) in part Lot 6, Concession 4.

**21.30** **Special District 30 Zone (S.D. 30) - Roll No. 020-002-13500 – Retained Lot – Consent Files B-27-08 and B-28-08**

No person shall within any Special District 30 Zone (S.D. 30) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.30.1** **Permitted Uses:**

**21.30.1.1** one single detached dwelling

**21.30.1.2** accessory buildings and uses associated with the detached dwelling

**21.30.2** **Regulations for Permitted Uses:**

**21.30.2.1** **Regulations for Uses Permitted in Section 21.30.1.1**

a) Minimum Lot Area	16.35 ha
b) Minimum Lot Frontage	38.39 m
c) Minimum Floor Area	100 m <sup>2</sup>
d) Minimum First Storey Floor Area	60 m <sup>2</sup>
e) Maximum Building Height	9 m
f) Maximum Lot Coverage	15%
g) Maximum Number of Dwellings per Lot	1

All provision and regulations of the Rural Zone (RU) of By-law 10-1996, as amended, shall apply to any new construction on the subject property.

**21.30.2.2** **Regulations for Uses Permitted in Section 21.30.1.2**

Regulations for uses permitted in Section 21.30.1.2 shall be those of Section 3.1 of By-law 10-1996, as amended.

**21.31 Special District 31 Zone (S.D. 31) - Roll No. 020-002-13720**

No persons shall within any Special District 31 Zone (S.D. 31), use any land, or erect, alter, or use any building or structure except in accordance with the following provisions:

**21.31.1 Permitted Uses**

**21.31.1.1** a single detached dwelling on one lot.

**21.31.2 Regulations for Uses Permitted in Section 21.31.1**

a)	Minimum Lot Area	2.94 ha
b)	Minimum Lot Frontage	112.7 m
c)	Minimum Floor Area	100 m <sup>2</sup>
d)	Minimum Front Yard	15.0 m
e)	Minimum Side Yard	4.5 m
f)	Minimum Rear Yard	6.0 m
g)	Maximum Building Height	9.0 m

**21.32 Special District 32 Zone (S.D. 32) - Roll No. 020-002-13714**

No person shall within any Special District 32 Zone (S.D. 32) use any land, or erect, alter, or use any building or structure except in accordance with the following provisions:

**21.32.1 Permitted Uses**

**21.32.1.1** a single detached dwelling on one lot.

**21.32.2 Regulations for Uses Permitted in Section 21.32.1**

a)	Minimum Lot Area	.69 ha
b)	Minimum Lot Frontage	57.9 m
c)	Minimum Floor Area	100.0 m <sup>2</sup>
d)	Minimum Front Yard	15.0 m
e)	Minimum Side Yard	4.5 m
f)	Minimum Rear Yard	6.0 m
g)	Maximum Building Height	9.0 m

**21.33      Special District 33 Zone (S.D. 33) - Roll No. 020-002-01410**

No person shall within any Special District 33 Zone (S.D. 33) use any land, or erect, alter, or use any building or structure except in accordance with the following provisions:

**21.33.1      Permitted Uses**

**21.33.1.1**      a single detached dwelling on one lot.

**21.33.2      Regulations for Uses Permitted in Section 21.33.1**

a)	Minimum Lot Area	3.7 ha
b)	Minimum Lot Frontage	76.2 m
c)	Minimum Floor Area	100.0 m <sup>2</sup>
d)	Minimum Front Yard	15.0 m
e)	Minimum Side Yard	4.5 m
f)	Minimum Rear Yard	6.0 m
g)	Maximum Building Height	9.0 m

**21.34      Special District 34 Zone (S.D. 34) - Roll No. 020-003-28407**

No person shall within any Special District 34 Zone (S.D. 34) use any land, or erect, alter, or use any building or structure except in accordance with the following provisions:

**21.34.1      Permitted Uses**

**21.34.1.1**      a single detached dwelling on one lot.

**21.34.2      Regulations for Uses Permitted in Section 21.34.1.1.**

a)	Minimum Lot Area	0.36 ha
b)	Minimum Lot Frontage	118.9 m
c)	Minimum Floor Area	100.0 m <sup>2</sup>
d)	Minimum Front Yard	15.0 m
e)	Minimum Side Yard	4.5 m
f)	Minimum Rear Yard	6.0 m
g)	Maximum Building Height	9.0 m

**21.35      Special District 35 Zone (S.D. 35) - Roll No. 020-003-28405**

No person shall within any Special District 35 Zone (S.D. 35) use any land, or erect, alter, or use any building or structure except in accordance with the following provisions:

**21.35.1      Permitted Uses**

**21.35.1.1**      a single detached dwelling on one lot.

**21.35.2      Regulations for Uses Permitted in Section 21.35.1**

a)	Minimum Lot Area	0.43 ha
b)	Minimum Lot Frontage	57.2 m
c)	Minimum Floor Area	100 m <sup>2</sup>
d)	Minimum Front Yard	15.0 m
e)	Minimum Side Yard	4.5 m
f)	Minimum Rear Yard	6.0 m
g)	Maximum Building Height	9.0 m

**21.36      Special District 36 Zone (S.D. 36) - Roll No. 020-003-28403**

No person shall within any Special District 36 Zone (S.D. 36) use any land, or erect alter or use any building or structure except in accordance with the following provisions:

**21.36.1      Permitted Uses**

**21.36.1.1**      a single detached dwelling on one lot.

**21.36.2      Regulations for Uses Permitted in Section 21.36.1**

a)	Minimum Lot Area	0.37 ha
b)	Minimum Lot Frontage	38.1 m
c)	Minimum Floor Area	100 m <sup>2</sup>
d)	Minimum Front Yard	15.0 m
e)	Minimum Side Yard	4.5 m
f)	Minimum Rear Yard	6.0 m
g)	Maximum Building Height	9.0 m

**21.37      Special District 37 Zone (S.D. 37) - Roll No. 020-003-28401**

No person within any Special District 37 Zone (S.D. 37) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.37.1 Permitted Uses**

**21.37.1.1** a single detached dwelling on one lot.

**21.37.2 Regulations for Uses Permitted in Section 21.37.1**

a)	Minimum Lot Area	0.34 ha
b)	Minimum Lot Frontage	48.7 m
c)	Minimum Floor Area	100 m <sup>2</sup>
d)	Minimum Front Yard	15 m
e)	Minimum Side Yard	4.5 m
f)	Minimum Rear Yard	6.0 m
g)	Maximum Building Height	9.0 m

**21.38 Special District 38 Zone (S.D. 38) - Roll No. 020-003-17100**

No person shall within any Special District 38 Zone (S.D. 38) use any land, or erect, alter, or use any building or structure except in accordance with the following provisions:

**21.38.1 Permitted Uses**

**21.38.1.1** all uses permitted in the Rural Zone (RU).

**21.38.1.2** a woodworking shop.

**21.38.2 Regulations for Uses Permitted in Section 21.38.1**

**21.38.2.1** Regulations for uses permitted in Section 21.38.1.1. shall be those of Section 9.2.

**21.38.2.2 Regulations for Uses Permitted in Section 21.38.1.2**

a)	Minimum Lot Area	2,700 m <sup>2</sup>
b)	Minimum Front Yard	15 m
c)	Minimum Side Yard	6 m
d)	Minimum Rear Yard	15 m
e)	Maximum Lot Coverage	5%
f)	Maximum Building Height	10.5 m



No sign or display, other than a non-illuminated sign, not exceeding .3 m<sup>2</sup> in area, shall indicate that a business is being operated on this property.

**21.39 Special District 39 Zone (S.D. 39) - Roll No. 020-003-24210**

No person shall within any Special District 39 Zone (S.D. 39) use any land, or erect, alter, or use any building or structure except in accordance with the following provisions:

**21.39.1 Permitted Uses**

- 21.39.1.1** all uses permitted in the Rural Zone (RU).
- 21.39.1.2** a woodworking shop.
- 21.39.1.3** a motor vehicle repair shop.
- 21.39.1.4** a farm implement repair shop.
- 21.39.1.5** a small motor, sales and service outlet.
- 21.39.1.6** a service shop.

**21.39.2 Regulations for Uses Permitted**

**21.39.2.1** Regulations for uses permitted in Section 21.39.1.1. shall be those of Section 9.2

**21.39.2.2 Regulations for uses permitted in Sections 21.391.2 to 21.39.6 inclusive**

- a) Minimum Lot Area 2,700 m<sup>2</sup>
- b) Minimum Lot Frontage 45 m
- c) Minimum Front Yard 15 m
- d) Minimum Side Yard 6 m
- e) Minimum Rear Yard 15 m
- f) Maximum Lot Coverage 40%
- g) Maximum Building Height 10.5 m

**21.40 Special District 40 Zone (S.D. 40) - Roll No. 020-004-20401  
- Merged Lot**

No person shall within any Special District 40 Zone (S.D. 40) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.40.1 Permitted Uses**

**21.40.1.1** all uses permitted in the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply.

**21.40.2 Regulations for Uses Permitted in Section 21.40.1.1**

All provisions and regulations of the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply with the following exception:

**21.40.2.1 Special Provisions**

All minimum setbacks for all buildings and structures, existing at the time of passing of this by-law shall be as shown on the Plan of Survey prepared by Beninger Surveying Ltd., Ontario Land Surveyor, dated January 11, 2011 and attached to this by-law as Schedule 'C'.

All provisions and regulations of the Limited Service Residential Zone (LSR) of By-law No. 10-1996, as amended, shall apply to any new construction on the subject property.

**21.40.2.2 Special Provisions**

a) Minimum Shoreline Frontage 44.0m

**21.41 Special District 41 Zone (S.D. 41) - Roll No. 020-004-16300**

No person shall within any Special District 41 Zone (S.D. 41) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.41.1 Permitted Uses**

**21.41.1.1** A permaculture Education Centre inclusive of:

- a) resource management uses
- b) agricultural farm and/or specialized farm uses
- c) aquaculture uses

- d) a maximum of four single detached dwellings on one lot
- e) a retail outlet accessory to a permitted use provided such produce is the product of the Permaculture Education Centre. As an alternative, a detached retail outlet may be permitted.
- f) a business office accessory to a permitted use
- g) an education centre inclusive of classrooms and other educational facilities and areas, and a maximum of two apartment dwelling units in a portion of the education centre
- h) accessory buildings, structures and uses
- i) on-site educational workshops, demonstrations and programs.

**21.41.1.2** For the purposes of this Section Permaculture shall mean the conscious design and maintenance of agriculturally productive ecosystems which have the diversity, stability, and resilience of natural ecosystems. It is the harmonious integration of landscape and people providing their energy, shelter, and other material and non-material needs in a sustainable way.

**21.41.2 Regulations for Uses Permitted in Section 21.41.1**

- a) Minimum Lot Area 21.91 ha
- b) Minimum Lot Frontage 259.2 m
- c) Minimum Front Yard 30 m
- d) Minimum Side Yard 15 m
- e) Minimum Rear Yard 15 m
- f) The maximum lot coverage of all buildings and structures, including accessory buildings and structures, shall not exceed 0.5% of the total lot area
- g) The maximum height of all buildings and structures shall be 12.0 metres.

**21.41.2.1** The maximum floor area of the use permitted in Section 21.41.1(e) shall be 90 m<sup>2</sup>.

**21.41.2.2** The maximum floor area of the use permitted in Section 21.41.1(g) inclusive of apartment dwelling units shall be 465 m<sup>2</sup>.

**21.41.2.3** Notwithstanding the provisions of Section 19 hereof to the contrary buildings or structures excepting accessory buildings or structures for Resource Management and Aquaculture Uses shall be permitted within lands identified as S.D. 41 (EC) on Schedule 'A' of this by-law.

**21.42**      **Special District 42 Zone (S.D. 42) - Roll No. 010-002-07100**  
**Part 2 and 7 on Plan 45R15209**

No person shall within any Special District 42 Zone (S.D. 42) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.42.1**      **Permitted Uses**

**21.42.1.1** all uses permitted in the Rural Zone (RU) of By-law 10-1996, as amended, shall apply.

**21.42.2**      **Regulations for Uses Permitted in Section 21.42.1.1**

All provisions and regulations of the Rural Zone (RU) of By-law 10-1996, as amended, shall apply with the following exception:

**21.42.2.1**      **Special Provisions**

The Minimum Lot Area for an Agricultural Use shall be 6.689 hectares.

**21.43**      **Special District 43 Zone (S.D. 43) - Roll No. 010-003-14620**

No person shall within any Special District 43 Zone (S.D. 43) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.43.1**      **Permitted Uses**

**21.43.1.1** a permanent single detached dwelling on one lot

**21.43.2 Regulation for Permitted Uses**

All regulations of Section 9.2.4 of the Rural Zone (RU) of By-law 10-1996, as amended, shall apply with the following exceptions:

- a) Minimum Lot Area (Part 3, Plan 45R-12828) 1.55 ha
- b) Minimum Lot Frontage (Part 3, Plan 45R-12828) 0 m
- c) The front lot line shall be the lot line which faces County Road 32.
- d) Minimum Rear Yard for the existing detached accessory structure identified as the metal-clad pole barn on Plan of Survey prepared by J.B. Fleguel O.L.S, completed on January 28, 2005 and attached as Schedule "2" to this By-law 0 m

**21.44 Special District 44 Zone (S.D. 44) - Roll No. 020-002-06101**

No person shall within any Special District 44 Zone (S.D. 44) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.44.1 Permitted Uses**

- 21.44.1.1** a single detached dwelling
- 21.44.1.2** buildings associated with the raising, feeding and housing of chinchillas.

**21.44.2 Regulations for Permitted Uses**

**21.44.2.1 Regulation for Uses Permitted in Section 21.44.1**

- a) Minimum Lot Area .74 ha
- b) Minimum Lot Frontage 60.5 m
- c) Maximum Building Coverage 7.5%
- d) Maximum Building Height 9 m

**21.44.2.2 Regulations for Uses Permitted in Section 21.44.1.1**

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- a) Minimum Floor Area 100 m<sup>2</sup>
- b) Minimum First Storey Floor Area 60 m<sup>2</sup>
- c) Minimum Front Yard 15 m
- d) Minimum Side Yard 4.5 m
- e) Minimum Rear Yard 6 m

**21.44.2.3 Regulations for Uses Permitted in Section 21.44.1.2**

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- a) Minimum Front Yard 30 m
- b) Minimum Side Yard 5 m
- c) Minimum Rear Yard 15 m

**21.45 Special District 45 Zone (S.D. 45) - Roll No. 020-001-04000**

No person shall within any Special District 45 Zone (S.D. 45) in Part Lot 1, Concession 4 use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

- 21.45.1** All of the provisions and regulations of Section 9 shall apply to Special District 45 Zone (S.D. 45) except that the minimum lot area required for uses permitted for Section 9.1.1 shall be 7.0 hectares.

**21.46 Special District 46 Zone (S.D. 46) - Roll No. 020-003-17005**

No person shall within any Special District 46 Zone (S.D. 46) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.46.1 Permitted Uses**

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

**21.46.2 Regulations for Uses Permitted in Section 21.46.1**

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

- a) Minimum Lot Area 6.1 ha

b) Minimum Lot Frontage

114.5 m

**21.47 Special District 47 Zone (S.D. 47) - Roll No. 020-003-10400**

No person shall within any Special District 47 Zone (S.D. 47) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.47.1 Permitted Uses**

**21.47.1.1** all uses permitted in Section 11.1 of this By-law as they apply to the Local Commercial Zone (C1) shall apply to any Special District 47 Zone (S.D. 47) except that the following shall not be permitted:

- a) a dwelling unit in a portion of a commercial building
- b) a retail postal outlet
- c) gas pumps.

**21.47.2 Regulations for Uses Permitted in Section 21.47.1**

**21.47.2.1** All provisions and regulations of Section 10.2 of this By-law as they apply to the Local Commercial Zone (C1) shall apply to any Special District 47 Zone (S.D. 47) with the following exceptions:

- a) Minimum Southerly Side Yard 0 m
- b) Maximum Lot Coverage 50%

**21.47.2.2** Notwithstanding any other provisions of Section 3.31 of this By-law to the contrary, the minimum number of parking spaces in any Special District 47 Zone (S.D. 47) shall be 26.

**21.48 Special District 48 Zone (S.D. 48) - Roll No. 020-004-19300**

All of the provisions and regulations of Section 9 of this By-law shall apply to permit one single detached dwelling within Special District 48 Zone (S.D. 48) in Part Lot 29, Concession 4 except that the Minimum Lot Area and Minimum Lot Frontage requirements shall be 18.5 hectares and 10.4 metres respectively.

**21.49**      **Special District 49 Zone (S.D. 49)**

No person shall within any Special District 49 Zone (S.D. 49) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.49.1**      **Permitted Uses**

**21.49.1.1**      all uses permitted in the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply.

**21.49.2**      **Regulations for Uses Permitted in Section 21.49.1.1**

All provisions and regulations of the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply with the following exceptions:

**21.49.2.1**      **Special Provisions**

- a) Minimum lot area                      0.25 hectares
- b) Minimum shoreline frontage      25 metres

All provisions and regulations of the Limited Service Residential Zone (LSR) of By-law No. 10-1996, as amended, shall apply to any new construction on the subject property.

**21.50**      **Special District 50 Zone (S.D. 50) - Roll No. 020-003-08100**

No person shall within any Special District 50 Zone (S.D. 50) being located in Part of Lot 12, Concession 1, known more specifically as part of Block A of Registered Plan No. 2, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

**21.50.1**      **Permitted Uses**

**21.50.1.1**      a craft and antique shop

**21.50.1.2**      a dwelling unit in a portion of a commercial building if occupied by the owner, caretaker, watchman or other similar person employed on the lot on which such dwelling unit is located.



**21.50.2      Regulations for Uses Permitted in Section 21.50.1**

- a) Minimum Lot Area 325 m<sup>2</sup>
- b) Minimum Lot Frontage 25 m
- c) Minimum Front Yard .3 m
- d) Minimum Side Yard .75 m
- e) Minimum Rear Yard 1 m
- f) Maximum Building Height 9 m
- g) Maximum Lot Coverage 40%

**21.50.2.1** Notwithstanding any other provisions of Section 3.31 of this By-law to the contrary, the minimum number of parking spaces required in any Special District 50 Zone (S.D. 50) shall be 0.

**21.50.2.2** Notwithstanding any other provisions of Section 3.22 of this By-law to the contrary, no loading space or loading space access shall be required in any Special District 50 Zone (S.D. 50).

**21.50.2.3      Regulation for Uses Permitted in Section 21.50.1.2**

Where a maximum of one dwelling unit is built on a lot as an integral part of a commercial use, the maximum floor area of the dwelling unit shall be 56 square metres.

**21.51      Special District 51 Zone (S.D. 51) - Roll No. 020-001-05200**

No person shall within any Special District 51 Zone (S.D. 51) use any land, or erect, alter or use any building except in accordance with the following provisions:

**21.51.1      Permitted Uses**

- 21.51.1.1** Contractor's Yard
- 21.51.1.2** Motor Vehicle Body Shop
- 21.51.1.3** Motor Vehicle Repair Garage
- 21.51.1.4** Motor Vehicle Service Station

**21.51.1.5** A single detached dwelling accessory to a permitted use, if occupied by the owner, caretaker, watchman or other similar person employed on the lot on which such single detached dwelling is located.

**21.51.2** **Regulations for Permitted Uses in Section 21.51.1.1**

All regulations of the Restricted Industrial Zone (M1) shall apply.

**21.51.3** **Regulations for Permitted Uses in Sections 21.51.1.2 to 21.51.1.5 inclusive**

All regulations of the Highway Commercial Zone (C2) shall apply.

**21.51.4** The regulations of Section 3.31 "Parking Regulations" shall not apply to Special District 51 Zone (S.D. 51).

**21.52** **Special District 52 Zone (S.D. 52) - Roll No. 020-003-24200**

No person shall within any Special District 52 Zone (S.D. 52) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.52.1** **Permitted Uses**

All uses permitted in the Rural Zone (RU) shall apply.

**21.52.2** **Regulations for Uses Permitted in Section 21.52.1**

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

- a) Minimum Lot Frontage 76.77 m

**21.53** **Special District 53 Zone (S.D. 53) - Roll No. 020-004-17500**

No person shall within any Special District 53 Zone (S.D. 53) being located in part of Lot 25, Concession 4, known more specifically as Parts 1 and 2 on Plan 45R9378, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

**21.53.1 Permitted Uses**

**21.53.1.1** a place of worship.

**21.53.2 Regulations for Uses Permitted in Section 21.53.1**

a)	Minimum Lot Area	1,244 m <sup>2</sup>
b)	Minimum Lot Frontage	21.9 m
c)	Minimum Front Yard	1.23 m
d)	Minimum Side Yard (north)	1.39 m
e)	Minimum Side Yard (south)	5.76 m
f)	Minimum Rear Yard	7.5 m
g)	Maximum Lot Coverage	50%
h)	Maximum Building Height	12 m

**21.53.3** Notwithstanding any other provisions of Section 3.31 to the contrary, the minimum number of parking spaces required in any Special District 53 Zone (S.D. 53) shall be 25.

**21.54 Special District 54 Zone (S.D. 54) – Roll No. 1522-010-003-04100 Part 2, Plan 45R-17590 (Severed Lot)**

No person shall within any Special District 54 Zone (S.D. 54) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.54.1 Permitted Uses**

**21.54.1.1** All uses permitted in Section 4.1 of the Residential Zone (R) of By-law 10-1996, as amended.

**21.54.2 Regulations for Permitted Uses**

All regulations of Section 4.2.1 of the Residential Zone (R) of By-law 10-1996, as amended, shall apply with the following exceptions:

a)	Minimum Lot Frontage	39 m
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**21.55**      **Special District 55 Zone (S.D. 55) – Roll No. 1522-020-003-32401, Part 1, Plan 45R-17629 (Severed Lot)**

No person shall within any Special District 55 Zone (S.D. 55) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.55.1**      **Permitted Uses**

**21.55.1.1**      All uses permitted in Section 4.1 of the Residential Zone (R) of By-law 10-1996, as amended.

**21.55.2**      **Regulations for Permitted Uses**

All regulations of Section 4.2.1 of the Residential Zone (R) of By-law 10-1996, as amended, shall apply with the following exceptions:

a)      Minimum Lot Frontage      30 m

**21.56**      **Special District 56 Zone (S.D. 56) - Roll No. 020-004-21100**

Notwithstanding the provisions of Section 3.34 to the contrary it is hereby recognized that two recreational dwellings exist on the lands zoned Special District 56 Zone (S.D. 56).

**21.57**      **Special District 57 Zone (S.D. 57) - Roll No. 020-003-00400**

No person shall within any Special District 57 Zone (S.D. 57) use any land, or erect, alter or use any building or structure except in accordance with the following:

**21.57.1**      **Permitted Uses**

**21.57.1.1**      A warehouse

**21.57.1.2**      A retail outlet or wholesale outlet or business office accessory to the permitted use.

**21.57.2**      **Regulations for Uses Permitted in Section 21.57.1**

a)      Minimum Lot Area      2,700 m<sup>2</sup>

b)	Minimum Lot Frontage	37.5 m
c)	Minimum Front Yard	15 m
d)	Minimum Side Yard	6 m
e)	Minimum Rear Yard	9.5 m
f)	Maximum Lot Coverage	30%
g)	Maximum Building Height	10.5 m

**21.58      Special District 58 Zone (S.D. 58) - Roll No. 020-003-09000**

No person shall within any Special District 58 Zone (S.D. 58) use any land, or erect, alter or use any building or structure except in accordance with the following:

**21.58.1      Permitted Uses**

**21.58.1.1**      All uses permitted in the Local Commercial Zone (C1)

**21.58.1.2**      A maximum of two (2) accessory dwelling units in a portion of a commercial building.

**21.58.2      Regulations for Uses Permitted in Section 21.58.1**

All provisions and regulations of the Local Commercial Zone (C1) shall apply with the following exceptions:

a)	Minimum Lot Area	885 m <sup>2</sup>
b)	Minimum Front Yard	.42 m
c)	Minimum Rear Yard	3.68 m
d)	Minimum Floor Area per dwelling unit	76 m <sup>2</sup>
e)	Minimum Front and Side Yards shall be as existing on locational survey prepared by J.B. Fleguel, O.L.S. and dated February, 1995.	

**21.59      Special District 59 Zone (S.D. 59) - Roll No. 020-003-04300**

No person shall within any Special District 59 Zone (S.D. 59) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**23.59.1      Permitted Uses**

**23.59.1.1** All uses permitted in the Highway Commercial Zone (C2) of By-law 10-1996, as amended, shall apply with the following additional use:

A Class I Industrial Facility

**23.59.2** **Regulations for Uses Permitted in Section 23.59.1.1**

All provisions and regulations of the Highway Commercial Zone (C2) of By-law 10-1996, as amended, shall apply with the following exception:

The Maximum Floor Area for a Class I Industrial Facility shall be limited to 1,482 square feet and shall be contained in the lower level of the building.

**21.60** **Special District 60 Zone (S.D. 60) - Roll No. 020-004-27800**

No person shall within any Special District 60 Zone (S.D. 60) use any land, or erect, alter or use any building or structure except in accordance with the following:

**21.60.1** **Permitted Uses**

All uses permitted in the Island Residential Zone (IR) of by-law No. 10-1996, as amended shall apply.

**21.60.2** **Regulations for Uses Permitted in Section 21.60.1**

All provisions and regulations of the Island Residential Zone (IR) of by-law No. 10-1996, as amended shall apply with the following exceptions:

- |    |  |         |
|----|--|---------|
| a) | Minimum Lot Area                             | .599 ha |
| b) | Minimum Water Yard                           | 9.8 m   |
| c) | Maximum Lot Coverage                         | 8%      |
| d) | Maximum Number of Dwelling Units per Lot     | 2       |
| e) | Maximum Lot Coverage for Accessory Buildings | 6%      |

**21.61 Special District 61 Zone (S.D. 61) - Roll No. 020-004-27700**

No person shall within any Special District 61 Zone (S.D. 61) use any land, or erect, alter or use any building or structure except in accordance with the following:

**21.61.1 Permitted Uses**

All uses permitted in the Island Residential Zone (IR) of By-law No. 10-1996, as amended, shall apply.

**21.61.2 Regulations for Uses Permitted in Section 21.61.1**

All provisions and regulations of the Island Residential Zone (IR) of By-law No. 10-1996, as amended shall apply with the following exceptions:

- |    |  |     |
|----|--|-----|
| a) | Minimum Water Yard                       | 7 m |
| b) | Maximum Lot Coverage                     | 11% |
| c) | Maximum Number of Dwelling Units per Lot | 2   |

**21.62 Special District 62 Zone (S.D. 62) - Roll No. 020-003-05900**

No person shall within any Special District 62 Zone (S.D. 62) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.62.1 Permitted Uses**

**21.62.1.1** a permanent single detached dwelling

**21.62.2.1** an accessory bachelor dwelling unit, with an independent entrance from outside the building consisting of one bathroom and not more than two habitable rooms designed to provide living, dining, sleeping and kitchen accommodation in appropriate individual or combination of rooms.

**21.62.2 Regulations for Uses Permitted in Section 21.62.1**

- |    |   |                      |
|----|---|----------------------|
| a) | Minimum Lot Area                          | 1,380 m <sup>2</sup> |
| b) | Minimum Lot Frontage                      | 34 m                 |
| c) | Minimum Front Yard to Building Foundation | 8 m                  |
| d) | Minimum Side Yard                         | 6 m                  |
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e)	Minimum Exterior Side Yard	6 m
f)	Minimum Rear Yard	8.2 m
g)	Maximum Ground floor Area	150 m <sup>2</sup>
h)	Maximum Area of Accessory Bachelor Use	52 m <sup>2</sup>
i)	Maximum Lot Coverage	15 %
j)	Minimum On-Site Number of Parking Spaces	4

**21.63      Special District 63 Zone (S.D. 63) - Roll No. 020-003-22900**

No person shall within any Special District 63 Zone (S.D. 63) use any land, or erect, alter, or use any building or structure except in accordance with the following:

**21.63.1      Permitted Uses**

All uses permitted in the Limited Service Residential Zone (LSR) of By-law No. 10-1996, as amended, shall apply.

**21.63.2      Regulations for Uses Permitted in Section 21.63.1**

All provisions and regulations of the Limited Service Residential Zone (LSR) of By-law No. 10-1996, as amended, shall apply subject to the following.

It is hereby recognized that there exists two residences on the property the subject of which is this by-law. As such, Section 3.35 of By-law No. 10-1996, as amended, does not apply to this property as it relates to the two existing residences. It is also hereby recognized that the two residences on the property the subject of which is this by-law, have deficient yard setbacks. As such, the setbacks in existence on October 3, 1996 are recognized as the setbacks for each respective building located on this property.

**21.64      Special District 64 Zone (S.D. 64) - Roll No. 020-005-76015**

Notwithstanding the provisions of Section 7.2.1 or any other provisions of By-law No. 10-1996 as amended to the contrary, the following regulations shall apply to the property described as having Roll No. 020-005-76015:

a)	Minimum Rear Yard	7.5 m
b)	Minimum Water Yard	15 m



All other provisions and regulations of the Limited Service Residential Zone (LSR) of By-law No. 10-1996 as amended shall continue to apply to any Special District 64 Zone (S.D. 64).

**21.65 Special District 65 Zone (S.D. 65) - Roll No. 020-002-09200**

No person shall within any Special District 65 Zone (S.D. 65) use any land, or erect, alter, or use any building or structure, except in accordance with the following:

**21.65.1 Permitted Uses**

**21.65.1.1** all uses permitted in the Environmental Conservation (EC) and (ECP) and Rural (RU) Zones of By-law No. 10-1996, as amended, shall apply.

**21.65.1.2** a duplex within a dwelling existing as of May 5, 1997.

**21.65.2 Regulations for Uses Permitted**

**21.65.2.1 Regulations for Uses Permitted in Section 21.65.1.1**

All provisions and regulations of the Environmental Conservation (EC) and (ECP) and Rural (RU) Zones, as amended, shall apply.

**21.65.2.2 Regulations for Uses Permitted in Section 21.65.1.2**

All provisions and regulations of the Environmental Conservation (EC) and (ECP) and Rural (RU) Zones, as amended, shall apply save and except the following:

- a) Minimum Floor Area per Dwelling Unit 86 m<sup>2</sup>
- b) Maximum Number of Dwellings per Lot (within existing dwelling) 2

**21.66      Special District 66 Zone (S.D. 66) - Roll No. 020-005-27804**

No person shall within any Special District 66 Zone (S.D. 66), use any land, or erect, alter, or use any building or structure, except in accordance with the following:

**21.66.1      Permitted Uses**

**21.66.1.1**      all uses permitted in the Rural Zone (RU) of By-law No. 10-1996, as amended, shall apply.

**21.66.1.2**      Retail sales of greenhouse products and garden statuary, furnishings and accessories.

**21.66.2      Regulations for Uses Permitted**

**21.66.2.1      Regulations for Uses Permitted in Section 21.66.1.1**

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All provisions and regulations of the Rural Zone (RU) of By-law No. 10-1996, as amended, shall apply.

**21.66.2.2      Regulations for Uses Permitted in Section 21.66.1.2**

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a) Minimum Lot Area	3,000 m <sup>2</sup>
b) Minimum Lot Frontage	45 m
c) Minimum Front Yard	15 m
d) Minimum Side Yard	6 m
e) Minimum Rear Yard	4 m
f) Maximum Lot Coverage	7%
g) Maximum Building Height	9 m

The provisions of Section 3.17.1 of By-law No. 10-1996, as amended, shall also apply.

**21.67      Special District 67 Zone (S.D. 67) - Roll No. 010-005-20500 (Retained Lot) – Part 1 on RP 45R-14942**

No person shall within any Special District 67 Zone (S.D. 67), use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.67.1**      **Permitted Uses**

**21.67.1.1**      all uses permitted in the Residential Zone (R) of By-law 10-1966, as amended, shall apply.

**21.67.2**      **Regulations for Uses Permitted in Section 21.67.1.1**

All provisions and regulations of the Residential Zone (R) of By-law 10-1996, as amended, shall apply with the following exception:

**23.67.2.1**      **Special Provisions**

The Minimum Lot Frontage Shall be 34.63 m.

All minimum setbacks for the existing 1 ½ storey frame dwelling with frame addition existing at the time of passing of this by-law shall be as shown on the draft Plan of Survey (RP 45R-14942), prepared by J. B. Fleguel, Ontario Land Surveyors, dated November 25, 2009.

All provisions and regulations of the Residential Zone (R) of By-law No. 10-1996, as amended, shall apply to any new construction on the subject property.

**21.68**      **Special District 68 Zone (S.D. 68) - Roll No. 010-004-05102**

No person shall within any Special District 68 Zone (S.D. 68) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.68.1**      **Permitted Uses**

**21.68.1.1**      a single detached dwelling

**21.68.1.2**      accessory uses and buildings.

**21.68.2 Regulations for Uses Permitted**

**21.68.2.1 Regulations for Uses Permitted in Section 21.68.1.1**

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a) Minimum Lot Area	2,043 m <sup>2</sup>
b) Minimum Lot Frontage	38 m
c) Minimum Front Yard	7.6 m
d) Minimum Side Yard	4.6 m
e) Minimum Rear Yard	7.6 m
f) Maximum Lot Coverage	15%
g) Maximum Height	9 m
h) Minimum Floor Area:	
1 storey	102 m <sup>2</sup>
1-1/2 storey or split level	120 m <sup>2</sup>
2 storey	139 m <sup>2</sup>

Where no basement or cellar is provided the minimum floor area shall be increased by 18.6 m<sup>2</sup>.

**21.68.2.2 Regulations for Uses Permitted in Section 21.68.1.2**

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a) Minimum Front Yard	7.5 m
b) Minimum Side Yard	4.5 m
c) Minimum Rear Yard	7.5 m
d) Maximum Height	4.5 m
e) Maximum Lot Coverage	8%
f) The minimum distance of an accessory building or structure from a main building shall be 1.5 metres provided that in no case shall any overhang, eaves or gutter project into this required minimum area that shall be clear of any obstruction from the ground to the sky.	

**21.69 Special District 69 Zone (S.D. 69) - Reserved**

Removed by By-law No. 2015-92

**21.70 Special District 70 Zone (S.D. 70) - Roll No. 010-001-19200**

No person shall within any Special District 70 Zone (S.D. 70) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.70.1 Permitted Uses**

**21.70.1.1** a single detached dwelling, a home occupation, a park

**21.70.2 Regulations for Uses Permitted in Section 21.70.1.1**

a)	Minimum Lot Area	2,040 m <sup>2</sup>
b)	Minimum Lot Frontage	38 m
c)	Minimum Front Yard	7.5 m
d)	Minimum Side Yard	4.5 m
e)	Minimum Rear Yard	7.5 m
f)	Maximum Lot Coverage	15%
g)	Maximum Height	9 m
h)	Minimum Floor Area:	
	1 storey	102 m <sup>2</sup>
	1-1/2 storey or split level	120 m <sup>2</sup>
	2 storey	139 m <sup>2</sup>

Where no basement or cellar is provided the minimum floor area shall be increased by 18 m<sup>2</sup>.

**21.70.2.1 Special Provisions**

No building other than a marine facility may be erected closer than 15 metres to the highwater mark of any adjacent water course or water body.

**21.71 Special District 71 Zone (S.D. 71) - Roll Nos. 010-001-19102, 010-001-19104, 010-001-19106 and 010-001-19108**

No person shall within any Special District 71 Zone (S.D. 71) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.71.1 Permitted Uses**

**21.71.1.1** a single detached dwelling, a home occupation, a park

**21.71.2 Regulations for Uses Permitted in Section 21.71.1.1**

a)	Minimum Lot Area	3,250 m <sup>2</sup>
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b)	Minimum Lot Frontage	38 m
c)	Minimum Front Yard	7.5 m
d)	Minimum Side Yard	4.5 m
e)	Minimum Rear Yard	7.5 m
f)	Maximum Lot Coverage	15%
g)	Maximum Height	9 m
h)	Minimum Floor Area:	
	1 storey	102 m <sup>2</sup>
	1-1/2 storey or split level	120 m <sup>2</sup>
	2 storey	139 m <sup>2</sup>

#### **21.71.2.1 Special Provisions**

No building other than a marine facility may be erected closer than 15 metres to the highwater mark of any adjacent water course or water body.

### **21.72 Special District 72 Zone (S.D. 72) - Roll No. 010-001-25400**

No person shall within any Special District 72 Zone (S.D. 72) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### **21.72.1 Permitted Uses**

**21.72.1.1** a single detached seasonal dwelling

#### **21.72.2 Regulations for Uses Permitted in Section 21.72.1.1**

a)	Minimum Lot Area	As existing on November 7, 1997
b)	Minimum Lot Frontage	120 m
c)	Minimum Front Yard	15 m
d)	Minimum Side Yard	4.5 m
e)	Minimum Rear Yard	7.5 m
f)	Minimum Floor Area	70 m <sup>2</sup>
g)	Maximum Height	7.5 m
h)	Maximum Lot Coverage	15%
i)	Maximum Number of Dwelling Units	1

**21.72.2.1 Special Provisions**

- 21.72.2.1.1** No building other than a marine facility may be erected closer than 15 metres to the highwater mark of any adjacent water courses or water body.
- 21.72.2.1.2** No building or structure may be erected on lands having an elevation below 233.20 metres above sea level.
- 21.72.2.1.3** Accessory Uses: In accordance with Section 3.1 hereof except that no accessory building may be used for human habitation.

**21.73 Special District 73 Zone (S.D. 73) - Roll No. 010-001-07700**

No person shall within any Special District 73 Zone (S.D. 73) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.73.1 Permitted Uses**

- 21.73.1.1** a single detached seasonal dwelling

**21.73.2 Regulations for Uses Permitted in Section 21.73.1.1**

- a) Minimum Lot Area 4,000 m<sup>2</sup>
- b) Minimum Lot Frontage 50 m
- c) Minimum Front Yard 15 m
- d) Minimum Side Yard 5 m
- e) Minimum Floor Area 70 m<sup>2</sup>
- f) Maximum Height 7.62 m

**21.73.2.1 Special Provisions**

**21.73.2.1.1** No building other than an attached garage used for boat parking and storage purposes together with the habitable portion of the dwelling above said garage or attached thereto including the enclosed sun porch may be erected closer than 3 metres to the rear lot line and/or the highwater mark of a water body.

**21.73.2.1.2** No expansion or enlargement of the habitable portion of the dwelling erected above the garage used for boat parking and storage purposes shall be permitted.

**21.74 Special District 74 Zone (S.D. 74) - Roll No. 010-004-16100**

No person shall within any Special District 74 Zone (S.D. 74) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.74.1 Permitted Uses**

**21.74.1.1** a single warehouse building for the storage of dry wall and related plastering materials.

**21.74.2 Regulations for Uses Permitted in Section 21.74.2.1**

No person shall use any lot or use any existing building or structure except in accordance with Section 14 provided that no extension or enlargement of said existing building nor any new accessory building or structure nor any outdoor storage of materials or supplies is permitted.



**21.75**

**Special District 75 Zone (S.D. 75) - Roll No. 010-001-44700**

No person shall within any Special District 75 Zone (S.D. 75) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.75.1      Permitted Uses**

**21.75.1.1**      a school, a private hospital, a student residence with or without staff accommodation, a fire hall, a retail postal outlet, an outdoor or indoor recreational facility, a dining hall, a laundromat, a single detached dwelling for the accommodation of teaching and/or caretaking staff, other institutional uses related to the school, accessory uses and buildings.

**21.75.2      Regulations for Uses Permitted in Section 21.75.1.1**

- a)      Minimum Lot Area      as existing on November 7, 1997
- b)      Minimum Lot Frontage      as existing on November 7, 1997
- c)      Minimum Yard Requirements      No building or structure shall be used or erected within 8 metres of any lot line, or within 15.5 metres of any street line or within 60.0 metres of the boundary of a Residential Zone.
- d)      Maximum Lot Coverage      30%
- e)      Minimum Parking Requirements      No parking space or part thereof shall be located and no land shall be used for the temporary parking or storage of any visitor vehicle within

- 2.0 metres of any lot line which does not abut a public street or the boundary of any Residential Zone
- f) Minimum Landscaping Requirements  
A landscaping area in the form of a planting strip having a minimum width of 2.0 metres shall be provided and thereafter maintained adjacent to every portion of any lot line that abuts the boundary of a Residential Zone
- g) Minimum Water Setback  
No building other than a marine facility may be erected closer than 15.5 metres to the highwater line of any adjacent water body
- h) Where an existing permitted building or structure is located on a lot having less than the minimum setback and/or yard required by this By-law, the said building or structure may be enlarged, reconstructed, repaired and/or renovated provided that:
- i) the enlargement, reconstruction, repair and/or renovation does not further reduce a yard and/or setback having less than the minimum required by this By-law, the building or structure is being used for a purpose permissible within the Zone in which it is located, and all other applicable Zone Provisions of this By-law are complied with;
  - ii) any student residence erected after the passage of this By-law shall be subject to the following provisions:
    - a) shall form an integral part of the College;

- b) any room used by students for sleeping accommodation shall have a minimum floor area of 6.9 m<sup>2</sup>;
- c) the minimum floor area per dwelling unit shall be 55.0 m<sup>2</sup>; and
- d) the parking requirements that shall apply in the S.D. 75 Zone (S.D. 75) are 1 parking space for each employee working at the School whether employed directly or indirectly by the school. In addition, for every 15 parking spaces provided for employees 1 space shall be provided for students.

**21.76 Special District 76 Zone (S.D. 76) - Roll No. 010-002-10400**

No person shall within any Special District 76 Zone (S.D. 76) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.76.1** the provisions of Sections 15.1 and 15.2 shall apply except that the uses permitted by Sections 15.1 and 15.2 may be carried on by the Corporation of the Township of Douro-Dummer only.

**21.77 Special District 77 Zone (S.D. 77) - Roll No. 010-005-24300**

No person shall within any Special District 77 Zone (S.D. 77) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.77.1 Permitted Uses**

**21.77.1.1** a single detached dwelling, a park

**21.77.2 Regulations for Uses Permitted in Section 21.77 1.1**

- a) Minimum Lot Area 1,000 m<sup>2</sup>
- b) Minimum Lot Frontage 25 m
- c) Minimum Front Yard 7.6 m
- d) Minimum Side Yard 4.6 m

e)	Minimum Rear Yard	7.6 m
f)	Maximum Height	10 m
g)	Minimum Floor Area:	
	1 storey	102 m <sup>2</sup>
	1-1/2 storey or split level	120 m <sup>2</sup>
	2 storey	140 m <sup>2</sup>

Where no basement or cellar is provided the minimum floor area shall be increased by 20 m<sup>2</sup>.

**21.78 Special District 78 Zone (S.D. 78) - Roll No. 010-001-46100**

No person shall within any Special District 78 Zone (S.D. 78) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.78.1 Permitted Uses**

- 21.78.1.1** a bank  
a building supply sales centre in a wholly enclosed building  
a cleaner’s distribution station  
equipment rentals in a wholly enclosed building  
a farm produce retail outlet  
an indoor fitness or health club which may include squash courts or bowling alley  
a professional office  
a restaurant  
a retail store with or without gas pumps  
an animal hospital  
a service shop  
a nursery

- 21.78.1.2** a single detached dwelling accessory to a use permitted in Section 21.78.1.1

**21.78.2. Regulations for Permitted Uses**

**21.78.2.1 Regulations for Uses Permitted in Section 21.78.1.1**

The regulations for the uses permitted in Section 21.78.1.1 shall be those presented in Section 11.2 of this By-law.

**21.78.2.2 Regulations for Uses Permitted in Section 21.78.1.2**

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The regulations for the uses permitted in Section 21.78.1.2 shall be those presented in Section 4.2 of this By-law.

**21.79 Special District 79 Zone (S.D. 79) - Roll No. 010-004-10500**

No person shall within any Special District 79 Zone (S.D. 79) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.79.1 Permitted Uses**

**21.79.1.1** a business or professional office, a self-storage building, a truck/trailer rental depot for vehicles used as part of a storage use, and an outside vehicle storage use

**21.79.2 Regulations for Uses Permitted in Section 21.79.1**

a)	Minimum Lot Area	1.5 ha
b)	Minimum Lot Frontage	100 m
c)	Minimum Front Yard	15 m
d)	Minimum Side Yard	7.5 m
e)	Minimum Rear Yard	15 m
f)	Maximum Height	11 m
g)	Maximum Lot Coverage	25%
h)	Minimum Landscaped Open Space	10%
i)	Minimum Distance between Buildings	7.5 m

**21.79.2.1 Special Provisions**

**21.79.2.1.1** No parking area, loading area or driveway other than a driveway used for ingress or egress to County Road No. 4 may be located within 1.5 metres of a lot line.

**21.79.2.1.2** The maximum number of trucks and trailers permitted for the truck/trailer rental depot shall be 8 of each. Parking of such rental trucks and trailers shall be limited to the rental spaces as shown on the site plan for

'Phase 1' of the property, prepared by R.L. Fleguel and dated July 29, 2011 and attached to this by-law as Schedule "B".

For the purposes of this zone, a "truck/trailer rental depot" shall be defined as a use where motor vehicles, specifically trucks, and trailers are rented for use by the general public. The truck/trailer rental depot shall clearly be incidental, subordinate and secondary to the principle storage use of the property.

- 21.79.2.1.3** For the purposes of Phase 1, a landscaping area shall be provided in the form of a 1.5 metre planting strip of unbroken cedar hedge for a minimum of 85.3 metres along the easterly side of the Phase 1 area, within the area labeled as "10' Grass Buffer" and noted to include a "Proposed Cedar Hedge" and shown on the site plan for 'Phase 1' of the property, prepared by R.L. Fleguel and dated July 29, 2011 attached to this by-law s Schedule "B".
- 21.79.2.1.4** A maximum of 49 outside vehicle storage spaces, which includes the parking spaces for the truck/trailer rental depot, shall be permitted, and shall be configured as shown on the site plan for 'Phase 1' of the property, prepared by R.L. Fleguel and dated July 29, 2011 and attached to this by-law as Schedule "B".
- 21.79.2.1.5** Any outside storage shall comply with the minimum yard requirements with the exception that the minimum setback from the eastern side lot line shall be 3 metres (10 feet).
- 21.79.2.1.6** Notwithstanding the provisions of Section 3.31.1 of this By-Law to the contrary, a minimum of one (1) parking space for each 80 square metres (861.1 square feet) of gross floor area shall be provided. All other

parking regulations of Section 3.31 shall apply.

The sixteen (16) parking spaces identified as 'customer parking' on the site plan for 'Phase 1' of the property, prepared by R.L. Fleguel and dated July 29, 2011 and attached to this by-law as Schedule "B" , shall be for the use of transient customers only.

**21.79.2.1.7** The area labeled "Future Phases" on the site plan for 'Phase 1' of the subject property, prepared by R.L. Fleguel and dated July 29, attached to this by-law as Schedule "B" shall require a further amendment to this by-law to permit development.

**21.80**      **Special District 80 Zone (S.D. 80) - Roll No. 010-004-04810**

No person shall within any Special District 80 Zone (S.D. 80) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.80.1**      **Permitted Uses**

**21.80.1.1**      those uses permitted in Section 9.1 of this By-law.

**21.80.2**      **Regulations for Uses Permitted in Section 21.80.1**

The regulations for permitted uses are those contained in Section 9.2 of this By-law, except that the minimum lot area and lot frontage for all permitted uses shall be 13.0 hectares and 270.0 metres respectively.

**21.81**      **Special District 81 Zone (S.D. 81) - Roll No. 010-002-05400**

No person shall within any Special District 81 Zone (S.D. 81) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.81.1 Permitted Uses**

**21.81.1.1** a single detached dwelling and accessory uses

**21.81.2 Regulations for Uses Permitted in Section 21.81.1**

- |                       |         |
|-----------------------|---------|
| a) Minimum Lot Area   | 1.78 ha |
| b) Minimum Front Yard | 7.5 m   |
| c) Minimum Side Yard  | 4.5 m   |
| d) Minimum Rear Yard  | 7.5 m.  |

**21.82 Special District 82-Holding Zone (S.D. 82-H) - Roll Nos. 010-001-36200, 010-001-36300**

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No person shall within any Special District 82-Holding Zone (S.D. 82-H) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.82.1 Permitted Uses**

**21.82.1.1** a motor vehicle gasoline bar, those uses permitted in Section 11 of this By-law.

**21.82.2 Regulations for Uses Permitted in Section 21.82.1**

**21.82.2.1** The regulations for permitted uses are those contained in Section 11.2 of this By-law, except that the minimum lot area shall be 1 ha.

**21.82.2.2** Notwithstanding Section 3.11 and 3.26 all other provisions of this By-law shall apply to land zoned the Special District 82-Holding Zone (82-H).

**21.82.2.3** For the purposes of this Section, a motor vehicle gasoline bar means a retail outlet for the sale of motor vehicle fuel, lubrication and cleansing products and the sale or distribution of such accessory products as road maps, windshield washer fluid, lock deicer fluid and windshield



wipers, but in any case does not include any motor vehicle maintenance.

**21.82.2.4** The Holding Provision attached to the Special District 82-Holding Zone (S.D.82-H) shall be removed when the following actions have been secured to the satisfaction of the Township:

**21.82.2.4.1** A development agreement has been entered into in accordance with Section 41 of The Planning Act, R.S.O., 1990, as amended

**21.82.2.4.2** Concerns of affected provincial ministries and agencies are resolved

**21.82.2.4.3** Provision is made for potable water and sewage disposal facilities off-site to the satisfaction of the municipality.

**21.82.2.5** Prior to the removal of the Holding Provisions, the only uses permitted shall be a parking lot excluding any building or structure.

**21.83**      **Special District 83 Zone (S.D. 83) - Roll No. 010-003-14605**

No person shall within any Special District 83 Zone (S.D. 83) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.83.1**      **Permitted Uses**

**21.83.1.1**      a greenhouse operation and accessory buildings

**21.83.1.2**      a single detached dwelling and accessory buildings

**21.83.2 Regulations for Permitted Uses**

**21.83.2.1 Regulations for Uses Permitted in Section 21.83.1.1**

- |                       |        |
|-----------------------|--------|
| a) Minimum Lot Area   | 1.9 ha |
| b) Minimum Front Yard | 6.7 m  |
| c) Minimum Side Yard  | 6.7 m  |
| d) Minimum Rear Yard  | 6.7 m  |

**21.83.2.2 Regulations for Uses Permitted in Section 21.83.1.2**

- |                                     |                    |
|-------------------------------------|--------------------|
| a) Minimum Front Yard               | 10 m               |
| b) Minimum Side Yard                | 4.5 m              |
| c) Minimum Rear Yard                | 4.5 m              |
| d) Minimum Dwelling Unit Floor Area | 110 m <sup>2</sup> |
| e) Maximum Number of Dwelling Units | 1                  |

**21.84 Special District 84-Holding Zone (S.D. 84-H) - Roll No. 010-001-35900**

No person shall within any Special District 84-Holding Zone (S.D. 84-H) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.84.1 Permitted Uses**

- 21.84.1.1** a storage use in one or more wholly enclosed buildings

**21.84.2 Regulations for Uses Permitted in Section 21.84.1**

- |   |                      |
|---|----------------------|
| a) Minimum Lot Area                     | 3 ha                 |
| b) Minimum Lot Frontage                 | 30 m                 |
| c) Minimum Separation between Buildings | 7 m                  |
| d) Minimum Landscaped Open space        | 50%                  |
| e) Minimum Number of Entrances          | 2                    |
| f) Minimum Driveway Width               | 10 m                 |
| g) Maximum Height                       | 8 m                  |
| h) Maximum Floor Area of All Buildings  | 4,180 m <sup>2</sup> |
| i) Maximum floor Area of Any Building   | 465 m <sup>2</sup>   |
| j) Open Storage is prohibited           |                      |

**21.84.3** The Holding Provisions attached to the Special District 84-H Zone (S.D. 84-H) shall be removed when the following actions have been secured to the satisfaction of the Township:

**21.84.3.1** A development agreement has been entered into in accordance with Section 41 of The Planning Act, R.S.O., 1990, as amended.

**21.84.3.2** A commitment satisfactory to the municipality is made by the developer with respect to the upgrading of the Township Road east of the subject property if deemed necessary by the Corporation of the Township of Douro-Dummer.

**21.84.3.3** All concerns of affected provincial ministries and agencies and the County of Peterborough are addressed.

**21.84.3.4** A stormwater management plan is prepared addressing lands bounded by County Road No. 6, the road allowance between Concessions 5 and 6 and Highway No. 28.

**21.84.4** Prior to the removal of the Holding Provisions, the only uses permitted shall be an existing building, structure, or use and a parking lot.

**21.85**      **Special District 85 Zone (S.D. 85) - Roll No. 010-003-05203**

No person shall within any Special District 85 Zone (S.D. 85) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.85.1**      **Permitted Uses**

**21.85.1.1**      all uses permitted in Section 9.1 of this By-law except a kennel and a hunt camp shall not be permitted.

**21.85.2**      **Regulations for Uses Permitted in Section 21.85.1**

The regulations for permitted uses are those contained in Section 9.2 of this By-law, except that the minimum lot area and lot frontage for all permitted uses shall be 10 hectares and 150 metres respectively.

**21.86      Special District 86 Zone (S.D. 86) - Roll No. 010-001-43200**

No person shall within any Special District 86 Zone (S.D. 86) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.86.1      Permitted Uses**

**21.86.1.1**      all uses permitted in Section 9.1 of this By-law except a kennel and a hunt camp shall not be permitted.

**21.86.2      Regulations for Uses Permitted in Section 21.86.1**

The regulations for permitted uses are those contained in Section 9.2 of this By-law, except that the minimum lot area for all permitted uses shall be 6.0 ha.

**21.87      Special District 87 Zone (S.D. 87) - Roll No. 010-001-42910**

No person shall within any Special District 87 Zone (S.D. 87) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.87.1      Permitted Uses**

**21.87.1.1**      a residential, education and boarding house and accessory uses

**21.87.2      Regulations for Uses Permitted in Section 21.87.1**

- a) Minimum Lot Area .5 ha
- b) Minimum Lot Frontage 36.6 m
- c) Minimum Front Yard 7.5 m
- d) Minimum Side Yard 4.5 m
- e) Minimum Rear Yard 7.5 m

**21.87.2.1      Special Provisions**

Notwithstanding any provision to the contrary, access to the Special District 87 Zone (S.D. 87) may be by private right-of-way.

**21.88      Special District 88 Zone (S.D. 88) - Roll No. 010-001-01420**

No person shall within any Special District 88 Zone (S.D. 88) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.88.1      Permitted Uses**

**21.88.1.1**      all uses permitted in Section 9.1 of this By-law except a kennel and a hunt camp shall not be permitted.

**21.88.2      Regulations for Uses Permitted in Section 21.88.1**

The regulations for permitted uses are those contained in Section 9.2 of this By-law, except that the minimum lot area shall be 7.0 hectares and the minimum lot frontage for all permitted uses shall be 250 m.

**21.89      Special District 89-Holding Zone (S.D. 89-H) - Roll No. 010-004-23800**

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No person shall within any Special District 89-Holding Zone (S.D.89-H) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.89.1      Permitted Uses**

**21.89.1.1**      a single detached dwelling; a home occupation in accordance with the provisions of Section 3.17; a park

**21.89.2      Regulations for Uses Permitted in Section 21.89.1**

- a)      Minimum Lot Area      .4 ha
- b)      Minimum Lot Frontage      37.5 m
- c)      Minimum Front Yard      7.5 m
- d)      Minimum Side Yard      4.5 m
- e)      Minimum Rear Yard      4.5 m

f)	Maximum Lot Coverage	15%
g)	Minimum Floor Area	
	1 storey	140 m <sup>2</sup>
	1-1/2 storey	163 m <sup>2</sup>
	2 storey	186 m <sup>2</sup>
h)	Maximum Height	10.6 m

**21.89.3** The Holding Provisions attached to the Special District 89-Holding (S.D. 89-H) shall be removed when the following actions have been secured to the satisfaction of the Township:

**21.89.3.1** Registration of a draft plan of subdivision.

**21.89.3.2** An adequate supply of potable water is available on each lot to be released for development by the removal of the holding provision.

**21.89.3.3** Improvements needed to the 10<sup>th</sup> Line Road as a result of the subdivision are made to the satisfaction of the Municipality.

**21.89.3.4** An erosion and sediment plan is prepared which satisfies the Municipality.

**21.89.3.5** Prior to the removal of the holding provisions, the only use, building or structure permitted in the S.D. 89-H Zone shall be existing uses, buildings or structures and agricultural uses or recreational uses excluding buildings or structures.

**21.90**      **Special District 90 Zone (S.D. 90) - Roll No. 010-004-11315**

No person shall within any Special District 90 Zone (S.D. 90) use any land, or erect alter or use any building or structure except in accordance with the following provisions:

**21.90.1**      **Permitted Uses**

**21.90.1.1** all uses permitted in Section 9.1 of this By-law except a kennel and a hunt camp shall not be permitted.

**21.90.2      Regulations for Uses Permitted in Section 21.90.1**

The regulations for permitted uses are those contained in Section 9.1 of this By-law, except that the minimum lot area and frontage requirements for all permitted uses shall be 0.81 hectares and 39.6 metres respectively.

**21.91      Special District 91 Zone (S.D. 91) - Roll No. 010-004-11310**

No person shall within any Special District 91 Zone (S.D. 91) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.91.1      Permitted Uses**

**21.91.1.1**      all uses permitted in Section 9.1 of this By-law except a kennel and a hunt camp shall not be permitted.

**21.91.2      Regulations for Uses Permitted in Section 21.91.1**

The regulations for permitted uses are those contained in Section 9.2 of this By-law except that the minimum lot area and frontage requirements for all permitted uses shall be 3.0 hectares and 198.0 metres respectively.

**21.92      Special District 92 Zone (S.D. 92) - Roll No. 010-004-11305**

No person shall within any Special District 92 Zone (S.D. 92) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.92.1      Permitted Uses**

**21.92.1.1**      all uses permitted in Section 9.1 of this By-law except a kennel and a hunt camp shall not be permitted.

**21.92.2      Regulations for Uses Permitted in Section 21.92.1**

The regulations for permitted uses are those contained in Section 9.2 of this By-law, except that the minimum lot area and frontage requirements for all permitted uses shall be 1.5 hectares and 161.5 metres respectively.

**21.93**      **Special District 93 Zone (S.D. 93) - Roll No. 010-002-07200**  
**Parts 3 and 6 on Plan 45R15209**

No person shall within any Special District 93 (S.D. 93) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.93.1**      **Permitted Uses**

**21.93.1.1**      all uses permitted in the Rural Zone (RU) of By-law 10-1996, as amended, shall apply.

**21.93.2**      **Regulations for Uses Permitted in Section 21.93.1.1**

All provisions and regulations of the Rural Zone (RU) of By-law 10-1996, as amended, shall apply with the following exception:

**21.93.2.1**      **Special Provisions**

All minimum setbacks for all buildings and structures, existing at the time of passing of this by-law shall be as shown on the Plan of Survey prepared by Beninger Surveying Ltd., Ontario Land Surveyor, dated March 10, 2011 and attached to this by-law as Schedule 'B'.

All provisions and regulations of the Rural Zone (RU) of By-law No. 10-1996, as amended, shall apply to any new construction on the subject property.

**21.94**      **Special District 94 Zone (S.D. 94) – Roll No. 020-004-31302**  
**Merged Lot**

No person shall within any Special District 94 Zone (S.D. 94) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.94.1**      **Permitted Uses**

**21.94.1.1**      all uses permitted in the Island Residential Zone (IR) of By-law 10-1996, as amended, shall apply.



**21.94.2 Regulations for Uses Permitted in Section 21.94.1.1**

All provisions and regulations of the Island Residential Zone (IR) of By-law 10-1996, as amended, shall apply with the following exception:

**21.94.2.1 Special Provisions**

All minimum setbacks for all buildings and structures, existing at the time of passing of this by-law shall be as shown on the Plan of Survey prepared by Elliott and Parr (Peterborough) Ltd., Ontario Land Surveyor, dated July 5, 2011 and attached to this by-law as Schedule 'B'.

All provisions and regulations of the Island Residential Zone (IR) of By-law No. 10-1996, as amended, shall apply to any new construction on the subject property.

**21.29.2.2 Special Provisions**

- a) Minimum Shoreline Frontage 50.30 m
- b) Minimum Lot Area 4,855 m<sup>2</sup>

**21.95 Special District 95 Zone (S.D. 95) - Roll No. 010-005-24000**

No person shall within any Special District 95 Zone (S.D. 95) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.95.1 Permitted Uses**

- 21.95.1.1** those uses permitted in Section 4.1 of the Residential Zone (R) of By-law 10-1996, as amended.

**21.95.2 Regulations for Permitted Uses**

All regulations of Section 4.2.1 of the Residential Zone (R) of By-law 10-1996, as amended, shall apply with the following exceptions:

- a) Minimum Lot Frontage 43 m

b)	Minimum Lot Area	2,780 m <sup>2</sup>
c)	Minimum Front Yard	9.2 m
d)	Minimum Interior Side Yard (North) for the existing second dwelling unit only	4.3 m
e)	Minimum Rear Yard for the existing second dwelling unit only	6.5 m

**21.96      Special District 96 Zone (S.D. 96) - Roll No. 010-004-04850**

No person shall within any Special District 96 Zone (S.D. 96) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.96.1      Permitted Uses**

**21.96.1.1**      all uses permitted in Section 9.1 of this By-law except a kennel and a hunt camp shall not be permitted.

**21.96.2      Regulations for Uses Permitted in Section 21.96.1**

The regulations for permitted uses are those contained in Section 9.2 of this By-law, except that the minimum lot area and lot frontage requirements for all permitted uses shall be 0.3 hectares and 60.96 metres respectively.

**21.97      Special District 97 Zone (S.D. 97) - Roll No. 010-004-08500**

No person shall within any Special District 97 Zone (S.D. 97) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.97.1      Permitted Uses**

**21.97.1.1**      all uses permitted in Section 9.1 of this By-law except a kennel and a hunt camp shall not be permitted.

**21.97.2      Regulations for Uses Permitted in Section 21.97.1**

The regulations for permitted uses are those contained in Section 9.2 of this By-law, except that the minimum lot area

and lot frontage requirements for all permitted uses shall be 18.22 hectares and 99.85 metres respectively.

**21.98 Special District 98 Zone (S.D. 98) - Roll No. 010-004-08520**

No person shall within any Special District 98 Zone (S.D. 98) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.98.1 Permitted Uses**

**21.98.1.1** all uses permitted in Section 9.1 of this By-law except a kennel and a hunt camp shall not be permitted.

**21.98.2 Regulations for Uses Permitted in Section 21.98.1**

The regulations for permitted uses are those contained in Section 9.2 of this By-law, except that the minimum lot area and lot frontage requirements for all permitted uses shall be 5.67 hectares and 247.65 metres respectively.

**21.99 Special District 99 Zone (S.D. 99) - Roll No. 010-001-01400**

No person shall within any Special District 99 Zone (S.D. 99) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.99.1 Permitted Uses**

**21.99.1.1** all uses permitted in Section 9.1 of this By-law except a kennel and a hunt camp shall not be permitted.

**21.99.2 Regulations for Uses Permitted in Section 21.99.1**

The regulations for permitted uses are those contained in Section 9.2 of this By-law, except that the minimum lot area and lot frontage requirements for all permitted uses shall be 3.906 hectares and 175.33 metres respectively.

**21.100      Special District 100 Zone (S.D. 100) - Roll No. 010-001-01510**

No person shall within any Special District 100 Zone (S.D. 100) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.100.1      Permitted Uses**

**21.100.1.1**      all uses permitted in Section 9.1 of this By-law except a kennel and a hunt camp shall not be permitted.

**21.100.2      Regulations for Uses Permitted in Section 21.100.1**

The regulations for permitted uses are those contained in Section 9.2 of this By-law, except that the minimum lot area and lot frontage requirements for all permitted uses shall be 5.469 hectares and 179.82 metres respectively.

**21.101      Special District 101-Holding Zone (S.D. 101-H) - Roll No. 010-001-35700**

No person shall within any Special District 101-Holding Zone (S.D. 101-H) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.101.1      Permitted Uses**

The special permitted uses shall be limited to a driving range, a miniature golf course, a petting zoo, pony rides, kiddy cars, water bumpers, a pro shop, a snack bar and a washroom facility, and accessory buildings, structures and uses inclusive of a tourism information facility. The permitted uses do not include go-cart racing or any other form of motor vehicle racing.

**21.101.2      Regulations for Uses Permitted in Section 21.101.1**

- |    |                      |        |
|----|----------------------|--------|
| a) | Minimum Lot Area     | 7.0 ha |
| b) | Minimum Lot Frontage | 280 m  |
| c) | Minimum Front Yard   | 14 m   |
| d) | Minimum Side Yard    | 15 m   |
| e) | Minimum Rear Yard    | 15 m   |
| f) | Maximum Lot Coverage | 0.3%   |

- g) Minimum Parking Requirement 54 parking spaces

**21.101.3** Prior to the removal of the holding provision referred to above, only existing buildings, structures and uses are permitted. The holding provisions shall not be removed until a site plan agreement is entered into by the developer and the Municipal Council.

**21.102 Special District 102 Zone (S.D. 102) - Roll No. 010-001-34120**

No person shall within any Special District 102 Zone (S.D. 102) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.102.1 Permitted Uses**

- 21.102.1.1** a retail establishment restricted to sale of:
  - a) farm produce
  - b) baked goods
  - c) confectionary products
  - d) crafts and antiques

**21.102.1.2** motor vehicle fuel bar

**21.102.1.3** a restaurant

**21.102.1.4** accessory assembly hall or place of entertainment

**21.102.2 Regulations for Uses Permitted in Section 21.102.1**

- a) Minimum Lot Area 4.0 ha
- b) Minimum Lot Frontage 150 m

**21.102.2.1 Special Provisions**

**21.102.2.1.1** No person shall erect any building or structure on a lot, unless such lot fronts upon and has direct access from an improved public street or highway.

**21.102.2.1.2** No building, structure, water well or any part of a sewage disposal system

shall be located within 14 metres of a provincial highway right-of-way.

- 21.102.2.1.3** No agricultural building existing as of November 7, 1995, and located within 85 metres of any Special District 102 Zone (S.D. 102) may be used as a livestock barn.

For the purposes of this zone, a livestock barn shall not include an agricultural building providing shelter to livestock classified as ten livestock units or less under the Minimum Distance Separation 1 Formula.

- 21.102.2.1.4** The minimum distance between an entrance and an intersection of street lines, measured along the street line intersected by such driveway shall be 15 metres.

- 21.102.2.1.5** All other provisions and regulations of the Highway Commercial Zone (C2) shall apply to the Special District 102 Zone (S.D. 102).

**21.103      Special District 103 Zone (S.D. 103) - Roll No. 010-003-01700**

No person shall within any Special District 103 Zone (S.D. 103) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.103.1      Permitted Uses**

**21.103.1.1** one single detached dwelling on one lot

**21.103.1.2** a home industry, being the repair of automobiles, in accordance with the provisions of Section 21.103.2.1.

**21.103.2 Regulations for Uses Permitted in Section 21.103.1**

a)	Minimum Lot Area	0.195 ha
b)	Minimum Lot Frontage	42.67 m
c)	Minimum Front Yard	4.7 m
d)	Minimum Side Yard from South Lot Line	.88 m
e)	Minimum Side Yard from North Lot Line	4.57 m
f)	Minimum Rear Yard	7.62 m

**21.103.2.1 Special Provisions**

All provisions and regulations of Section 3.16 shall apply and be complied with except that the maximum floor area permitted is 148.64 square metres.

**21.104 Special District 104 Zone (S.D. 104) - Roll No. 010-003-02800**

No person shall within any Special District 104 Zone (S.D. 104) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.104.1 Permitted Uses**

**21.104.1.1** an auto repair shop and service station

**21.104.1.2** an accessory single detached dwelling with attached garage

**21.104.2 Regulations for Uses Permitted in Section 21.104.1**

a)	Minimum Lot Area	0.20 ha
b)	Minimum Lot Frontage	40.23 m
c)	Minimum Front Yard	1.5 m
d)	Minimum Side Yard from South Lot Line	1.2 m
e)	Minimum Side Yard from North Lot Line	7.62 m
f)	Minimum Rear Yard	9.14 m
g)	Maximum Height	9.14 m
h)	Maximum Lot Coverage	30%

**21.104.2.1**

**Special Provisions**

All of the provisions and regulations of Section 3.1 shall apply to all buildings and structures accessory to the residential use.

**21.105 Special District 105 Zone (S.D. 105) - Roll No. 010-004-02901**

No person shall within any Special District 105 Zone (S.D. 105) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.105.1 Permitted Uses**

**21.105.1.1** a motor vehicle body shop

**21.105.1.2** one single detached dwelling

**21.105.2 Regulations for Uses Permitted in Section 21.105.1**

a)	Minimum Lot Area	4,000 m <sup>2</sup>
b)	Minimum Lot Frontage	45 m
c)	Minimum Front Yard	7.5 m
d)	Minimum Side Yard from South Lot Line	4.5 m
e)	Minimum Side Yard from North Lot Line	4.5 m
f)	Minimum Rear Yard	7.5 m
g)	Maximum Height	9.14 m
h)	Maximum Lot Coverage	30%

**21.106 Special District 106 Zone (S.D. 106) - Roll No. 010-004-04700**

No person shall within any Special District 106 Zone (S.D. 106) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.106.1 Permitted Uses**

**21.106.1.1** a farm market store

**21.106.2 Regulations for Uses Permitted in Section 21.106.1**

a)	Minimum Lot Area	6,789 m <sup>2</sup>
b)	Minimum Lot Frontage	68.58 m



c)	Minimum Front Yard	9.14 m
d)	Minimum Side Yard (North Side) from the Centre Line of the County Road	3.5 m
e)	Minimum Side Yard (South Side)	38.1 m
f)	Minimum Rear Yard	15.24 m
g)	Maximum Building Height	9.14 m
h)	Minimum Distance between any Lot Line abutting a Road Allowance and any Parking Area	9.14 m

**21.106.2.1 Special Provisions**

All other relevant provisions of this By-law shall also apply to the Special District 106 Zone (S.D. 106).

**21.107 Special District 107 Zone (S.D. 107) - Roll No. 020-005-18800**

No person shall within any Special District 107 Zone (S.D. 107) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.107.1 Permitted Uses**

All uses permitted in the Limited Service Residential Zone (LSR) of By-law No. 10-1996, as amended, shall apply.

**21.107.2 Regulations for Uses Permitted in Section 21.107.1**

All provisions and regulations of the Limited Service Residential Zone (LSR) of By-law No. 10-1996, as amended shall apply with the following exceptions:

a)	Minimum Lot Area	1,791 m <sup>2</sup>
b)	Minimum Lot Frontage	30.9 m
c)	Minimum Shoreline Frontage	30.9 m
d)	Minimum Front Yard	9.2 m
e)	Minimum Water Yard	9.2 m
f)	Minimum Floor Area	66.9 m <sup>2</sup>
g)	Maximum Lot Coverage	6.5%
h)	Minimum Front Yard for Accessory Building	8.97 m

- i) Minimum Side Yard for  
Accessory Building .87 m

**21.108 Special District 108 Zone (S.D. 108) - Roll No. 020-005-18700**

No person shall within any Special District 108 Zone (S.D. 108) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.108.1 Permitted Uses**

All uses permitted in the Limited Service Residential Zone (LSR) of By-law No. 10-1996, as amended, shall apply.

**21.108.2 Regulations for Uses Permitted in Section 21.108.1**

All provisions and regulations of the Limited Service Residential Zone (LSR) of By-law No. 10-1996, as amended shall apply with the following exceptions:

- a) Minimum Lot Area 1,648 m<sup>2</sup>
- b) Minimum Lot Frontage 32 m
- c) Minimum Shoreline Frontage 32 m
- d) Minimum Front Yard 16 m
- e) Minimum Water Yard 16 m
- f) Minimum Floor Area 68.7 m<sup>2</sup>
- g) Maximum Lot Coverage 6.5%

**21.109 Special District 109 Zone (S.D. 109) - Roll No. 010-001-31801**

No person shall within any Special District 109 Zone (S.D. 109) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.109.1 Permitted Uses**

- 21.109.1.1** all uses permitted in Section 9.1 of this By-law except a kennel and a hunt camp shall not be permitted.

**21.109.2 Regulations for Uses Permitted in Section 21.109.1**

a)	Minimum Lot Area	1,718 m <sup>2</sup>
b)	Minimum Lot Frontage	13.71 m
c)	Minimum Rear Yard	0 m
d)	Maximum Lot Coverage	16%

**21.109 2.1 Special Provisions**

All other provisions as they apply to the Rural Zone (RU) shall also apply to the Special District 109 Zone (S.D. 109).

**21.110 Special District 110 Zone (S.D. 110) - Roll No. 020-004-28400 and Roll No. 020-004-28410**

No person shall within any Special District 110 Zone (S.D. 110) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.110.1 Permitted Uses**

All uses permitted in the Island Residential Zone (IR) of By-law No. 10-1996, as amended, shall apply.

**21.110.2 Regulations for Uses Permitted in Section 21.110.1**

All provisions and regulations of the Island Residential Zone (IR) of By-law No. 10-1996, as amended shall apply with the following exceptions:

The Minimum Water Yard for all buildings shall be deemed to that which existed as of August 18, 1998.

All other relevant provisions of by-law 10-1996, as amended, shall apply.

**21.111 Special District 111 Zone (S.D. 111) - Roll No. 020-005-14300**

No person shall within any Special District 111 Zone (S.D. 111) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.111.1 Permitted Uses**

All uses permitted in the Shoreline Residential Zone (SR) of By-law No. 10-1996, as amended, shall apply, with the following additional use

**21.111.1.1** a home occupation

**21.111.2 Regulations for Uses Permitted in Section 21.111.1**

- a) All provisions and regulations of the Shoreline Residential Zone (SR) of By-law No. 10-1996, as amended, shall apply.
- b) A Home Occupation shall only be permitted from April 15<sup>th</sup> to November 1<sup>st</sup> in any given year.

**21.112 Special District 112 Zone (S.D. 112) - Roll No. 020-004-20800**

No person shall within any Special District 112 Zone (S.D. 112) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.112.1 Permitted Uses**

All uses permitted in the Limited Service Residential Zone (LSR) of By-law No. 10-1996, as amended, shall apply.

**21.112.2 Regulations for Uses Permitted in Section 21.112.1**

All provisions and regulations of the Limited Service Residential Zone (LSR) of By-law No.10-1996, as amended shall apply with the following exceptions:

**21.112.2.1 Lot 1 - being Parts 1 and 2, RP 45R11430**

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- a) Minimum Lot Area 2,820.759 m<sup>2</sup>
- b) Minimum Shoreline Frontage 45.72 m

**21.112.2.2 Lot 2 - being Part 3, 4 and 5, RP 45R11430**

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- a) Minimum Lot Area 3,055.485 m<sup>2</sup>
- b) Minimum Shoreline Frontage 42.672 m

**21.112.2.3 Lot 3 - being Part 6 and 7,  
RP 45R11430**

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a) Minimum Lot Area	2,662.926 m <sup>2</sup>
b) Minimum Shoreline Frontage	34.14 m
c) Minimum East Side Yard	2.051 m
d) Minimum East Side Yard (steps)	0.6706 m
e) Minimum Water Yard	16.15 m
f) Minimum Side Yard for Boathouse	3.81 m

**21.113 Special District 113 Zone (S.D. 113) - Roll No. 010-003-04701**

No person shall within any Special District 113 Zone (S.D. 113) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.113.1 Permitted Uses**

all uses permitted in Section 9.1 of this By-law except a kennel and a hunt camp shall not be permitted.

**21.113.1.1** motocross races

**21.113.2 Regulations for Uses Permitted in Section 21.113.1.1**

- a) All provisions and regulations of Section 9.2 shall apply.
- b) The motocross races shall:
  - be permitted a maximum of three (3) times per year during the months of June and July
  - only be held on that portion of the property as set out in the site plan on file with the Township as of April 6, 1999, and the track shall be set back a minimum of 6.1 metres from all property lines
  - only permit any vehicles associated with the event to be parked within the boundaries of the subject property as set out in the site plan on file with the Township as of April 6, 1999

- be completed between the hours of 9:00 a.m. and 6:00 p.m.

All other relevant provisions of By-law No. 10-1996, as amended, shall apply.

**21.114 Special District 114 Zone (S.D. 114) - Roll No. 020-002-10501**

No person in within any Special District 114 Zone (S.D. 114) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.114.1 Permitted Uses**

- 21.114.1.1** a honey house
- 21.114.1.2** one single detached dwelling accessory to the honey house, if occupied by the owner, caretaker, watchman, or other similar person employed on the lot on which such single detached dwelling is located.
- 21.114.1.3** accessory buildings and uses associated with the operation of the honey house and/or the single detached dwelling.

**21.114.2 Regulations for Uses Permitted**

**21.114.2.1 Regulations for Uses Permitted in Section 21.114.1.1**

- a) Minimum Lot Area 2 ha
- b) Minimum Lot Frontage 350 m
- c) Minimum Front Yard 50 m
- d) Minimum Side Yard 50 m
- e) Minimum Rear Yard 50 m
- f) Minimum Floor Area 60 m<sup>2</sup>
- g) Maximum Building Height 9 m

**21.114.2.2 Regulations for Uses Permitted in Section 21.114.1.2**

- a) Minimum Lot Area 2 ha
- b) Minimum Lot Frontage 350 m
- c) Minimum Front Yard 15 m

d) Minimum Side Yard	6 m
e) Minimum Rear Yard	15 m
f) Minimum Floor Area	100 m <sup>2</sup>
g) Maximum Building Height	9 m
h) Maximum Lot Coverage	15%

**21.114.2.3 Regulations for Uses Permitted in Section 21.114.1.3**

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Regulations for uses permitted in Section 21.114.1.3 shall be those of Section 3.1 of this by-law.

**21.114.3** All other relevant provisions of By-law 10-1996, as amended, shall apply.

**21.115 Special District 115 Zone (S.D. 115) - Roll No. 010-004-09500**

No person shall within any Special District 115 Zone (S.D. 115) use any land, or erect, alter or use any building or structure except in accordance with the following:

**21.115.1 Permitted Uses**

**21.115.1.1** a market garden farm and accessory buildings

**21.115.1.2** conservation and forestry uses accessory to market garden farm

**21.115.1.3** a single detached dwelling as an accessory use to a market garden farm.

**21.115.2 Definition**

For the purposes of any S.D. 115 Zone, the following definition shall apply:

“A **market garden** means land on which the predominant economic activity consists of the growing of fruit crops, vegetable crops, flowers and bedding plants, and cereal crops and 4H activities.”

**21.115.3 Regulations for Uses Permitted in Section 21.115.1.1**

- |    |                      |       |
|----|----------------------|-------|
| a) | Minimum Lot Area     | 22 ha |
| b) | Minimum Lot Frontage | 430 m |
| c) | Minimum Front Yard   | 30 m  |
| d) | Minimum Side Yard    | 15 m  |
| e) | Minimum Rear Yard    | 15 m  |

New accessory farm buildings and cereal storage buildings shall be at least:

- |    |  |
|----|--|
| a) | 300 m from lands zoned Residential                     |
| b) | 150 m from any dwelling, other than on the subject lot |
| c) | 90 m from the centreline of any public road            |
| d) | 60 m from any lot line of the subject lot.             |

**21.115.4 Regulations for Uses Permitted in Section 21.115.1.3**

- |    |                    |                    |
|----|--------------------|--------------------|
| a) | Minimum Front Yard | 15 m               |
| b) | Minimum Side Yard  | 5 m                |
| c) | Minimum Rear Yard  | 15 m               |
| d) | Minimum Floor Area | 100 m <sup>2</sup> |

**21.116 Special District 116 Zone (S.D. 116) - Roll No. 010-005-23600 – Retained Lot**

No person shall within any Special District 116 Zone (S.D. 116) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.116.1 Permitted Uses**

**21.116.1.1** all uses permitted in the Residential Zone (R) of By-law 10-1996, as amended, shall apply.

**21.116.2 Regulations for Uses Permitted in Section 21.116.1.1**

All provisions and regulations of the Residential Zone (R) of By-law 10-1996, as amended, shall apply with the following exception:

- |    |                      |                       |
|----|----------------------|-----------------------|
| a) | Minimum Lot Area     | 1549.9 m <sup>2</sup> |
| b) | Minimum Lot Frontage | 31.94 m               |



### **21.116.2.1 Special Provisions**

All minimum setbacks for all buildings and structures, existing at the time of passing of this by-law shall be as shown on the Plan of Survey prepared by J.B. Fleguel, Ontario Land Surveyor, dated May 27, 2011 and attached to this by-law as Schedule 'B'.

All provisions and regulations of the Residential Zone (R) of By-law No. 10-1996, as amended, shall apply to any new construction on the subject property.

### **21.117 Special District 117 Zone (S.D. 117) - Roll No. 020-005-48700**

No person shall within any Special District 117 Zone (S.D. 117) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### **21.117.1 Permitted Uses**

**21.117.1.1** all uses permitted in the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply.

#### **21.117.2 Regulations for Uses Permitted in Section 21.117.1.1**

All provisions and regulations of the "Limited Service Residential Zone (LSR)" of By-law 10-1996, as amended, shall apply with the following exceptions:

All minimum setbacks for all buildings, on Parts 1 and 2, existing at the time of passing of this by-law shall be as shown on the Plan of Survey on file with the Township office and dated Dec. 22, 1998.

All provisions and regulations of the Limited Service Residential Zone (LSR), (Section 7) of By-law No. 10-1996 shall apply to any new construction on the subject property.

**21.117.3** All other relevant provisions of By-law 10-1996, as amended, shall apply.

**21.118 Special District 118 Zone (S.D. 118) - Roll No. 010-004-02510**

No person shall within any Special District 118 (S.D. 118) Zone, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

**21.118.1 Permitted Uses**

The following uses permitted in the Rural Zone (RU) shall also be permitted in any Special District 118 Zone (S.D. 118).

- a) an agricultural use, an aquaculture use, a farm, a livestock facility, a farm produce outlet, a home industry, a home occupation
- b) a riding school or boarding stables, an animal hospital, a livestock sale barn
- c) a single detached dwelling, a home industry, a home occupation
- d) a park, a conservation or forestry use.

**21.118.2 Regulations for Uses Permitted in Section 21.118.1**

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

- a) Minimum Lot Area 12.5 ha
- b) Minimum Lot Frontage 190 m

**21.118.3** All provisions of By-law 10-1996 as they apply to the RU Zone.

**21.119 Special District 119 Zone (S.D. 119) - Roll No. 010-004-02500**

No person shall within any Special District 119 Zone (S.D. 119), use any land or erect, alter or use any building or structure except in accordance with the following provisions:

**21.119.1 Permitted Uses**

- a) a single detached dwelling together with accessory animal husbandry uses.
- b) a home industry or home occupation as an accessory use to a single detached dwelling.

**21.119.2 Regulations for Uses Permitted in Section 21.119.1**

All provisions and regulations of Section 9.2.4 of the Rural Zone (RU) shall apply with the following exceptions:

- a) Minimum Lot Area 1.9 ha
- b) Minimum Lot Frontage 135 m

**21.119.3** All provisions of By-law 10-1996 as they apply to the RU Zone.

**21.120 Special District 120 Zone (S.D. 120) - Roll No. 020-005-50600**

No person shall within any Special District 120 Zone (S.D. 120), use any land or erect, alter or use any building or structure except in accordance with the following provisions:

**21.120.1 Permitted Uses**

All uses permitted in the Limited Service Residential Zone (LSR) shall also be permitted in any Special District 120 Zone (S.D. 120).

**21.120.2 Regulations for Uses Permitted in Section 21.120.1**

All provisions and regulations of the Limited Services Residential Zone (LSR) shall apply with the following exceptions:

- a) Minimum Lot Area 2830 m<sup>2</sup>
- b) Minimum Lot Frontage 43 m
- c) Minimum South Water Yard As Shown on Schedule 'A' to by-law no. 1999-60 11.88 m

**21.121 Special District 121 Zone (S.D. 121) - Roll No. 020-004-16215**

No person shall within any Special District 121 Zone (S.D. 121), use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.121.1 Permitted Uses**

- 21.121.1.1** a permanent single detached dwelling.

**21.121.2 Regulations for Uses Permitted in Section 21.121.1**

All provisions and regulations of the Limited Service Residential Zone (LSR) shall apply with the following exceptions:

- a) Minimum Lot Area 5.48 ha
- b) Minimum Lot Frontage 543.26 m

**21.121.3** All other relevant provisions of By-law 10-1996, as amended by By-law No. 2000-21, shall apply.

**21.122 Special District 122 Zone (S.D. 122) - Roll No. 020-006-008**

No person shall within any Special District 122 Zone (S.D. 122), use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.122.1 Permitted Uses**

All uses permitted in the Extractive Industrial Zone (M2) shall apply, with the following additional use:

- 21.122.1.1** a Ready Mix Concrete Plant.

**21.122.2 Regulations for Uses Permitted in Section 21.122.1**

All provisions and regulations of the Extractive Industrial Zone (M2) shall apply.

**21.123 Special District 123 Zone (S.D. 123) - Roll No. 010-005-23605 Merged Lot**

No person shall within any Special District 123 Zone (S.D. 123) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.123.1 Permitted Uses**

- 21.123.1.1** all uses permitted in the Residential Zone (R) of By-law 10-1996, as amended, shall apply.

**21.123.2 Regulations for Uses Permitted in Section 21.123.1.1**

All provisions and regulations of the Residential Zone (R) of By-law 10-1996, as amended, shall apply with the following exception:

- a) Minimum Lot Frontage 31.98 m

**21.123.2.1 Special Provisions**

All minimum setbacks for all buildings and structures, existing at the time of passing of this by-law shall be as shown on the Plan of Survey prepared by J.B. Fleguel, Ontario Land Surveyor, dated May 27, 2011 and attached to this by-law as Schedule 'B'.

All provisions and regulations of the Residential Zone (R) of By-law No. -1996, as amended, shall apply to any new construction on the subject property.

**21.124 Special District 124 Zone (S.D. 124) - Roll No. 020-003-01600**

No person shall within any Special District 124 Zone (S.D. 124) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.124.1 Permitted Uses**

- 21.124.1.1** a) a permanent single detached dwelling on one lot
- b) a Type 'B' home industry (woodworking)

**21.124.2 Regulations for Uses Permitted in Section 21.124.1.1**

All provisions and regulations of the Rural Zone (RU) of By-law 10-1996, as amended, shall apply to the permanent single detached dwelling on one lot use.

All provisions and regulations for Home Industries of By-law 10-1996, as amended, shall apply with the following exception:

- a) The Type 'B' home industry shall not occupy in total floor area and/or lot area in excess of 494.3 m<sup>2</sup>;
- b) The minimum lot size for the Type B' home industry shall be 19,171.1 m<sup>2</sup>

**21.124.2.1 Special Provisions**

All existing structures and changes to the property (removal of storage open area structure and storage structure) shall be as shown on the Site Plan prepared by Elliott and Parr (Peterborough) Ltd., Ontario Land Surveyors, dated January 26, 2012 and attached to this by-law as Schedule 'B'.

All provisions and regulations of the Rural Zone (RU) of By-law No. 10-1996, as amended, shall apply to any new construction on the subject property.

**21.125 Special District 125 Zone (S.D. 125) – Roll No. 010-001-17575**

No person shall within any Special District 125 Zone (S.D. 125) use any land or erect, alter or use any building or structure except in accordance with the following provisions.

**21.125.1 Permitted Uses**

**21.125.1.1** All uses permitted in the Rural Zone (RU" and the Environmental Conservation Zone (EC) of this By-law, shall apply.

**21.125.2 Regulations for Uses Permitted in Section 21.125.1.1**

All provisions and regulations contained in Section 9 - Rural Zone (RU) and Section 19 - Environmental Conservation Zone (EC) of this By-law shall apply, save and except that the maximum total lot coverage for two (2) accessory buildings for a home industry shall be 0.75 % of the total lot area or 822.7 square metres.

**21.126 Special District 126 Zone (S.D. 126) - Roll No. 020-005-51000**

No person shall within any Special District 126 Zone (S.D. 126) use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

**21.126.1 Permitted Uses**

**21.126.1.1** All uses permitted in the Limited Service Residential Zone (LSR) of this By-law, shall apply.

**21.126.2 Regulations for Uses Permitted in Section 21.126.1.1**

All provisions and regulations of Limited Service Residential Zone (LSR) of this By-law shall apply with the following exceptions:

- a) Minimum Lot Area 0.22 ha
- b) Minimum Lot Frontage 43.28 m

All provisions and regulations of the Limited Service Residential Zone (LSR) (Section 7) of this By-law, shall apply to any new construction on the subject property.

**21.127 Special District 127 Zone (S.D. 127) - Roll No. 020-005-51004**

No person shall within any Special District 127 Zone (S.D. 127) use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

**21.127.1 Permitted Uses**

**21.127.1.1** All uses permitted in the Limited Service Residential Zone (LSR) of this By-law, shall apply.

**21.127.2 Regulations for Uses Permitted in Section 21.127.1.1**

All provisions and regulations of Limited Service Residential Zone (LSR) of this By-law shall apply with the following exceptions:

- a) Minimum Lot Area 0.24 ha
- b) Minimum Lot Frontage 41.45 m

All provisions and regulations of the Limited Service Residential Zone (LSR) (Section 7) of this By-law, shall apply to any new construction on the subject property.

**21.128 Special District 128 Zone (S.D. 128) – Roll No. 020-001-02100**

No person shall within any Special District 128 Zone (S.D. 128) use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

**21.128.1 Permitted Uses**

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

**21.128.1.2** A kennel

**21.128.2 Regulations for Uses Permitted in Section 21.128.1.1**

- a) All provisions and regulations in Section 9, Rural Zone (RU) of this By-law, shall apply.
- b) The regulations contained in Section 9.2.2 of this By-law shall apply to the permitted uses of Section 21.128.1.2 of this By-law, save and except that the minimum lot area and minimum frontage that shall be considered for the purposes of S.D. 128, shall be the existing lot area and lot frontage of the entire land holdings as they exist as at the date of the passage of this by-law.

**21.129 Special District 129 Zone (S.D. 129) - Roll No. 010-001-48100**

No person shall within any Special District 129 Zone (S.D. 129) use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

**21.129.1 Permitted Uses**

**21.129.1.1** All uses permitted in the Limited Service Residential Zone (LSR) of this By-law, shall apply.



**21.129.2 Regulations for Uses Permitted in Section 21.129.1.1**

All provisions and regulations of Limited Service Residential Zone (LSR) of this By-law shall apply with the following exceptions:

- a) Minimum Lot Area 1,738 m<sup>2</sup>
- b) Minimum Lot Frontage 45 m

All minimum setbacks for all buildings, existing at the time of passing of this by-law, shall be as shown on the Plan of Survey on file with the Township office as prepared by J.B. Fleguel and dated May 16, 2003.

All provisions and regulations of the Limited Service Residential Zone (LSR) (Section 7) of this By-law shall apply to any new construction on the subject property.

**21.130 Special District 130 Zone (S.D. 130) – Roll No. 010-002-00600**

No person shall within any Special District 130 Zone (S.D. 130) use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

**21.130.1 Permitted Uses**

**21.130.1.1** A Maze or Labyrinth, which for the purposes of this Section shall mean a system or network of intricate winding paths, tunnels and/or structures which shall not be used for commercial purposes.

**21.130.2 Regulations for Uses Permitted in 21.130.1.1**

- a) Minimum Lot Area 1.16 ha
- b) Minimum Lot Frontage 0.0 m
- c) Minimum Front Yard 6.0 m
- d) Minimum Rear Yard 6.0 m
- e) Minimum Side Yard (south) 3.0 m
- f) Minimum Side Yard (north) 3.0 m
- g) Maximum Building Height 7.5 m
- h) Maximum Lot Coverage 75 %
- i) The Maze/Labyrinth will be a private, non-commercial undertaking and it will not be open to the Public.

Admission will be by invitation of the property owner only.

- j) Entrance to the Labyrinth will be by the existing driveway of the property owner.
- k) Visits to the Labyrinth will be restricted to a maximum of six (6) days during the hours of 10:00 a.m. to 7:00 p.m. between May 1<sup>st</sup> and October 1<sup>st</sup> of any given year.
- l) Visitors and those guiding visitors will not exceed a maximum of 30 people on any day the Labyrinth is open.

**21.131 Special District 131 Zone (S.D. 131) – Roll No. 010-003-10900**

No person shall within any Special District 131 Zone (S.D. 131) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.131.1 Permitted Uses**

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

**21.131.2 Regulations for Uses Permitted in Section 21.131.1.1**

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

- a) Minimum Lot Area for an agricultural use or farm shall be 8.09 ha
- b) Minimum Lot Frontage for an agricultural use or farm shall be 90 metres

**21.132 Special District 132 Zone (S.D. 132) - Roll Nos. 010-005-22505 & 010-005-22700**

No person shall within any Special District 132 Zone (S.D. 132) use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

**21.132.1 Permitted Uses**

**21.132.1.1** Outdoor storage of lumber products, exclusive of buildings or structures.

**21.132.2 Regulations for Uses Permitted in Section 21.132.1.1**

- a) Minimum Lot Area 1.21 ha
- b) Minimum Lot Frontage 0 m
- c) Minimum Front Yard 0 m
- d) Minimum Rear Yard 3 m
- e) Minimum Side Yard (east) 6 m
- f) Minimum Side Yard (west) 6 m
- g) Maximum Height of Storage Piles 4.88 m
- h) Minimum Clearance from 44kV Hydro Line 5.5 m
- i) Minimum Planting Strip:  
a planting strip shall be provided in accordance with Section 3.32 of this By-law, except that along the east lot line, a solid board fence with a minimum height of 1.75 metres shall be permitted in place of a planting strip.

**21.133 Special District 133 Zone (S.D. 133) - Roll No. 020-005-36300**

No person shall within any Special District 133 Zone (S.D. 133) use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

**21.133.1 Permitted Uses**

**21.133.1.1** All uses permitted in the Limited Service Residential Zone (LSR) of this By-law, shall apply.

**21.133.2 Regulations for Uses Permitted in Section 21.133.1.1**

All provisions and regulations of the Limited Service Residential Zone (LSR) of the By-law shall apply with the following exceptions:

- a) Minimum Lot Frontage 32.9 m

All minimum setbacks for all buildings, existing at the time of passing of this by-law shall be as shown on the Plan of Survey on file with the Township office as prepared by Beninger Surveying Ltd. and dated August 6, 2003.

All provisions and regulations of the Limited Service Residential Zone (LSR) (Section 7) of this By-law, shall apply to any new construction of the subject property.

**21.134 Special District 134 Zone (S.D. 134) - Roll No. 020-005-36301**

No person shall within any Special District 134 Zone (S.D. 134) use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

**21.134.1 Permitted Uses**

**21.134.1.1** All uses permitted in the Limited Service Residential Zone (LSR) of this By-law, shall apply.

**21.134.2 Regulations for Uses Permitted in Section 21.134.1.1**

All provisions and regulations of the Limited Service Residential Zone (LSR) of this By-law, shall apply with the following exceptions:

a) Minimum Lot Frontage 28.3 m

All minimum setbacks for all buildings, existing at the time of passing of this by-law, shall be as shown on the Plan of Survey on file with the Township office as prepared by Beninger Surveying Ltd. and dated August 6, 2003.

All provisions and regulations of the Limited Service Residential Zone (LSR) (Section 7) of this By-law, shall apply to any new construction of the subject property.

**21.135 Special District 135 Zone (S.D. 135) - Roll No. 020-003-31902**

No person shall within any Special District 135 Zone (S.D. 135) use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

**21.135.1 Permitted Uses**

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

**21.135.2 Regulations for Uses Permitted in Section 21.135.1.1**

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

- a) Minimum Lot Area 0.3 ha

**21.136 Special District 136 Zone (S.D. 136) - Roll No. 020-003-31903**

No person shall within any Special District 136 Zone (S.D. 136) use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

**21.136.1 Permitted Uses**

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

**21.136.2 Regulations for Uses Permitted in Section 21.136.1.1**

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

- a) Minimum Lot Area 0.3 ha

**21.137 Special District 137 Zone (S.D. 137) - Roll No. 010-005-07600**

No person shall within any Special District Zone (S.D. 137), comprising Part Lot 2, Concession 11 in the former Township of Douro, use any land or erect, alter or use any building or structure except in accordance with the following provisions:

**21.137.1 Permitted Uses**

**21.137.1.1** A manufacturing operation restricted to the wood production of building truss and floor components.

**21.137.1.2** A retail outlet or wholesale outlet or business office accessory to a permitted use.

**21.137.1.3** Open storage of goods or materials accessory to a permitted use.

**21.137.2** **Regulations for Uses in Section 21.137.1**

All of the provisions and regulations of By-law No. 10-1996, as amended as they apply to accessory buildings, uses or structures in the Restricted Industrial Zone (M1) shall apply with the following exceptions:

Total Maximum Ground Floor Area of all Principal and Accessory Buildings and Structures	2,000 m <sup>2</sup>
Minimum Width of Westerly Planting Strip in Accordance with Section 3.32	19.5 m
Minimum Width of Northerly Planting Strip in Accordance with Section 3.32	9 m
Minimum width of Southerly Planting Strip in Accordance with Section 3.32	5 m
Minimum Yard Requirements	
Westerly	70 m
Northerly	115 m
Southerly	55 m
Easterly	30 m
Minimum Frontage	25 m
Minimum Lot Area	34,000 m <sup>2</sup>
Maximum Lot Area	35,000 sq. m

Accessory structures must be attached or touch the principal use building, and have a minimum separation distance of 30.0 metres to any western, southern, or northern Lot Line(s).

Open storage uses shall be limited to areas located north & east of the principal use building and shall not encroach on the planting strip areas required in Section 21.137.2.

For the purposes of this section, the principal use building shall include loading docks and conveyor systems used for the movement of finished products into or out of the building and such areas shall not be considered as part of the open storage use.

**21.137.3 Removal of Holding (h) Symbol**

Council may remove the holding (h) symbol in accordance with the provisions of The Planning Act, R.S.O. 1990 following the preparation and execution of a Site Plan Agreement between the developer and the Township. The Site Plan Agreement will address, but shall not be limited to, addressing issues of site servicing, drainage, buffers, berms and access.

**21.138 Special District 138 Zone (S.D.138) – Roll No. 020-001-08422**

No person shall within any Special District 138 Zone (S.D. 138) use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

**21.138.1 Permitted Uses**

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

**21.138.2 Regulations for Uses Permitted in Section 21.138.1.1**

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

- a) Minimum Lot Area 18 ha
- b) Minimum Lot Frontage 176m

**21.138.2.1 Special Provisions**

It is hereby recognized that one (1) accessory building exists on the subject property. No further accessory buildings or uses shall be allowed until such time as a main use, building or structure is established on the property.

**21.139 Special District 139 Zone (S.D. 139) - Roll No. 020-003-13750**

No person shall within any Special District 139 Zone (S.D. 139) use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

**21.139.1 Permitted Uses**

**21.139.1.1** All uses permitted in the Hamlet Residential Zone (HR) of this By-law, shall apply.

**21.139.2 Regulations for Uses Permitted in Section 21.139.1.1**

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

- |    |                      |         |
|----|----------------------|---------|
| a) | Minimum Lot Area     | 0.14 ha |
| b) | Minimum Lot Frontage | 25.68 m |

All minimum setbacks for all buildings, existing at the time of passing of this by-law shall be as shown on the Plan of Survey on file with the Township office and dated November 29, 2004.

All provisions and regulations of the Hamlet Residential Zone (HR) (Section 5) of this by-law, shall apply to any new construction of the subject property.

**21.140 Special District 140 Zone (S.D. 140) - Roll No. 020-003-13700**

No person shall within any Special District 140 Zone (S.D. 140) use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

**21.140.1 Permitted Uses**

**21.140.1.1** All uses permitted in the Hamlet Residential Zone (HR) of this By-law, shall apply including the existing structure (shed) existing at the time of passing this by-law as shown on the Plan of Survey on file with the Township office and dated November 29, 2004.



**21.140.2 Regulations for Uses Permitted in Section 21.140.1.1**

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

All minimum setbacks for all buildings, existing at the time of passing of this by-law shall be as shown on the Plan of Survey on file with the Township office and dated November 29, 2004.

All provisions and regulations of the Hamlet Residential Zone (HR) (Section 5) of this by-law, shall apply to any new construction of the subject property.

**21.141 Special District 141 Zone (S.D. 141) - Roll No. 010-003-06505 - Retained Lot**

No person shall within any Special District 141 Zone (S.D. 141) use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

**21.141.1 Permitted Uses**

**21.141.1.1** A limited agricultural use, which shall mean crop production and the keeping of a restricted number of livestock

**21.141.1.2** A farm produce sales outlet as an accessory use to 21.141.1.1

**21.141.2 Regulations for Uses Permitted in Section 21.141.1.1**

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

- a) Minimum Lot Area 3.84 ha
- b) Minimum Lot Frontage 152.4 m
- c) Maximum Number of Livestock permitted as per Section 21.140.1.1 shall be five (5) horses or five (5) cow/calf pairs or equivalent livestock units

All minimum setbacks for all building, on Part 1 of Plan 45R-13236, existing at the time of passing this by-law shall

be shown on the Plan of Survey on file with the Township office and dated October 25, 2004.

All provisions and regulations of the Rural Zone (RU) (Section 9) of this By-law, shall apply to any new construction on the subject property.

**21.142      Special District 142 - Holding Zone (S.D. 142-H) – Roll No. 010-001-31601**

No person shall within any Special District 142 – Holding Zone (S.D. 142-H) use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

**21.142.1      Permitted Uses**

**21.142.1.1** All uses permitted in the Highway Commercial Zone (C2) of this By-law, shall apply.

**21.142.2      Regulations for Uses Permitted in Section 21.142.1.1**

All provisions and regulations of the Highway Commercial Zone (C2) of this By-law, shall apply with the following exceptions:

The single detached dwelling existing at the time of the passing of this by-law may continue to be used as a single detached dwelling. New construction including additions to the dwelling shall comply with the provisions and regulations of the Highway Commercial Zone (C2) (Section 11) of this By-law.

All minimum setbacks for the dwelling, on Part 2 of Plan 45R-13365, existing at the time of passing this by-law shall be shown on the Plan of Survey on file with the Township office and dated October 25, 2004.

**21.143      Special District 143 - Holding Zone (S.D. 143-H) - Roll No. 010-001-31600**

No person shall within any Special District 143 – Holding Zone (S.D. 143-H) use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

**21.143.1 Permitted Uses**

**21.143.1.1** All uses permitted in the Highway Commercial Zone (C2) of this By-law, shall apply.

**21.143.2 Regulations for Uses Permitted in Section 21.143.1.1**

All provisions and regulations of the Highway Commercial Zone (C2) of this By-law, shall apply with the following exceptions:

a) Minimum Lot Frontage 37.536 m

All minimum setbacks for the building, on Part 1 of Plan 45R-13365, existing at the time of passing this by-law shall be shown on the Plan of Survey on file with the Township office and dated October 25, 2004. An encroachment Agreement will be entered into with respect to the encroachment on the 5<sup>th</sup> Line of Douro.

New construction, including additions to the existing building shall comply with the provisions and regulations of the Highway Commercial Zone (C2) (Section 11) of this By-law.

**21.144 Special District 144 Zone (S.D. 144) - Roll No. 020-004-26200**

No person shall within any Special District 144 Zone (S.D. 144) use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

**21.144.1 Permitted Uses**

**21.144.1.1** All uses permitted in the Limited Service Residential Zone (LSR) (Section 7) of this By-law, shall apply.

**21.144.2 Regulations for Uses Permitted in Section 21.144.1.1**

All provisions and regulations of the Limited Service Residential Zone (LSR) (Section 7) of this By-law, shall continue to apply with the following exceptions:

- a) Minimum lot frontage 46 m
- b) Minimum westerly water yard setback 18 m

**21.145 Special District 145 Zone (S.D. 145) - Roll No. 020-003-25101**

No person shall within any Special District 145 Zone (S.D. 145) use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

**21.145.1 Permitted Uses**

All uses permitted in the Rural Zone (RU) of this By-law, shall apply with the following additional use:

**21.145.1.1 A Brew on Premise Facility**

**21.145.2 Definition**

For the purpose of any S.D. 145 Zone, the following definition shall apply:

**“Brew on Premise Facility”** means a building or premises in which the making of beer or wine by individuals is done on premises where the proper equipment is provided.

**21.145.3 Regulations for Uses Permitted in Section 21.145.1.1**

All provisions and regulations of the Rural Zone (RU) (Section 9) of this By-law, shall continue to apply with the following exceptions:

The minimum westerly exterior side yard setback for the dwelling shall be 8.2 metres.

The maximum floor area of the dwelling used for Brew on Premises Facility shall be 140 square metres.

**The following special provisions shall also apply to this property:**

The “Brew on Premises Facility” shall only be operated or located within the dwelling.

No further expansion beyond the 1,500 square feet shall be permitted without further amendment to this by-law.

The operations of such "Brew on Premises Facility" shall be operated and inspected under the regulations of the Alcohol and Gaming Commission.

**21.146      Special District 146 Zone (S.D. 146) - Roll No. 010-001-41100, 010-001-13102, 010-001-13103**

No person shall within any Special District 146 Zone (S.D. 146) use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

**21.146.1      Permitted Uses**

**21.146.1.1**      all uses permitted in the Rural Zone (RU) of this By-law, shall apply.

**21.146.2      Regulations for Uses Permitted in Section 21.146.1.1**

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

Minimum Lot Frontage abutting a public road shall be 0 metres (0 feet).

**21.146.3      General Provisions**

Within the S.D. 146 Zone only a building permit may be issued in accordance with all other provisions of this by-law, notwithstanding Section 3.12.1.

Within the S.D. 146 Zone only the lot line abutting the County trails shall be considered the front lot line for all development purposes.

**21.147      Special District 147 Zone (S.D. 147) - Roll No. 020-002-03810**

No person shall within any Special District 147 Zone (S.D. 147) use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

**21.147.1 Permitted Uses**

**21.147.1.1** a single detached dwelling

**21.147.1.2** a restricted agricultural use, which shall mean the keeping of a restricted number of livestock and which shall include a livestock facility to house such livestock

**21.147.2 Regulations for Uses Permitted in Section 21.147.1.1**

All provisions and regulations of the Rural Zone (RU) (Section 9.2.3) of this By-law shall apply to a single detached dwelling.

**21.147.2 Regulations for Uses Permitted in Section 21.147.1.2**

All provisions and regulations of the Rural Zone (RU) (Section 9) shall apply with the following exceptions:

- a) Minimum Lot Area 4.24 ha
- b) Minimum Lot Frontage 128.0 m
- c) Maximum number of livestock permitted as per Section 21.147.1.2 shall be 5 medium frame horses.

All minimum setbacks for all farm building and structures shall meet the provisions and regulations of Section 9.2.1.1 of the Rural Zone (RU) of this By-law, and shall be in accordance with the provisions of the Minimum Distance Separation Formulae II as established by the Ministry of Agriculture, Food and Rural Affairs.

All provisions and regulations of the Rural Zone (RU) (Section 9) of this By-law, shall apply to any additional new construction on the subject property.

**21.148 Special District 148 Zone (S.D. 148) - Roll No. 010-002-02400 Retained Lot**

No person shall within any Special District 148 Zone (S.D. 148) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.148.1 Permitted Uses**

**21.148.1.1** all uses permitted in the Rural Zone (RU) of By-law 10-1996, as amended, shall apply.

**21.148.2 Regulations for Uses Permitted in Section 21.148.1.1**

All provisions and regulations of the Rural Zone (RU) of By-law 10-1996, as amended, shall apply with the following exception:

**21.148.2.1 Special Provisions**

a) Minimum Lot Area Shall be 8.4 ha

**21.149 Special District 149 Zone (S.D. 149) - Roll No. 020-004-02500**

No person shall within any Special District 149 Zone (S.D. 149) use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

**21.149.1 Permitted Uses**

**21.149.1.1** all uses permitted in the Rural Zone (RU) of this By-law, shall apply.

**21.149.2 Regulations for Uses Permitted in Section 21.149.1.1**

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

a) Minimum Lot Frontage 60 m

**21.150 Special District 150 Zone (S.D. 150) - Roll No. 020-004-02505**

No person shall within any Special District 150 Zone (S.D. 150) use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

**21.150.1 Permitted Uses**

**21.150.1.1** all uses permitted in the Rural Zone (RU) of this By-law, shall apply with the following exceptions:

Residential uses shall be prohibited within the Minimum Distance Separation arc identified by Part 2 on Plan 45R-14235.

**21.150.2 Regulations for Uses Permitted in Section 21.150.1.1**

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

**21.150.2.1 Special Provisions**

It is hereby recognized that the parcel is traversed by a Minimum Distance Separation (MDS) arc. All residential development is prohibited within this portion of the property.

It is also hereby recognized that one (1) accessory building exists on the area outside the MDS arc, no further accessory buildings or uses shall be allowed until such time as a main use, building or structure is established on that area outside the MDS arc.

**21.151 Special District 151 Zone (S.D. 151) - Roll No. 010-003-04950**

No person shall within any Special District 151 Zone (S.D. 151) use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

**21.151.1 Permitted Uses**

**21.151.1.1** All uses permitted in the Rural Zone (RU) of this By-law, shall apply with the following exceptions:

Residential uses shall be prohibited within the Minimum Distance Separation arc identified by hatched lines on copy of survey attached to By-law 2007-86 as Schedule 'B'.

**21.151.2 Regulations for Uses Permitted in Section 21.151.1.1**



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

**21.151.2.1 Special Provisions**

It is hereby recognized that the parcel is traversed by two (2) Minimum Distance Separation (MDS) arcs. All residential development is prohibited within these portions of the property.

**21.152 Special District 152 Zone (S.D. 152) - Roll No. 020-002-06000 Severed Lot**

No person shall within any Special District 152 Zone (S.D. 152) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.152.1 Permitted Uses**

**21.152.1.1** Residential uses shall be prohibited within the Minimum Distance Separation arcs identified by hatched lines on copy of survey attached to By-law 2013-29 as Schedule 'B'.

**21.152.2 Regulations for Uses Permitted in Section 21.152.1.1**

**21.152.2.1 Special Provisions**

It is hereby recognized that the parcel is traversed by two (2) Minimum Distance Separation (MDS) arcs. All residential development is prohibited within these portions of the property.

**21.153 Special District 153 Zone (S.D. 153) - Roll No. 020-001-02405**

No person shall within any Special District 153 Zone (S.D. 153) use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

**21.153.1 Permitted Uses**

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

**21.153.2** **Regulations for Uses Permitted in Section 21.153.1.1**

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

a) Minimum Lot Area 18 ha

**21.153.2.1** **Special Provisions**

It is hereby recognized that the parcel is traversed by two (2) Minimum Distance Separation (MDS) arcs. All residential development is prohibited within these portions of the property as follows:

Within 139 metres of the livestock facility located on property Roll No. 020-001-02000; and

Within 182 metres of the livestock facility located on property Roll No. 020-001-02400.

**21.154** **Special District 154 Zone (S.D. 154) - Roll No. 020-006-01300 Severed**

No person shall within any Special District 154 Zone (S.D. 154) use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

**21.154.1** **Permitted Uses**

**21.154.1.1** A permanent single detached dwelling on one lot.

**21.154.2** **Regulations for Uses Permitted in Section 21.154.1.1**

All provisions and regulations of the Rural Zone (RU) Section 9.2.4 of this By-law, shall apply.

**21.154.2.1 Special Provisions**

It is hereby recognized that the parcel is traversed by two (2) Minimum Distance Separation (MDS) arcs. All residential development is prohibited within these portions of the property(s) as follows:

Within 160 metres of the livestock facility located on property Roll No. 020-006-03900; and

Within 131 metres of the livestock facility located on property Roll No. 020-006-01400.

**21.155 Special District 155 Zone (S.D. 155) - Roll No. 010-005-24400**

No person shall within any Special District 155 Zone (S.D. 155) use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

**21.155.1 Permitted Uses**

**21.155.1.1** One permanent single detached 2-storey dwelling on one (1) lot.

**21.155.2 Regulations for Uses Permitted in Section 21.155.1.1**

All provisions and regulations of the Residential Zone (R) Section 4.2.1 of this By-law, shall apply with the following exceptions:

a)	Minimum Lot Area	768 m <sup>2</sup>
b)	Minimum Lot Frontage	24 m
c)	Minimum Front Yard	9 m
d)	Minimum Rear Yard	11 m
e)	Minimum First Storey Floor Area	58 m <sup>2</sup>
f)	Maximum First Storey Floor Area	58 m <sup>2</sup>
g)	Maximum Lot Coverage	7.5 %
h)	Maximum Height	9 m

**21.156 Special District 156 Zone (S.D. 156) - Roll No. 010-001-01910**

No person shall within any Special District 156 Zone (S.D. 156) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.156.1 Permitted Uses**

**21.156.1.1** a permanent single detached dwelling on one (1) lot.

**21.156.2 Regulations for Uses Permitted in Section 21.156.1.1**

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

- a) Minimum Lot Area 8.2 ha
- b) Minimum Lot Frontage 280 m

**21.157 Special District 157 Zone (S.D. 157) - Roll No. 010-001-01905**

No person shall within any Special District 157 Zone (S.D. 157) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.157.1 Permitted Uses**

**21.157.1.1** a permanent single detached dwelling on one (1) lot.

**21.157.2 Regulations for Uses Permitted in Section 21.157.1.1**

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

- a) Minimum Lot Area 3.8 ha
- b) Minimum Lot Frontage 128 m



established on the lot. All minimum setback for the boathouse, on Part 3 of Plan 45R-14310, existing at the time of passing of this by-law shall be as shown on the Plan of Survey on file with the Township office and dated February 11, 2008.

**21.160 Special District 160 Zone (S.D. 160) - Roll No. 020-005-24557**

No person shall within any Special District 160 Zone (S.D. 160) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.160.1 Permitted Uses**

**21.160.1.1** all uses permitted in the Limited Service Residential Zone (LSR) of this By-law.

**21.160.2 Regulations for Uses Permitted in Section 21.160.1.1**

All provisions and regulations of the Limited Service Residential Zone (LSR) - Section 7.2.1 of this By-law, shall apply with the following exceptions:

All minimum setbacks for all buildings, existing at the time of passing of this by-law shall be shown on the Plan of Survey on file with the Township Office as prepared by J.B. Fleguel, Ontario Land Surveyor, and dated November 15, 2007.

All provisions and regulations of the Limited Service Residential Zone (LSR) (Section 7) of this By-law, shall apply to any new construction on the subject property.

**21.161 Special District 161 Zone (S.D. 161) - Roll No. 020-005-24550**

No person shall within any Special District 161 Zone (S.D. 161) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.161.1 Permitted Uses**

**21.161.1.1** all uses permitted in the Limited Service Residential Zone (LSR) of this By-law.

**21.161.2** **Regulations for Uses Permitted in Section 21.161.1.1**

All provisions and regulations of the Limited Service Residential Zone (LSR) - Section 7.2.1 of this By-law, shall apply with the following exceptions:

Minimum Lot Frontage shall be 51.6 metres.

All minimum setbacks for all buildings, existing at the time of passing of this by-law shall be shown on the Plan of Survey on file with the Township Office as prepared by J.B. Fleguel, Ontario Land Surveyor, and dated November 15, 2007.

All provisions and regulations of the Limited Service Residential Zone (LSR) (Section 7) of this By-law, shall apply to any new construction on the subject property.

**21.161.2.1** **Special Provisions**

That the maximum height of the accessory building (frame boathouse) that exists on the subject lot shall be 4.9 metres.

**21.162** **Special District 162 Zone (S.D. 162) - Roll No. 010-003-07870**

No person shall within any Special District 162 Zone (S.D. 162) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.162.1** **Permitted Uses**

**21.162.1.1** a permanent single detached dwelling on one (1) lot.

**21.162.2** **Regulations for Uses Permitted in Section 21.162.1.1**

All provisions and regulations of the Rural Zone (RU) Section 9.2.4 of this By-law, shall apply.

**21.162.2.1 Special Provisions**

It is hereby recognized that the parcel is traversed by a Minimum Distance Separation (MDS) arc. All residential development is prohibited within this portion of the property as follows:

Within 221 metres of the livestock facility located on property Roll No. 010-003-07800.

**21.163 Special District 163 Zone (S.D. 163) - Roll No. 020-001-07002**

No person shall within any Special District 164 Zone (S.D. 164) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.163.1 Permitted Uses**

**21.163.1.1** a residential use only, shall be permitted within the confines of the existing structure, as shown on the Plan of Survey on file with the Township office as prepared by John S. Duncan, Ontario Land Surveyor, and dated February 14, 2008.

**21.163.2 Regulations for Uses Permitted in Section 21.163.1.1**

All provisions and regulations of the Rural Zone (RU), Section 9.2.4 of this by-law, shall apply, with the following exceptions:

All minimum setbacks for the one-storey building with a frame addition, existing at the time of passing of this by-law shall be as shown on the Plan of Survey on file with the Township office as prepared by John S. Duncan, Ontario Land Surveyor, and dated February 14, 2008.

All provisions and regulations of the Rural Zone (RU) (Section 9) of this By-law, shall apply to any new construction on the subject property.



**21.163.3 Special Provisions**

All necessary approvals shall be obtained prior to occupancy.

**21.164 Special District 164 Zone (S.D. 164) – Roll No. 010-005-22900**

No person shall within any Special District 164 Zone (S.D. 164) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.164.1 Permitted Uses**

- 21.164.1.1**
- a) a bank
  - b) a business or professional office
  - c) a retail postal outlet
  - d) a clinic
  - e) a convenience store
  - f) an assembly hall

**21.164.2 Regulations for Uses Permitted in Section 21.164.1.1**

All provisions and regulations of the Local Commercial Zone (C1) Section 10.2.1 of By-law 10-1996, as amended, shall apply with the following exceptions:

- a) Minimum Lot Area 1,618 m<sup>2</sup> (17,416 ft<sup>2</sup>)
- b) Minimum Lot Frontage 30 metres (100 ft)
- c) Maximum Lot Coverage 28 %
- d) Maximum Floor Area for assembly hall use 238 m<sup>2</sup> (2,561 ft<sup>2</sup>)
- e) Minimum Parking Requirements 22 parking spaces

All minimum setbacks for all buildings, existing at the time of passing of this by-law shall be as shown on the Plan of Survey on file with the Township office, prepared by Beninger Surveying Ltd and dated August 26, 2008.

All existing structures and planned improvements (new septic, parking, exterior exit stair) shall be as shown on the Site Plan on file with the Township office, prepared by Trevelyan Architect Inc. and dated August 2008.

All provisions and regulations of the Local Commercial Zone (C1) (Section 10) of By-law No. 10-1996, as amended, shall apply to any new construction on the subject property.

**21.165 Special District 165 Zone (S.D. 165) – Roll No. (Sole Lot 1 020-002-13500)**

All uses permitted in the Residential Zone (R) of By-law No. 10-1996, as amended, and the regulations for these permitted uses, shall apply, with the following exception:

All minimum setbacks for the one-storey frame dwelling, existing at the time of passing of By-law No. 2009-38 shall be as shown on the Plan of Survey on file with the Township Office as prepared by John S. Duncan, Ontario land Surveyor, and dated January 13, 2009.

All provision and regulations of the Residential Zone (R) of By-law 10-1996, as amended, shall apply to any new construction on the subject properties.

**21.166 Special District 166 Zone (S.D. 166) – Roll No. (Sole Lot 2 020-002-13500)**

All uses permitted in the Residential Zone (R) of By-law No. 10-1996, as amended, and the regulations for these permitted uses, shall apply, with the following exception:

All minimum setbacks for the one-storey frame dwelling and metal shed, existing at the time of passing of By-law No. 2009-38 shall be as shown on the Plan of Survey on file with the Township Office as prepared by John S. Duncan, Ontario land Surveyor, and dated January 13, 2009.

All provision and regulations of the Residential Zone (R) of By-law 10-1996, as amended, shall apply to any new construction on the subject properties.

**21.167 Special District 167 Zone (S.D. 167) – Roll No. 020-002-00600 Part 1, Plan 45R-14737**

All of the uses, provisions and regulations of the Rural Zone (RU) shall apply to the Special District 167 Zone (S.D. 167) except that the “Minimum Northerly Side Yard Setback” shall be 18 metres.

**21.168      Special District 168 Zone (S.D. 168) – Roll No. 020-002-14600**

No person shall within any Special District 168 Zone (SD 168) in part of Lot 1, Concession 10, Dummer Ward, use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.168.1      Permitted Uses**

All uses permitted in the Extractive Industrial Zone (M2) of this By-law shall apply.

**21.168.2      Regulations for Uses Permitted in Section 21.168.1**

All provisions and regulations of the Extractive Industrial Zone (M2) of this By-law shall apply, with the following exceptions:

- (a) Minimum Front Yard  
(for excavation) 0.0 metres
- (b) Minimum East Side Yard  
(for excavation) 0.0 metres
- (c) Minimum West Side Yard  
(for excavation) 0.0 metres
- (d) Minimum Rear Yard  
(for excavation) 15.0 metres
- (e) No product stockpile shall be located within 30.0 metres of the Front Lot Line or the West Side Lot Line.
- (f) A product stockpile shall be permitted within 0.0 metres of the East Side Lot Line.
- (g) A product stockpile shall be permitted within 3.0 metres of the north boundary of the Special District 168 Zone (SD 168).
- (h) Notwithstanding the provisions of Section 3.43.1, the licensed boundary of a pit shall be no closer than 30.0 metres to the boundary of an Environmental Conservation – Provincially Significant Wetlands Zone (EC(P)).
- (i) For the purposes of the Special District 168 Zone (SD 168), the Front Lot Line shall be the south lot line adjacent to Dummer-Asphodel Road.

**21.169**      **Special District 169 Zone (S.D. 169) - Roll No. 010-001-05000 – Merged Lot A – Part 1, Plan 45R-14791**

No person shall within any Special District 169 Zone (S.D. 169) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.169.1**      **Permitted Uses**

**21.169.1.1**      a permanent single detached dwelling on one lot

**21.169.2**      **Regulations for Uses Permitted in Section 21.169.1.1**

All provisions and regulations of the Shoreline Residential Zone (SR) of By-law No. 10-1996, as amended, shall apply with the following exceptions:

- a) Minimum Lot Area                      0.34 hectares (0.85 acres)
- b) Minimum Shoreline Frontage        41 metres (135 feet)

**21.170**      **Special District 170 Zone (S.D. 170) - Roll No. 010-001-04900 – Merged Lot B – Part 2, Plan 45R-14791**

No person shall within any Special District 170 Zone (S.D. 170) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.170.1**      **Permitted Uses**

**21.170.1.1**      all uses permitted in the Shoreline Residential Zone (SR) of By-law 10-1996, as amended, shall apply

**21.170.2**      **Regulations for Uses Permitted in Section 21.170.1.1**

All provisions and regulations of the Shoreline Residential Zone (SR) of By-law No. 10-1996, as amended, shall apply with the following exceptions:

**23.170.2.1 Special Provisions**

All minimum setbacks and floor areas of all buildings and structures, existing at the time of passing of this by-law shall be as shown on the Plan of Survey prepared by Beninger Surveying Ltd., Ontario Land Surveyors, dated June 2, 2010.

All provisions and regulations of the Shoreline Residential Zone (SR) of By-law No. 10-1996, as amended, shall apply to any new construction on the subject property.

**23.170.2.2 Special Provisions**

- a) Minimum Shoreline Frontage shall be 42.5 m
- b) Minimum Lot Frontage shall be 30.9 m

**21.171 Special District 171 Zone (S.D. 171) – Reserved**

**21.172 Special District 172 Zone (S.D. 172) - Roll No. 020-003-04104–Retained Lot – Part 1, Plan 45R-14811**

No person shall within any Special District 172 Zone (S.D. 172) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.172.1 Permitted Uses**

- 21.172.1.1** all uses permitted in the Residential Zone (R) of By-law No. 10-1996, as amended, shall apply.

**21.172.2 Regulations for Uses Permitted in Section 21.172.1.1**

All provisions and regulations of the Residential Zone (R) Section 4.2.1 of By-law No. 10-1996, as amended, shall apply with the following exception:

**21.172.2.1 Special Provisions**

It is hereby recognized that 1 (one) accessory building (frame garage) exists on the subject lot. No further accessory buildings or uses shall be allowed until such time as a main use, building or structure is established on the lot.

The minimum front yard setback for the frame garage, on Part 1 of Plan 45R-14811, existing at the time of passing of By-law No. 2009-76 shall be 6.0 feet.

**21.173 Special District 173 Zone (S.D. 173) - Roll No. 020-003-14210 – Part 1, Plan 45R-12538**

No person shall within any Special District 173 Zone (S.D. 173) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.173.1 Permitted Uses**

**21.173.1.1** all uses permitted in the Residential Zone (R) of By-law No. 10-1996, as amended, shall apply.

**21.173.2 Regulations for Uses Permitted in Section 21.173.1.1**

All provisions and regulations of the Residential Zone (R) Section 4.2.1 of By-law No. 10-1996, as amended, shall apply with the following exception:

**21.173.2.1 Special Provisions**

The "Minimum Lot Area" shall be 2.03 acres (0.82 hectares).

**21.174 Special District 174 Zone (S.D. 174) - Roll No. 020-003-14200 – Part 2, Plan 45R-12538**

No person shall within any Special District 174 Zone (S.D. 174) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.174.1 Permitted Uses**

**21.174.1.1** all uses permitted in the Residential Zone (R) of By-law No. 10-1996, as amended, shall apply.

**21.174.2 Regulations for Uses Permitted in Section 21.174.1.1**

All provisions and regulations of the Residential Zone (R) Section 4.2.1 of By-law No. 10-1996, as amended, shall apply with the following exception:

**21.174.2.1 Special Provisions**

The "Minimum Lot Area" shall be 4.00 acres (1.62 hectares).

**21.175 Special District 175 Zone (S.D. 175) - Part 1, Plan 45R-14774**

No person shall within any Special District 175 Zone (S.D. 175) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.175.1 Permitted Uses**

**21.175.1.1** all uses permitted in the Residential Zone (R) of By-law No. 10-1996, as amended, shall apply.

**21.175.2 Regulations for Uses Permitted in Section 21.175.1.1**

All provisions and regulations of the Residential Zone (R) Section 4.2.1 of By-law No. 10-1996, as amended, shall apply with the following exception:

**21.175.2.1 Special Provisions**

The "Minimum Lot Frontage" on the municipally maintained roadway shall be 16.15 metres (53 feet) with a total Lot Frontage of 38.1 metres (125 feet).

**21.176**      **Special District 176 Zone (S.D. 176) - Roll No. 010-005-24500-Part 2, Plan 45R-14774**

No person shall within any Special District 176 Zone (S.D. 176) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.176.1**      **Permitted Uses**

**21.176.1.1**      all uses permitted in the Residential Zone (R) of By-law No. 10-1996, as amended, shall apply.

**21.176.1.2**      a Bed & Breakfast shall be permitted as follows; 1 guest room within the dwelling and 2 guest rooms within the confines of the accessory structure (labeled as existing sleeping cabin) as shown on the Plan of Survey prepared by Beninger Surveying Ltd., Ontario Land Surveyor, dated May 4, 2009.

**21.176.2**      **Regulations for Uses Permitted in Section 21.176.1.1**

All provisions and regulations of the Residential Zone (R) Section 4.2.1 of By-law No. 10-1996, as amended, shall apply with the following exception:

**21.176.2.1**      **Special Provisions**

The "Minimum Lot Frontage" shall be 42.01 metres (137.83 feet).

All minimum setbacks for all buildings and structures, existing at the time of passing of By-law No. 2010-07, shall be as shown on the Plan of Survey prepared by Beninger Surveying Ltd., Ontario Land Surveyor, dated May 4, 2009.

All provisions and regulations of the Residential (R) "Zone (Section 4) of By-law No. 10-1996, as amended, shall apply to



any new construction on the subject property.

**21.176.3**      **Regulations for Uses Permitted in Section 21.176.1.2**

All provisions and regulations of the General Provisions for Bed and Breakfast Establishments Section 3.3 of By-law No. 10-1996, as amended, shall apply with the following exceptions:

**21.176.3.1**      **Special Provisions**

One guest room within the dwelling and two guest rooms within the confines of the accessory structure (labeled as existing sleeping cabin) as shown on the Plan of Survey prepared by Beninger Surveying Ltd., Ontario Land Surveyor, dated May 4, 2009.

**21.177**      **Special District 177 - Holding Zone (S.D. 177-H) – Roll Nos. 010-003-07100 and 010-003-10700**

No person shall within any Special District 177 - Holding Zone (S.D. 177-H) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.177.1**      **Permitted Uses**

- 21.177.1.1**      a light manufacturing facility
- 21.177.1.2**      a business, professional or administrative office
- 21.177.1.3**      a courier establishment
- 21.177.1.4**      a data processing facility and related services
- 21.177.1.5**      a laboratory and research facility
- 21.177.1.6**      a building supply outlet
- 21.177.1.7**      a warehouse
- 21.177.1.8**      a printing establishment
- 21.177.1.9**      a recreational vehicle and travel trailer sales and service establishment
- 21.177.1.10**     athletic, fitness or health club
- 21.177.1.11**     public use

- 21.177.1.12** a farm implement and equipment sales and service establishment
- 21.177.1.13** a storage building
- 21.177.1.14** a motor vehicle dealership
- 21.177.1.15** a motor vehicle gasoline bar
- 21.177.1.16** a retail commercial establishment
- 21.177.1.17** a veterinary clinic
- 21.177.1.18** a financial office or institution
- 21.177.1.19** an eating establishment

**21.177.2 Regulations for Permitted Uses in Section 21.177.1**

**21.177.2.1 Regulations for Uses permitted in Sections 21.177.1.1 to 21.177.1.8 Inclusive**

- a) Minimum Lot Area .91 ha
- b) Minimum Lot Frontage 60 m
- c) Minimum Front Yard 15 m
- d) Minimum Interior Side Yard 9 m
- e) Minimum Exterior Side Yard 15 m
- f) Minimum Rear Yard 15 m
- g) Maximum Lot Coverage 30%
- h) Maximum Building Height 10.5 m

**21.177.2.2 Regulations for Uses permitted in Sections 21.177.1.9 to 21.177.1.13 Inclusive**

- a) Minimum Lot Area 4,000 m<sup>2</sup>
- b) Minimum Lot Frontage 60 m
- c) Minimum Front Yard 15 m
- d) Minimum Interior Side Yard 9 m
- e) Minimum Exterior Side Yard 15 m
- f) Minimum Rear Yard 15 m
- g) Maximum Lot Coverage 40%
- h) Maximum Building Height 10.5 m
- i) An additional 185 m<sup>2</sup> of Lot Area shall be provided for each guest room in excess of 4

**21.177.2.3 Regulations for Uses permitted in Sections 21.177.1.14 to 21.177.1.19 Inclusive**

- a) Minimum Lot Area 3,000 m<sup>2</sup>
- b) Minimum Lot Frontage 45 m
- c) Minimum Front Yard 15 m
- d) Minimum Interior Side Yard 6 m
- e) Minimum Exterior Side Yard 15 m
- f) Minimum Rear Yard 6 m
- g) Maximum Lot Coverage 40%
- h) Maximum Building Height 10.5 m

**21.177.3 Holding Provisions**

The holding Provisions attached to the Special District 177-H Zone (S.D. 177-H) shall be removed when the following actions have been secured to the satisfaction of the Township:

**21.177.3.1** A traffic impact study is prepared, if necessary, by a qualified professional at the applicant’s expense, and is approved by the appropriate road authority and;

An entrance permit is obtained from the appropriate road authority.

**21.177.3.2** Approval is obtained from the Conservation Authority.

**21.177.3.3** An Environmental Impact Study is prepared by a professional, at the applicant’s expense, and is approved to the satisfaction of the Conservation Authority and the Township.

**21.177.3.4** A Site Plan Agreement is entered into between the developer and the Township.

**21.177.3.5** Septic approval is obtained from the appropriate authority.

**21.177.3.6** Approval of any additional studies which may be required as a result of a specific proposed use(s).

**21.178      Special District 178 Zone (S.D. 178) – Roll No. 020-004-32800, Block 3, Part 1 and 2 on Plan 45R-14776**

No person shall within any Special District 178 Zone (S.D. 178) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.178.1      Permitted Uses**

**21.178.1.1**      all uses permitted in the Island Residential Zone I(IR) of By-law 10-1996, as amended, shall apply.

**21.178.2      Regulations for Uses Permitted in Section 21.178.1.1**

All provisions and regulations of the Island Residential Zone (IR) of By-law 10-1996, as amended, shall apply with the following exceptions:

All minimum setbacks for all buildings, existing at the time of passing of this by-law shall be as shown on the Plan of Survey on file with the Township office as prepared by J. B. Fleguel, Ontario Land Surveyor, and dated July 30, 2009, attached as Schedule "B" to this by-law.

All buildings, existing at the time of passing of this by-law as shown on the Plan of Survey on file with the Township office as prepared by J. B. Fleguel, Ontario Land Surveyor, and dated July 30, 2009, attached as Schedule "B" to this by-law, shall be exempt from Section 3.28 a) of By-law No. 10-1996, as amended.

All provisions and regulations of the Island Residential Zone (IR) of By-law No. 10-1996, as amended, shall apply to any new construction on the subject property.

**21.179      Special District 179 Zone (S.D. 179) – Roll No. 020-004-15800, Plan 10, Part lot 8, N 100', Part 1 & 2 Plan 45R-8210**

No person shall within any Special District 179 Zone (S.D. 179) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.179.1 Permitted Uses**

**21.179.1.1** all uses permitted in the Commercial Tourist Zone (CT) of By-law 10-1996, as amended, shall apply.

**21.179.2 Regulations for Uses Permitted in Section 21.179.1.1**

All provisions and regulations of the Commercial Tourist Zone (CT) of By-law 10-1996, as amended, shall apply with the following exception:

All minimum setbacks for the frame cottage with verandah and stairs on Part 1 and 2 of Plan 45R-8210, existing at the time of passing of this by-law shall be as shown on the Plan of Survey prepared by Beninger Surveying Ltd., Ontario land Surveyor, dated November 19, 2009 and attached to this by-law as Schedule 'B'.

All provisions and regulations of the Commercial Tourist Zone (CT) of By-law No. 10-1996, as amended, shall apply to any new construction on the subject property.

**21.180 Special District 180 Zone (S.D. 180) – Roll No. 020-004-24000, Plan 9 Lot 6 and Part 5, 7, 8 & 9 on Plan 45R-10217**

No person shall within any Special District 180 Zone (S.D. 180) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.180.1 Permitted Uses**

**21.180.1.1** all uses permitted in the Shoreline Residential Zone (SR) of By-law 10-1996, as amended, shall apply.

**21.180.2 Regulations for Uses Permitted in Section 21.180.1.1**

All provisions and regulations of the Shoreline Residential Zone (SR) of By-law 10-1996, as amended, shall apply with the following exception:

Minimum Lot Frontage      129.10 feet (39.35 metres)

All provisions and regulations of the Shoreline Residential Zone (SR) of By-law No. 10-1996, as amended, shall apply to any new construction on the subject property.

**21.181 Special District 181 Zone (S.D. 181) – Roll No. 020-004-14900, Plan 12 Part lot 22, RP 45R-5123 Part 1**

No person shall within any Special District 181 Zone (S.D. 181) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.181.1 Permitted Uses**

**21.181.1.1** all uses permitted in the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply.

**21.181.2 Regulations for Uses Permitted in Section 21.181.1.1**

All provisions and regulations of the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply with the following exception:

**21.181.2.1 Special Provisions**

It is hereby recognized that 2 (two) accessory buildings (frame garage and boathouse) exists on the subject lot. No further accessory buildings or uses shall be allowed until such time as a main use, building or structure is established on the lot.

All minimum setbacks for the frame garage and boathouse, existing at the time of passing of this by-law shall be as shown on the Sketch prepared by Elliot and Parr (Peterborough) Ltd., Ontario Land Surveyors, dated December 9, 2009 and attached to this by-law as Schedule 'C'.

All provisions and regulations of the Limited Service Residential Zone (LSR) of By-law No. 10-1996, as amended, shall apply to

any new construction on the subject property.

**21.181.2.2 Special Provisions**

The Minimum Water Yard for all future development shall be 30 metres (100').

**21.182 Special District 182 Zone (S.D. 182) – Roll No. 020-004-32300, Part 1 and 2 on RP 45R-5123**

No person shall within any Special District 182 Zone (S.D. 182) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.182.1 Permitted Uses**

**21.182.1.1** all uses permitted in the Island Residential Zone (IR) of By-law 10-1996, as amended, shall apply.

**21.182.2 Regulations for Uses Permitted in Section 21.182.1.1**

All provisions and regulations of the Island Residential Zone (IR) of By-law 10-1996, as amended, shall apply with the following exception:

**21.182.2.1 Special Provisions**

All minimum setbacks for all buildings and structures, existing at the time of passing of this by-law shall be as shown on the Plan of Survey prepared by Elliot and Parr (Peterborough) Ltd., Ontario Land Surveyors, dated December 9, 2009 and attached to this by-law as Schedule 'D'.

All provisions and regulations of the Island Residential Zone (IR) of By-law No. 10-1996, as amended, shall apply to any new construction on the subject property.

**21.182.2.2      Special Provisions**

The Minimum Water Yard for the proposed storage/woodworking building shall be 30 metres (100').

**21.183      Special District 183 Zone (S.D. 183) – Roll No. 020-004-32300, Part 3 and 4 on RP 45R-5123**

No person shall within any Special District 183 Zone (S.D. 183) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.183.1      Permitted Uses**

**21.183.1.1**      all uses permitted in the Island Residential Zone (IR) of By-law 10-1996, as amended, shall apply.

**21.183.2      Regulations for Uses Permitted in Section 21.183.1.1**

All provisions and regulations of the Island Residential Zone (IR) of By-law 10-1996, as amended, shall apply with the following exception:

All minimum setbacks for all buildings and structures, existing at the time of passing of this by-law shall be as shown on the Plan of Survey prepared by Elliot and Parr (Peterborough) Ltd., Ontario Land Surveyors, dated December 9, 2009 and attached to this by-law as Schedule 'D'.

All provisions and regulations of the Island Residential Zone (IR) of By-law No. 10-1996, as amended, shall apply to any new construction on the subject property.

**21.184      Special District 184 Zone (S.D. 184) - Roll No. 010-005-20500 (Severed Lot) – Part 2 on RP 45R-14942**

No person shall within any Special District 184 Zone (S.D. 184) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.184.1      Permitted Uses**



**21.184.1.1** all uses permitted in the Residential Zone (R) of By-law 10-1996, as amended, shall apply.

**21.184.2 Regulations for Uses Permitted in Section 21.184.1.1**

All provisions and regulations of the Residential Zone (R) of By-law 10-1996, as amended, shall apply with the following exception:

**21.184.2.1 Special Provisions**

The Minimum Lot Frontage Shall be 34.63 m.

**21.185 Special District 185 Zone (S.D. 185) - Roll No. 020-004-00300 (Severed Lot) – Part 1 and 2 on RP 45R-14889**

No person shall within any Special District 185 Zone (S.D. 185) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.185.1 Permitted Uses**

**21.185.1.1** all uses permitted in the Rural Zone (RU) of By-law 10-1996, as amended, shall apply.

**21.185.2 Regulations for Uses Permitted in Section 21.185.1.1**

All provisions and regulations of the Rural Zone (RU) of By-law 10-1996, as amended, shall apply with the following exception:

**21.185.2.1 Special Provisions**

The regulations contained in the Rural Zone (RU) of this By-law shall apply to the permitted uses of Section 21.185.1.1 of this By-law, save and except that the Minimum Lot Area for an agricultural use or farm for the purpose of (S. D. 185) shall be 17.79 ha.

**21.186**      **Special District 186 Zone (S.D. 186) - Roll No. 010-004-03500  
(Severed Lot) – Part 1 on Plan 45R14968**

No person shall within any Special District 186 Zone (S.D. 186) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.186.1**      **Permitted Uses**

**21. 186.1.1**      a single detached dwelling

**21. 186.1.2**      a restricted agricultural use, which shall mean the keeping of a restricted number of livestock and which shall include a livestock facility to house such livestock

**21. 186.2**      **Regulations for Uses Permitted in Section 21.186.1.1**

All provisions and regulations of the Rural Zone (RU) of By-law 10-1996, as amended, shall apply to a single detached dwelling.

**21. 186.3**      **Regulations for Uses Permitted in Section 21.186.1.2**

All provisions and regulations of the Rural Zone (RU) of By-law 10-1996, as amended, shall apply with the following exceptions:

Minimum Lot area shall be 4.399 hectares (10.87 acres)

Minimum Lot Frontage on a maintained road shall be 0 metres (0 feet)

Maximum Number of Livestock permitted as per Section 21.186.1.2 shall not exceed five (5) animal units.

All minimum setbacks for all farm buildings and structures shall meet the provisions and regulations of the Rural Zone (RU) of By-law No. 10-1996, as amended, and shall be in accordance with the provisions of the Minimum Distance Separation formulae II as established by the Ministry of Agriculture, Food and Rural Affairs.

All provisions and regulations of the Rural Zone (RU) of By-law No. 10-1996, as amended, shall apply to any additional new construction on the subject property.

**21.187 Special District 187 Zone (S.D. 187) - Roll No. 020-006-03500**

No person shall within any Special District 187 Zone (S.D. 187) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.187.1.1 Special Provisions**

Notwithstanding Section 3.27(b) and Section 9.2.1(a) of By-law No. 10-1996, as amended, within the (S.D. 187) Zone, the Minimum Lot Area shall be 18 hectares.

Further, the zone categories within the (S.D. 187) Zone, being (EC(P)) and (RU) and as shown on Schedule 'A2' of By-law No. 10-1996, as amended shall continue to apply with respect to all other zone provisions for the (EC(P)) and (RU) Zones.

**21.188 Special District 188 Zone (S.D. 188) - Roll No. 010-003-02000 (Severed Lot)**

The (S.D. 188) Zone recognizes a wetland feature and associated 15 m buffer. No person shall within any Special District 188 Zone (S.D. 188) use any land, or erect, alter or use any building or structure.

**21.188.1 Special Provisions**

**21.188.1.1** development and site alteration including the placing or removing of fill of any type is also prohibited within the (S.D. 188) Zone.

**21.189 Special District 189 Zone (S.D. 189) - Roll No. 010-003-02000 (Severed Lot)**

The (S.D. 189) Zone recognizes a building envelope identified by a Scoped Environmental Impact Study (EIS) prepared by Cambium Environmental, June 29, 2012 as well as an MDS 1 buffer both of which are identified on Figure 2 of the EIS, a copy of which is attached hereto. No person shall

within any Special District 189 Zone (S.D. 189) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.189.1 Permitted Uses**

**21.189.1.1** a permanent single detached dwelling;

**21.189.1.2** a Type A or B home occupation or a Type A or B home industry.

**21.189.2 Regulations for Uses Permitted in Section 21.189.1.1**

All provisions and regulations of Section 9.2.4 of the Rural Zone (RU) of this By-law shall apply with the following exceptions:

- a) Minimum Interior Side Yard (West) 0 m
- b) Minimum Interior Side Yard (East) 6 m

**21.189.2.1 Special Provisions**

It is hereby recognized that the parcel is traversed by one (1) Minimum Distance Separation Formula 1 (MDS 1) arc. All residential development is prohibited within this portion of the property as follows:

Within 164 metres of the livestock facility located on property Roll No. 010-003-03800.

**21.190 Special District 190 Zone (S.D. 190)**

No person shall within any Special District 190 Zone (S.D. 190) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.190.1 Permitted Uses**

**21.190.1.1** all uses permitted in the Residential Zone (R) of By-law 10-1996, as amended, shall apply.

**21.190.2 Regulations for Uses Permitted in Section 21.190.1.1**

All provisions and regulations of the Residential Zone (R) of By-law 10-1996, as amended, shall apply with the following exceptions:

**21.190.2.1 Special Provisions**

- a) Minimum lot area 2,700 m<sup>2</sup>
- b) Minimum lot frontage none
- c) Minimum front yard 6 metres
- d) Maximum lot coverage 17.3%
  
- e) For the purposes of this section the front lot line is deemed to be the line which separates the lot from the abutting unopened road allowance.
  
- f) Notwithstanding Sections 3.11 and 3.12 of this By-Law to the contrary, the construction of a permanent single detached dwelling may be permitted on an existing lot of record which is undersized and which abuts an unopened Township road allowance. Access to the lot will be provided via a driveway on the unopened road allowance which is constructed to standards satisfactory to the Township.

**21.191 Special District 191 Zone (S.D. 191) - Roll No. 010-002-14800**

No person shall within any Special District 191 Zone (S.D. 191) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.191.1 Permitted Uses**

- 21.191.1.1** all uses permitted in the Rural Zone (RU) of By-law 10-1996, as amended, shall apply.

**21.191.2 Regulations for Uses Permitted in Section 21.191.1.1**

All provisions and regulations of the Rural Zone (RU) of By-law 10-1996, as amended, shall apply with the following exception:

**21.191.2.1**

**Special Provisions**

- a) Minimum Lot Frontage Shall be 20.19 metres

**21.192**

**Special District 192 Zone (S.D. 192) - Roll No. 010-004-10800 (Retained Lot) – Part 1 on Plan 45R15791**

No person shall within any Special District 192 Zone (S.D. 192) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.192.1 Permitted Uses**

- 21.192.1.1** all uses permitted in the Rural Zone (RU) of By-law 10-1996, as amended, shall apply.

**21.192.2 Regulations for Uses Permitted in Section 21.192.1.1**

All provisions and regulations of the Rural Zone (RU) of By-law 10-1996, as amended, shall apply with the following exception:

**21.192.2.1 Special Provisions**

- a) Minimum Lot Area 3040 m<sup>2</sup>
- b) Minimum Lot Frontage 41.910 m

**21.193**

**Special District 193 Zone (S.D. 193) - Roll No. 010-004-10800 (Severed Lot) – Part 2 on Plan 45R15791**

No person shall within any Special District 193 Zone (S.D. 193) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.193.1 Permitted Uses**

- 21.193.1.1** all uses permitted in the Rural Zone (RU) of By-law 10-1996, as amended, shall apply.

**21.193.2 Regulations for Uses Permitted in Section 21.193.1.1**

All provisions and regulations of the Rural Zone (RU) of By-law 10-1996, as amended, shall apply with the following exception:

**21.193.2.1 Special Provisions**

- a) Minimum Lot Frontage 15.24 m

**21.194 Special District 194 Zone (S.D. 194) - Roll No. 010-004-04800 (Retained Lot)**

No person shall within any Special District 194 Zone (S.D. 194) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.194.1 Permitted Uses**

- 21.194.1.1** all uses permitted in the Rural Zone (RU) of By-law 10-1996, as amended, shall apply to this land, save and except for the portions zoned Environmental Conservation (EC) and Environmental Conservation Provincially Significant Wetland (EC(P)) as shown on Schedule "B" of this By-law.

**21.194.2 Regulations for Uses Permitted in Section 21.194.1.1**

All provisions and regulations of the Rural Zone (RU) of By-law 10-1996, as amended, shall apply with the following exception:

**21.194.2.1 Special Provisions**

- a) Minimum Lot Frontage 51.2 m

**21.195 Special District 195 Zone (S.D. 195) - Roll No. 010-002-07300 (Retained Lot)**

No person shall within any Special District 195 Zone (S.D. 195) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.195.1 Permitted Uses**

**21.195.1.1** all uses permitted in the Rural Zone (RU) of By-law 10-1996, as amended, shall apply.

**21.195.2 Regulations for Uses Permitted in Section 21.195.1.1**

All provisions and regulations of the Rural Zone (RU) of By-law 10-1996, as amended, shall apply with the following exception:

**21.195.2.1 Special Provisions**

a) Minimum Lot Area 14.1 ha

**21.196 Special District 196 Zone (S.D. 196) - Roll No. 010-002-07300 (Severed Lot) – Part 1 on 45R-15822**

No person shall within any Special District 196 Zone (S.D. 196) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.196.1 Permitted Uses**

**21.196.1.1** all uses permitted in the Rural Zone (RU) of By-law 10-1996, as amended, shall apply.

**21.196.2 Regulations for Uses Permitted in Section 21.196.1.1**

All provisions and regulations of the Rural Zone (RU) of By-law 10-1996, as amended, shall apply with the following exception:

**21.196.2.1 Special Provisions**

a) Minimum Lot frontage 22.09m

**21.197 Special District 197 Zone (S.D. 197) - Roll No. 020-004-31300**

No person shall within any Special District 197 Zone (S.D. 197) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:



**21.197.1 Permitted Uses**

**21.197.1.1** all uses permitted in the Island Residential Zone (IR) of By-law 10-1996, as amended, shall apply.

**21.197.2 Regulations for Uses Permitted in Section 21.197.1.1**

All provisions and regulations of the Island Residential Zone (IR) of By-law 10-1996, as amended, shall apply with the following exception:

All minimum setbacks for the existing two storey recreational dwelling including the proposed addition, shall be as shown on the Plan of Survey prepared by J. B. Fleguel Surveyors, Ontario Land Surveyor, dated July 18, 2014 and attached to this By-law as Schedule 'B'.

All provisions and regulations of the Island Residential (IR) Zone of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Plan of Survey, on the subject property.

**21.197.2.1 Special Provisions**

a) maximum floor area for a sleeping cabin shall be 67 m<sup>2</sup>, consisting of sleeping and sanitary facilities floor area no greater than 46 m<sup>2</sup> and a covered unenclosed porch floor area no greater than 21 m<sup>2</sup>.

**21.198 Special District 198 Zone (S.D. 198) - Roll No. 020-003-27100**

No person shall within any Special District 198 Zone (S.D. 198) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.198.1 Permitted Uses**

**21.198.1.1** all uses permitted in the Shoreline Residential Zone (SR) of By-law 10-1996, as amended, shall apply.

**21.198.2 Regulations for Uses Permitted in Section 21.198.1.1**

All provisions and regulations of the Shoreline Residential Zone (SR) of By-law 10-1996, as amended, shall apply with the following exception:

All minimum setbacks for the proposed two storey dwelling and septic system, shall be as shown on the Site Plan prepared by Elliott and Parr (Peterborough) Ltd., Ontario Land Surveyors, dated July 23, 2014 and attached to this By-law as Schedule 'B'.

All provisions and regulations of the Shoreline Residential Zone (SR) of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Site Plan, on the subject property.

**21.199 Special District 199 Zone (S.D. 199)– Retained Lot Roll No. 020-004-27200**

No person shall within any Special District 199 Zone (S.D. 199) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.199.1 Permitted Uses**

**21.199.1.1** all uses permitted in the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply.

**21.199.2 Regulations for Uses Permitted in Section 21.199.1.1**

All provisions and regulations of Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply with the following exception:

It is hereby recognized that two recreational dwellings exist on the property of which this by-law applies. As such, Section 7.2.1m of By-law 10-1996, as amended, does not apply to this property as it relates to the two existing dwellings. It is also hereby recognized that the two dwellings on the subject property have deficient yards. As such, all minimum setbacks for the two existing dwellings shall be as shown on the Sketch for Rezoning prepared by J. B. Fleguel

Surveyors, Ontario Land Surveyors, dated May 21, 2014 and attached to this By-law as Schedule 'C'.

All provisions and regulations of the Limited Service Residential (LSR) Zone of By-law 10-1996, as amended, shall apply to any further development on the subject property.

**21.200      Special District 200 Zone (S.D. 200)– Merged Lot  
Part 2 & 3 RP 45R15913**

No person shall within any Special District 200 Zone (S.D. 200) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.200.1      Permitted Uses**

**21.200.1.1**      all uses permitted in the Rural Zone (RU) of By-law 10-1996, as amended, shall apply.

**21.200.2      Regulations for Uses Permitted in Section 21.200.1.1**

All provisions and regulations of Rural Zone (RU) of By-law 10-1996, as amended, shall apply with the following exception:

a) Minimum Lot Frontage      0m

**21.201      Special District 201 Zone (S.D. 201)– Retained Lot (small)  
Part 1 RP 45R15913**

No person shall within any Special District 201 Zone (S.D. 201) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.201.1      Permitted Uses**

**21.201.1.1**      all uses permitted in the Rural Zone (RU) of By-law 10-1996, as amended, shall apply.

All provisions and regulations of the Rural Zone (RU) of By-law 10-1996, as amended, shall apply with the following exception:

**21.201.2 Special Provisions**

- a) Minimum Front Yard setback for the existing building (dwelling) shall be 13.02 metres as shown on the Plan of Survey prepared by Beninger Surveying Ltd., Ontario Land Surveyor, dated September 15, 2014 and attached to this by-law as Schedule 'B'.

All provisions and regulations of the Rural Zone (RU) of By-law No. 10-1996, as amended, shall apply to any new construction on the subject property.

**21.201.2.2 Special Provisions**

- a) Minimum Lot Frontage 0m

**21.202 Special District 202 Zone (S.D. 202)– Retained Lot (large) Parts 1 to 2 RP 45R1821, less Part 1, 2, 3 on RP 45R15913**

No person shall within any Special District 202 Zone (S.D. 202) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.202.1 Permitted Uses**

- 21.202.1.1** all uses permitted in the Rural Zone (RU) of By-law 10-1996, as amended, shall apply.

**21.202.2 Regulations for Uses Permitted in Section 21.200.1.1**

All provisions and regulations of Rural Zone (RU) of By-law 10-1996, as amended, shall apply with the following exception:

- a) Minimum Lot Frontage 0m
- b) Minimum Lot Area for a Hobby Farm 4.8 ha

**21.203**

**Special District 203 Zone (S.D. 203)**  
**Merged Lot: Con 6, Pt lot 20, Part 5 on 45R-14128, and Part 1**  
**and 2 on 45R-15948, less Part 1 and 2 on Plan 45R-16530, Douro**  
**Ward, County Road 29**  
**Parent Roll No. 010-001-35701**

No person shall within any Special District 203 Zone (S.D. 203) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.203.1 Permitted Uses**

**21.203.1.1** an existing commercial indoor/outdoor storage business

**21.203.2 Regulations for Uses Permitted in Section 21.203.1.1**

The following provisions and regulations shall apply to the existing commercial indoor/outdoor storage business:

Indoor storage of vehicles, trailers, household articles and firewood shall only be permitted in the existing structures labelled 'Existing Storage Buildings' and as shown on the Plan of Survey prepared by JBF Surveyors, Ontario Land Surveyors, dated October 6, 2014 and attached to this by-law as Schedule 'B'.

Outdoor storage of vehicles, trailers, household articles and firewood shall only be permitted in the existing area labelled as 'Existing Storage Area' and as shown on the Plan of Survey prepared by JBF Surveyors, Ontario Land Surveyors, dated October 6, 2014 and attached to this by-law as Schedule 'B'.

All minimum setbacks for all buildings and structures, existing at the time of passing of this by-law shall be shown on the Sketch for Rezoning prepared by J.B. Fleguel Surveyors, Ontario Land Surveyor, dated December 6, 2017 and attached to this by-law as Schedule 'C'.

**21.204**

**Special District 204 Zone (S.D. 204) - Roll No. 020-005-28900**

No person shall within any Special District 204 Zone (S.D. 204) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.204.1 Permitted Uses**

**21.204.1.1** all uses permitted in the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply with the following exceptions:

- a) Minimum Lot Area 3071 m<sup>2</sup>
- b) Minimum Shoreline 32.06 m
- c) Minimum Road Frontage 32.11 m

**21.204.2 Special Provisions**

All minimum setbacks for all buildings and structures, existing at the time of passing of this by-law shall be shown on the Plan of Survey prepared by J.B. Fleguel Surveyors, Ontario Land Surveyor, dated June 15, 2015 and attached to this by-law as Schedule 'B'.

All provisions and regulations of the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Plan of Survey, on the subject property.

**21.205 Special District 205 Zone (S.D. 205) Roll No. 020-005-29000 – Merged Lot**

No person shall within any Special District 205 Zone (S.D. 205) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.205.1 Permitted Uses**

**21.205.1.1** all uses permitted in the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply with the following exceptions:

- a) Minimum Lot Area 2019 m<sup>2</sup>
- b) Minimum Shoreline Frontage 27.9 m
- c) Minimum Road Frontage 21.95 m

**21.205.2 Special Provisions**

All minimum setbacks for all buildings and structures, existing at the time of passing of this by-law shall be shown on the Plan of Survey prepared by J.B. Fleguel Surveyors, Ontario Land Surveyor, dated July 6, 2015 and attached to this by-law as Schedule 'C'.

All provisions and regulations of the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Plan of Survey, on the subject property.

**21.206 Special District 206 Zone (S.D. 206) - Roll No. 020-005-20400**

No person shall within any Special District 206 Zone (S.D. 206) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.206.1 Permitted Uses**

**21.206.1.1** all uses permitted in the Shoreline Residential Zone (SR) of By-law 10-1996, as amended, shall apply.

**21.206.2 Regulations for Uses Permitted in Section 21.206.1.1**

All provisions and regulations of the Shoreline Residential Zone (SR) of By-law 10-1996, as amended, shall apply with the following exception:

The minimum setbacks for the metal shed located 18.39 m (60.34') to the front (Howard Drive) of the parcel of land, existing at the time of passing of this by-law shall be as shown on the Plan of Survey prepared by J. B. Fleguel Surveyors Ontario Land Surveyors, dated July 22, 2015 and attached to this By-law as Schedule 'B'.

**21.206.2.1 Special Provisions**

All minimum setbacks for the proposed dwelling (existing 1-storey frame mobile home and addition to be demolished), shall be as shown on the Plan of Survey prepared by J. B. Fleguel Surveyors Ontario Land Surveyors, dated July 22, 2015 and attached to this By-law as Schedule 'B'.

All provisions and regulations of the Shoreline Residential Zone (SR) of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Plan of Survey, on the subject property.

**21.207 Special District 207 Zone (S.D. 207) - Roll No. 010-001-12900 – Retained Lot**

No person shall within any Special District 207 Zone (S.D. 207) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.207.1 Permitted Uses**

**21.207.1.1** all uses permitted in the Shoreline Residential (SR) Zone of By-law 10-1996, as amended.

**21.207.2 Regulations for Uses Permitted in Section 21.207.1.1**

All provisions and regulations of the Shoreline Residential (SR) Zone of By-law 10-1996, as amended, shall apply with the following exceptions:

a)	Minimum Lot Area	2590.5 m <sup>2</sup>
b)	Minimum Shoreline Frontage	30.82 m
c)	Minimum Road Frontage	30.48 m

**21.207.2.1 Special Provisions**

All minimum setbacks for all buildings and structures, existing at the time of passing of this by-law shall be shown on the Plan of Survey prepared by J.B. Fleguel Surveyors, Ontario Land Surveyor, dated May 1, 2015 and attached to this by-law as Schedule 'B'.

All provisions and regulations of the Shoreline Residential Zone (SR) of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Plan of Survey, on the subject property.



**21.208 Special District 208 Zone (S.D. 208) Roll No. 010-001-12800 – Merged Lot**

No person shall within any Special District 208 Zone (S.D. 208) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.208.1 Permitted Uses**

**21.208.1.1** all uses permitted in the Shoreline Residential Zone (SR) of By-law 10-1996, as amended, shall apply.

**21.208.2 Regulations for Uses Permitted in Section 21.208.1.1**

All provisions and regulations of the Shoreline Residential Zone (SR) of By-law 10-1996, as amended, shall apply with the following exceptions:

- |    |                       |                       |
|----|-----------------------|-----------------------|
| a) | Minimum Lot Area      | 2804.6 m <sup>2</sup> |
| b) | Minimum Shoreline     | 32.46 m               |
| c) | Minimum Road Frontage | 30.46 m               |

**21.208.2.1 Special Provisions**

All minimum setbacks for all buildings and structures, existing at the time of passing of this by-law shall be shown on the Plan of Survey prepared by J.B. Fleguel Surveyors, Ontario Land Surveyor, dated May 1, 2015 and attached to this by-law as Schedule 'C'.

All provisions and regulations of the Shoreline Residential Zone (SR) of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Plan of Survey, on the subject property.

**21.209 Special District 209 Zone (S.D. 209) - Roll No. 020-004-17500**

No person shall within any Special District 209 Zone (S.D. 209) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.209.1 Permitted Uses**

**21.209.1.1** all uses permitted in the Residential Zone (R) of By-law 10-1996, as amended, shall apply.

**21.209.2 Regulations for Uses Permitted in Section 21.209.1.1**

All provisions and regulations of the Residential Zone (R) of By-law 10-1996, as amended, shall apply with the following exceptions:

- |    |                       |                     |
|----|-----------------------|---------------------|
| a) | Minimum Lot Area      | 1244 m <sup>2</sup> |
| b) | Minimum Road Frontage | 21 m                |
| c) | Maximum Lot Coverage  | 20%                 |

**21.209.3 Special Provisions**

All minimum setbacks for the existing structure, shall be as shown on the Site Plan prepared by J.B. Fleguel., Ontario Land Surveyors, dated December 23, 1991 and attached to this By-law as Schedule 'B'.

All provisions and regulations of the Residential Zone (R) of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Site Plan, on the subject property.

**21.210 Special District 210 Zone (S.D. 210) - Roll No. 010-001-02600 Retained Lot**

No person shall within any Special District 210 Zone (S.D. 210) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.210.1 Permitted Uses**

**21.210.1.1** all uses permitted in the Rural Zone (RU) of By-law No. 10-1996, as amended, shall apply.

**21.210.1.2** an accessory structure without a primary dwelling

### **21.210.2 Special Provisions**

Relief is granted from Section 3.1.11 of By-law 10-1996, as amended, to allow for an accessory structure to remain on the property without a principal building.

All minimum setbacks for all buildings and structures, existing at the time of passing of this by-law shall be shown on the Plan of Survey prepared by Elliott and Parr (Peterborough) LTD. , Ontario Land Surveyor, dated March 18, 2016 and attached to this by-law as Schedule 'C'.

All provisions and regulations of the Rural Zone (RU) of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Plan of Survey, on the subject property.

### **21.211 Special District 211 Zone (S.D. 211) – Roll No. 010-001-02610 Severed Lot, Part 1, Plan 45R-16156**

No person shall within any Special District 211 Zone (S.D. 211) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

#### **21.211.1 Permitted Uses**

**21.211.1.1** a charitable hospice

#### **21.211.2 Definition**

**21.211.2.1 Hospice** means a building or part thereof used to provide a combination of active and compassionate programs and accommodation intended to provide support and enhance the comfort, dignity and quality of life of individuals and their families who are living with or dying from advanced illness or are bereaved.

#### **21.211.3 Special Provisions**

All minimum setbacks for all buildings and structures, existing at the time of passing of this by-law shall be shown on the Plan of Survey prepared by Elliott and Parr

(Peterborough) LTD., Ontario Land Surveyor, dated March 18, 2016 and attached to this by-law as Schedule 'C'.

All uses permitted in the Rural Zone (RU) of By-law 10-1996, as amended, shall apply to this land, save and except for the portions zoned Environmental Conservation (EC) as shown on Schedule "A" of this By-law.

**21.212 Special District 212 Zone (S.D. 212) - Roll No. 020-001-04405  
Part 1, Plan 45R-16220**

No person shall within any Special District 212 Zone (S.D. 212) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.212.1 Permitted Uses**

**21.212.1.1** all uses permitted in the Environmental Conservation (P) Zone (EC (P)) of By-law 10-1996, as amended, shall apply with the following exceptions:

- a) a permanent single detached dwelling

**21.212.2 Regulations for Uses Permitted in Section 21.212.1.1**

All provisions and regulations of the Environmental Conservation (P) Zone (EC (P)) of By-law 10-1996, as amended, shall apply with the following exception:

The minimum setbacks for the existing one storey-brick dwelling located on the parcel of land, existing at the time of passing of this by-law shall be as shown on the Sketch for Consent prepared by Gifford, Harris Surveying Ltd., Ontario Land Surveyors, dated June 6, 2016 and attached to this By-law as Schedule 'B'.

All provisions and regulations of the Environmental Conservation (P) Zone (EC (P)) of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Sketch for Consent, on the subject property.

**21.213 Special District 213 Zone (S.D. 213) - Roll No. 020-005-57300**

No person shall within any Special District 213 Zone (S.D. 213) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.213.1 Permitted Uses**

**21.213.1.1** all uses permitted in the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply.

**21.213.2 Regulations for Uses Permitted in Section 21.213.1.1**

All provisions and regulations of the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply with the following exception:

All minimum setbacks for the proposed dwelling (existing 1-storey frame cottage and frame cabin to be demolished), existing metal shed, existing wood steps, existing deck and existing frame building, shall all be as shown on the Site Plan prepared by Elliott and Parr (Peterborough) Ltd., Ontario Land Surveyors, dated May 26, 2016 and attached to this By-law as Schedule 'B'.

All provisions and regulations of the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Site Plan, on the subject property.

**21.214 Special District 214 Zone (S.D. 214) - Roll No. 020-003-18100**

No person shall within any Special District 214 Zone (S.D. 214) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.214.1 Permitted Uses**

**21.214.1.1** all uses permitted in the Rural Zone (RU) of By-law 10-1996, as amended, shall apply.





**21.217.2 Special Provisions**

The setbacks for the existing building (recreational dwelling) shall be as shown on the Irwin Inn Property Residential Development Site Plan prepared by J. B. Fleguel Surveyors, Ontario Land Surveyor, dated November 21, 2016 and attached to this by-law as Schedule 'B'.

All provisions and regulations of the Limited Service Residential Zone (LSR) of By-law No. 10-1996, as amended, shall apply to any new construction on the subject property.

**21.217.2.1 Special Provisions**

- |    |                      |                       |
|----|----------------------|-----------------------|
| a) | Minimum Lot Area     | 1484.9 m <sup>2</sup> |
| b) | Minimum Lot Frontage | 16.3 m                |

**21.218 Special District 218 Zone (S.D. 218)  
1384 Irwin Road  
Roll No. 1522-020-005-42500**

No person shall within any Special District 218 Zone (S.D. 218) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.218.1 Permitted Uses**

- 21.218.1.1** all uses permitted in the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply.

All provisions and regulations of the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply with the following exception:

**21.218.2 Special Provisions**

The setbacks for all existing structures (recreational dwelling and frame shed) shall be as shown on the Irwin Inn Property Residential Development Site Plan prepared by J. B. Fleguel Surveyors, Ontario Land Surveyor, dated November 21, 2016 and attached to this by-law as Schedule 'B'.



All provisions and regulations of the Limited Service Residential (LSR) Zone of By-law No. 10-1996, as amended, shall apply to any new construction on the subject property.

**21.218.2.1 Special Provisions**

- |    |                      |                       |
|----|----------------------|-----------------------|
| a) | Minimum Lot Area     | 2776.2 m <sup>2</sup> |
| b) | Minimum Lot Frontage | 35.1 m                |

**21.219 Special District 219 Zone (S.D. 219)**  
**1386 Irwin Road**  
**Roll Nos. 1522-020-005-42600**

No person shall within any Special District 219 Zone (S.D. 219) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.219.1 Permitted Uses**

**21.219.1.1** all uses permitted in the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply.

All provisions and regulations of the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply with the following exception:

**21.219.2 Special Provisions**

The setbacks for the existing building (two storey wet slip boathouse) shall be as shown on the Irwin Inn Property Residential Development Site Plan prepared by J. B. Fleguel Surveyors, Ontario Land Surveyor, dated November 21, 2016 and attached to this by-law as Schedule 'B'.

The maximum height for the existing two storey wet slip boathouse shown on the Irwin Inn Property Residential Development Site Plan prepared by J. B. Fleguel Surveyors, Ontario Land Surveyor, dated November 21, 2016 and attached to this by-law as Schedule 'B' shall be 5.3 m.

All provisions and regulations of the Limited Service Residential Zone (LSR) of By-law No. 10-1996, as amended, shall apply to any new construction on the subject property.

**21.219.2.1 Special Provisions**

- a) Minimum Lot Area 2661.3 m<sup>2</sup>
- b) Minimum Lot Frontage 26.7 m

**21.220 Special District 220 Zone (S.D. 220)  
1390 Irwin Road  
Roll Nos. 1522-020-005-42900**

No person shall within any Special District 220 Zone (S.D. 220) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.220.1 Permitted Uses**

**21.220.1.1** All uses permitted in the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply.

All provisions and regulations of the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply with the following exception:

**21.220.2 Special Provisions**

The setbacks for the existing structures (two storey three-unit dwelling, one storey accessory building and two storey accessory building) shall be as shown on the Irwin Inn Property Residential Development Site Plan prepared by J. B. Fleguel Surveyors, Ontario Land Surveyor, dated November 21, 2016 and attached to this by-law as Schedule 'B'.

The maximum floor area and height for the existing two accessory structures (one storey accessory building and two storey accessory building) shown on the Irwin Inn Property Residential Development Site Plan prepared by J. B. Fleguel Surveyors, Ontario Land Surveyor, dated November 21, 2016 and attached to this by-law as Schedule 'B' shall be as follows:

- a) One Storey Accessory Building  
Maximum Floor Area 62.3 m<sup>2</sup>
- b) Two Storey Accessory Building  
Maximum Floor Area 127.5 m<sup>2</sup>

- c) Maximum Height 7.3 m

The Maximum Number of Dwelling Units for the existing 2 storey frame three-unit dwelling shall be 3 (three), as defined in Section 21.220.3, and as shown on the Irwin Inn Property Residential Development Site Plan prepared by J. B. Fleguel Surveyors, Ontario Land Surveyor, dated November 21, 2016 and attached to this by-law as Schedule 'B'.

All provisions and regulations of the Limited Service Residential Zone (LSR) of By-law No. 10-1996, as amended, shall apply to any new construction on the subject property.

**21.220.2.1 Special Provisions**

- a) Minimum Lot Frontage 52.3 m

**21.220.3** A **Three-Unit Dwelling** means the whole of a building that is divided into three separate dwelling units, with each unit having an independent or separate entrance directly from the outside.

**21.220.4** Notwithstanding the provisions of Section 3.1.2(d) the minimum separation distance shall between the one storey accessory structure and the Three-Unit Dwelling shall be 0.6 m

**21.221 Special District 221 Zone (S.D. 221)**  
**1392 Irwin Road**  
**Roll No. 1522-020-005-43090**

No person shall within any Special District 221 Zone (S.D. 221) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.221.1 Permitted Uses**

**21.221.1.1** All uses permitted in the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply.

All provisions and regulations of the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply with the following exception:

**21.221.2 Special Provisions**

The setbacks for the existing structure (one storey recreational dwelling) shall be as shown on the Irwin Inn Property Residential Development Site Plan prepared by J. B. Fleguel Surveyors, Ontario Land Surveyor, dated November 21, 2016 and attached to this by-law as Schedule 'B'.

All provisions and regulations of the Limited Service Residential Zone (LSR) of By-law No. 10-1996, as amended, shall apply to any new construction on the subject property.

**21.221.2.2 Special Provisions**

- |    |                      |                       |
|----|----------------------|-----------------------|
| a) | Minimum Lot Area     | 2491.5 m <sup>2</sup> |
| b) | Minimum Lot Frontage | 27.2 m                |

**21.222 Special District 222 Zone (S.D. 222)  
1394 Irwin Road  
Roll Nos. 1522-020-005-43100**

No person shall within any Special District 222 Zone (S.D. 222) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.222.1 Permitted Uses**

- 21.222.1.1** All uses permitted in the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply.

All provisions and regulations of the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply with the following exception:

**21.222.2 Special Provisions**

The setbacks for the existing structure (one and a half storey recreational dwelling) shall be as shown on the Irwin Inn Property Residential Development Site Plan prepared by J. B. Fleguel Surveyors, Ontario Land Surveyor, dated November 21, 2016 and attached to this by-law as Schedule 'B'.

All provisions and regulations of the Limited Service Residential Zone (LSR) of By-law No. 10-1996, as amended, shall apply to any new construction on the subject property.

**21.222.2.1 Special Provisions**

- |    |                      |                       |
|----|----------------------|-----------------------|
| a) | Minimum Lot Area     | 2993.1 m <sup>2</sup> |
| b) | Minimum Lot Frontage | 30.8 m                |

**21.223 Special District 223 Zone (S.D. 223)**  
**1375 Irwin Road**  
**Roll Nos. 1522-020-005-42700**

No person shall within any Special District 223 Zone (S.D. 223) use any land, erect, alter or use any building or structure except in accordance with the following provisions:

**21.223.1 Permitted Uses**

- 21.223.1.1** All uses permitted in the Rural Zone (RU) of By-law 10-1996, as amended, shall apply.

All provisions and regulations of the Rural Zone (RU) of By-law 10-1996, as amended, shall apply with the following exception:

**21.223.2 Special Provisions**

- a) Maximum Number of Dwelling Units on this lot are the existing two (2) single detached dwellings

All provisions and regulations of the Rural Zone (RU) of By-law No. 10-1996, as amended, shall apply to any new construction on the subject property.

**21.224 Special District 224 Zone (S.D. 224)**  
**Severed Lot 1 - Part of Lot 1, East of Second Division Road**  
**Registered Plan 2, Plan 45R-16356, Part 1 (Ironwoods Drive)**

No person shall within any Special District 224 Zone (S.D. 224) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.224.1.1** all uses permitted in the Hamlet Residential Zone (HR) of By-law No. 10-1996, as amended, shall apply.

**21.224.1.2** an accessory structure without a primary dwelling

**21.224.2 Special Provisions**

Relief is granted from Section 3.1.11 of By-law 10-1996, as amended, to allow for an accessory structure to remain on the property without a principal building.

All minimum setbacks for all buildings and structures, existing at the time of passing of this by-law shall be shown on the Site Plan for Rezoning prepared by J.B. Fleguel Surveyors, Ontario Land Surveyor, dated March 20, 2017 and attached to this by-law as Schedule 'B'.

All provisions and regulations of the Hamlet Residential Zone (HR) of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Site Plan for Rezoning, on the subject property.

**21.225 Special District 225 Zone (S.D. 225) - Roll No. 020-004-10835**

No person shall within any Special District 225 Zone (S.D. 225) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.225.1 Permitted Uses**

**21.225.1.1** all uses permitted in the Rural Zone (RU) of By-law 10-1996, as amended, shall apply.

**21.225.2 Regulations for Uses Permitted in Section 21.225.1.1**

All provisions and regulations of the Rural Zone (RU) of By-law 10-1996, as amended, shall apply with the following exceptions:

All minimum lot size for the parcel shall be as shown on the Plan of Survey prepared by Elliott and Parr (Peterborough) Ltd., Ontario Land Surveyors, dated August 31, 1990, and attached to this By-law as Schedule 'B'.

All provisions and regulations of the Rural Zone (RU) of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Plan of Survey, on the subject property.

**21.226 Special District 226 Zone (S.D. 226) - Roll No. 020-004-10825**

No person shall within any Special District 226 Zone (S.D. 226) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.226.1 Permitted Uses**

**21.226.1.1** all uses permitted in the Rural Zone (RU) of By-law 10-1996, as amended, shall apply.

**21.226.2 Regulations for Uses Permitted in Section 21.226.1.1**

All provisions and regulations of the Rural Zone (RU) of By-law 10-1996, as amended, shall apply with the following exceptions:

All minimum lot size for the parcel shall be as shown on the Plan of Survey prepared by Elliott and Parr (Peterborough) Ltd., Ontario Land Surveyors, dated May 25, 2017, and attached to this By-law as Schedule 'B'.

All provisions and regulations of the Rural Zone (RU) of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Plan of Survey, on the subject property.

**21.227 Special District 227 Zone (S.D. 227) - Roll No. 020-004-16205**

No person shall within any Special District 227 Zone (S.D. 227) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.227.1 Permitted Uses**

**21.227.1.1** all uses permitted in the Rural Zone (RU) of By-law 10-1996, as amended, shall apply.

**21.227.2 Regulations for Uses Permitted in Section 21.227.1.1**

All provisions and regulations of the Rural Zone (RU) of By-law 10-1996, as amended, shall apply with the following exception:

The proposed minimum water yard setbacks and the proposed minimum setbacks from a private roadway, for the proposed accessory structure (proposed detached garage), shall be as shown on the Site Plan prepared by Elliott and Parr (Peterborough) Ltd., Ontario Land Surveyors, dated August 4, 2017 and attached to this By-law as Schedule 'B'.

**21.228 Special District 228 Zone (S.D. 228) - Roll No. 020-005-73100**

No person shall within any Special District 228 Zone (S.D. 228) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.228.1 Permitted Uses**

**21.228.1.1** all uses permitted in the Island Residential Zone (IR) of By-law 10-1996, as amended, shall apply.

**21.228.2 Regulations for Uses Permitted in Section 21.228.1.1**

All provisions and regulations of Section 3.1.6 Boathouses, of By-law 10-1996, as amended, shall apply with the following exception:

That an in-water boathouse shall be allowed beyond the high water mark and over the bed of a lake for the purpose of demolishing the existing in-water boat house and allowing for the construction of a new in-water boathouse and walkway as shown on the Plan of Survey prepared by J.B. Fleguel, Ontario Land Surveyors, dated June 1, 2017 and revised for the last time on October 6, 2017 and attached to this By-law as Schedule 'B'.

All provisions and regulations of the Island Residential Zone (IR) of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Plan of Survey, on the subject property.





**21.231**      **Special District 231 Zone (S.D. 231) - Severed Lot  
Part 2 on Plan 45R-16616, along with Parts 3, 4 and 9 on  
Plan 45R-4161 Dummer Ward, Rock Road**

No person shall within any Special District 231 Zone (S.D. 231) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.231.1**      **Permitted Uses**

**21.231.1.1** all uses permitted in the Residential Zone (R) of By-law No. 10-1996, as amended, shall apply.

**21.231.1.2** an accessory structure without a primary dwelling

**21.231.2**      **Special Provisions**

Relief is granted from Section 3.1.11 of By-law 10-1996, as amended, to allow for an accessory structure to remain on the property without a principal building.

All minimum setbacks for all buildings and structures, existing at the time of passing of this by-law shall be shown on the Plan of Survey for Rezoning prepared by Elliott and Parr (Peterborough) Ltd., Ontario Land Surveyor, dated March May 4, 2018 and attached to this by-law as Schedule 'B'.

All provisions and regulations of the Residential Zone (R) of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Plan of Survey, on the subject property.

**21.232**      **Special District 232 Zone (S.D. 232) - Plan 2 Pt Mill Reserve;  
Parts 1 and 2, Plan 45R-7338; and Part 1, Plan 45R-16463  
Dummer Ward - Roll No.: 1522-020-003-07700**

No person shall within any Special District 232 Zone (S.D. 232) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.232.1 Permitted Uses**

**21.232.1.1** a permanent single detached dwelling

**21.232.1.2** a Type 'A' or Type 'B' home occupation.

**21.232.2 Special Provisions**

All provisions and regulations of the Hamlet Residential Zone (HR) of By-law 10-1996, as amended, shall apply with the following exceptions:

(i)	Minimum Lot Area	840 m <sup>2</sup>
(ii)	Minimum Front Yard	0 m
(iii)	Minimum interior side yard	2 m
(iv)	Minimum Water Yard	10 m
(v)	Maximum Lot Coverage	19%

All provisions and regulations of the Hamlet Residential Zone (HR) of By-law 10-1996, as amended, shall apply to any further development.

**21.233 Special District 233 Zone (S.D. 233) - Roll No. 020-005-77800 Retained Lot**

No person shall within any Special District 233 Zone (S.D. 233) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.233.1 Permitted Uses**

**21.233.1.1** all uses permitted in the Island Residential Zone (IR) of By-law 10-1996, as amended, shall apply.

**21.233.2 Special Provisions**

All minimum setbacks for all buildings and structures, existing at the time of passing of this by-law shall be shown on the Plan of Survey by Elliot and Parr (Peterborough) Ltd., Ontario Land Surveyor, dated September 24, 2018.

All provisions and regulations of the Island Residential Zone (IR) of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Plan of Survey, on the subject property.

**21.234      Special District 234 Zone (S.D. 234) - Roll No. 020-005-77800**  
**Severed Lot**

No person shall within any Special District 234 Zone (S.D. 234) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.234.1      Permitted Uses**

**21.234.1.1** all uses permitted in the Island Residential Zone (IR) of By-law 10-1996, as amended, shall apply.

**21.234.2      Special Provisions**

All minimum setbacks for all buildings and structures, existing at the time of passing of this by-law shall be shown on the Plan of Survey by Elliot and Parr (Peterborough) Ltd., Ontario Land Surveyor, dated September 24, 2018.

All provisions and regulations of the Island Residential Zone (IR) of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Plan of Survey, on the subject property.

**21.235      Special District 235 Zone (S.D. 235) - Roll Nos. 020-004-20400 &**  
**020-004-20401**  
**Merged Lot**

No person shall within any Special District 235 Zone (S.D. 235) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.235.1      Permitted Uses**

**21.235.1.1** all uses permitted in the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply.

**21.235.2      Special Provisions**

All minimum setbacks for all buildings and structures (two existing boathouses, one existing dwelling and one proposed replacement dwelling), existing and proposed at the time of passing of this by-law shall be shown on the Proposed Site

Plan 4 produced by Kevin M. Duguay Community Planning and Consulting Inc., and attached to this by-law as Schedule 'B'.

- a) Maximum Number of Dwelling units 2
- b) Maximum Number of Boathouses 2

**21.236 Special District 236 Zone (S.D. 236) - Roll No. 020-005-80300**

No person shall within any Special District 236 Zone (S.D. 236) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.236.1 Permitted Uses**

**21.236.1.1** all uses permitted in the Island Residential Zone (IR) of By-law 10-1996, as amended, shall apply.

**21.236.2 Regulations for Uses Permitted in Section 21.236.1.1**

All minimum setbacks for all buildings and structures, existing and proposed at the time of passing of this by-law shall be shown on the Site Plan prepared by JBF Surveyors, Ontario Land Surveyor, dated July 19, 2019 and attached to this by-law as Schedule 'B'.

All provisions and regulations of the Island Residential Zone (IR) of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Site Plan, on the subject property.

**21.237 Special District 237 Zone (S.D. 237) - Roll No. 010-001-03400**

No person shall within any Special District 237 Zone (S.D. 237) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.237.1 Permitted Uses**

**21.237.1.1** all uses permitted in the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply.

**21.237.2 Special Provisions**

All minimum setbacks for all buildings and structures, existing at the time of passing of this by-law shall be shown on the Site Plan by JBF Surveyors, Ontario Land Surveyor, dated May 14, 2019 and attached to this by-law as Schedule.

**21.238 Special District 238 Zone (S.D. 238) - Roll No. 020-003-07006 Merged Lot**

No person shall within any Special District 238 Zone (S.D. 238) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.238.1 Permitted Uses**

**21.238.1.1** all uses permitted in the Residential (R) Zone of By-law 10-1996, as amended, shall apply with the following exceptions:

- a) Minimum Lot Area 2,791.95 m<sup>2</sup>

**21.238.2 Special Provisions**

All minimum setbacks for all buildings and structures, existing at the time of passing of this by-law shall be shown on the Surveyor's Real Property Report prepared by JBF Surveyors, Ontario Land Surveyor, dated November 21, 2019 and attached to this by-law as Schedule 'B' and on file at the Township Office.

All provisions and regulations of the Residential (R) Zone of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Plan of Survey, on the subject property.

**21.239 Special District 239 Zone (S.D. 239) - Roll No. 020-003-07004 - Retained Lot**

No person shall within any Special District 239 Zone (S.D. 239) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.239.1 Permitted Uses**

**21.239.1.1** all uses permitted in the Residential Zone (R) of By-law 10-1996, as amended, shall apply with the following exceptions:

- a) Minimum Lot Area            2,227.73 m<sup>2</sup>
- b) Minimum Lot Frontage        35.58 m

**21.239.2 Special Provisions**

All minimum setbacks for all buildings and structures, existing at the time of passing of this by-law shall be shown on the Surveyor's Real Property Report prepared by JBF Surveyors, Ontario Land Surveyor, dated November 21, 2019 and attached to this by-law as Schedule 'B' and on file at the Township Office.

All provisions and regulations of the Residential (R) Zone of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Plan of Survey, on the subject property.

**21.240 Special District 240 Zone (S.D. 240) - Roll No. 020-004-10801**

No person shall within any Special District 240 Zone (S.D. 240) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.240.1 Permitted Uses**

**21.240.1.1** all uses permitted in the Rural Zone (RU) of By-law 10-1996, as amended, shall apply.

**21.240.2 Regulations for Uses Permitted in Section 21.240.1.1**

All provisions and regulations of the Rural Zone (RU) of By-law 10-1996, as amended, shall apply with the following exceptions:

- a) Minimum Lot Frontage 38 m

All provisions and regulations of the Rural Zone (RU) of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Plan of Survey, on the subject property.

**21.241 Special District 241 Zone (S.D. 241) - Roll No. 010-001-03500**

No person shall within any Special District 241 Zone (S.D. 241) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.241.1 Permitted Uses**

**21.241.1.1** all uses permitted in the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply.

**21.241.2 Special Provisions**

All minimum setbacks for all buildings and structures, existing at the time of passing of this by-law shall be shown on the Site Plan by JBF Surveyors, dated September 16, 2020 and attached to this by-law as Schedule 'B'.

All provisions and regulations of the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Plan of Survey, on the subject property.

**21.242 Special District 242 Zone (S.D. 242) - Roll No. 020-005-72000**

No person shall within any Special District 242 Zone (S.D. 242) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.242.1 Permitted Uses**

**21.242.1.1** all uses permitted in the Island Residential Zone (IR) of By-law 10-1996, as amended, shall apply.



## **21.242.2 Special Provisions**

**21.242.2.1** Notwithstanding Sections 3.1.6 f) and 3.28.1 c) of By-law No. 10-1996, as amended, the redevelopment of an existing boathouse on the existing foundation with a maximum length of 9.55 metres, a maximum width of 8.84 metres and a maximum height of 4.57 metres shall be permitted subject to the requisite permits being obtained.

**21.242.2.2** All minimum setbacks for all buildings and structures, existing at the time of passing of this By-law shall be shown on the Site Plan by Elliot and Parr (Peterborough) LTD., Ontario Land Surveyor, dated August 15, 2022 and attached to this By-law as Schedule 'B'.

All provisions and regulations of the Island Residential Zone (IR) of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Plan of Survey, on the subject property.

## **21.243 Special District 243 Zone (S.D. 243) - Roll No. 020-005-71900**

No person shall within any Special District 243 Zone (S.D. 243) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

### **21.243.1 Permitted Uses**

**21.243.1.1** all uses permitted in the Island Residential Zone (IR) of By-law 10-1996, as amended, shall apply.

### **21.243.2 Special Provisions**

All minimum setbacks for all buildings and structures, existing at the time of passing of this by-law shall be shown on the Site Plan by Elliot and Parr (Peterborough) LTD., Ontario Land Surveyor, dated January 12, 2018 and attached to this by-law as Schedule 'B'.

All provisions and regulations of the Island Residential (IR) Zone of By-law 10-1996, as amended, shall apply to any

further development, not shown on the above noted Plan of Survey, on the subject property.

**21.244      Special District 244 Zone (S.D. 244) - Roll No. 010-001-28400**

No person shall within any Special District 244 Zone (S.D. 244) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.244.1      Permitted Uses**

**21.244.1.1** all uses permitted in the Residential Zone (R) of By-law 10-1996, as amended, shall apply.

**21.244.2      Special Provisions**

All provisions and regulations of the Residential Zone (R) of By-law 10-1996, as amended, shall apply with the following exceptions:

- (i) Minimum Water Yard Setback for Dwelling      20.7 m
- (ii) Minimum Side Yard Setback (East)      4.48 m
- (iii) Minimum Side Yard Setback (West)      6.08 m
- (iv) Minimum Rear Yard/Setback to ROW      6.62 m
- (v) Maximum Lot Coverage      19.5%
- (vi) No further expansion of structures within the water yard setback, including decks shall be allowed.

All minimum setbacks for all buildings and structures, existing at the time of passing of this by-law shall be shown on the Site Plan by JBF Surveyors, dated January 27, 2021 and attached to this by-law as Schedule 'B'.

All provisions and regulations of the Residential Zone (R) of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Site Plan, on the subject property.

**21.245 Special District 245 Zone (S.D. 245) - Roll No. 020-003-0300 Severed Lot**

No person shall within any Special District 245 (S.D. 245) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.245.1 Permitted Uses**

**21.245.1.1** all uses permitted in the Rural (RU) Zone of By-law 10-1996, as amended, shall apply.

**21.245.2 Special Provisions**

All provisions and regulations of the Rural (RU) Zone of By-law 10-1996, as amended, shall apply with the following exception:

**21.245.2.1 Special Provisions**

a) Minimum Lot Frontage 20.0 m

**21.246 Special District 246 Zone (S.D. 246) - Roll No. 010-003-11800 Severed Lot**

No person shall within any Special District 246 Zone (S.D. 246) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.246.1 Permitted Uses**

**21.246.1.1** all uses permitted in the Rural Zone (RU) of By-law 10-1996, as amended, shall apply.

**21.246.2 Special Provisions**

All minimum setbacks for all buildings and structures, existing at the time of passing of this by-law shall be shown on the Site Plan by JBF Surveyors, dated June 22, 2020 and attached to this by-law as Schedule 'B'.

All provisions and regulations of the Rural (RU) Zone of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Plan of Survey, on the subject property.

**21.247**      **Special District 247 Zone (S.D. 247) - Roll No. 020-005-34315**  
No person shall within any Special District 247 Zone (S.D. 247) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.247.1**      **Permitted Uses**

**21.247.1.1** all uses permitted in the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply.

**21.247.2**      **Special Provisions**

All provisions and regulations of the Limited Service Residential (LSR) Zone of By-law 10-1996, as amended, shall apply with the following exceptions:

- (i)      Minimum Water Yard Setback for Dwelling      8.90 m
- (ii)     Minimum Interior Side Yard Setback                3.95 m

All minimum setbacks for all buildings and structures, existing and proposed at the time of passing of this by-law shall be shown on the Site Plan by JBF Surveyors, dated April 14, 2021 and attached to this by-law as Schedule 'B'.

All provisions and regulations of the Limited Service Residential Zone of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Site Plan, on the subject property.

**21.248**      **Special District 248 Zone (S.D. 248) - Roll No. 020-003-22812**  
No person shall within any Special District 248 Zone (S.D. 248) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.248.1**      **Permitted Uses**

**21.248.1.1** all uses permitted in the Shoreline Residential (SR) Zone of By-law 10-1996, as amended, shall apply.

**21.248.2 Special Provisions**

All provisions and regulations of the Limited Service Residential (LSR) Zone of By-law 10-1996, as amended, shall apply with the following exceptions:

(i)	Minimum Shoreline Frontage	43.90 m
(ii)	Minimum Water Yard Setback	10.80 m
(iii)	Minimum Interior Side Yard Setback	4.13 m
(iv)	Minimum Exterior Side Yard Setback	6.68 m
(v)	Maximum Height Accessory Structure	7.45 m
(vi)	Minimum Exterior Side Yard Accessory Structure	6.20 m

A sleeping cabin of 111 m<sup>2</sup> be permitted on the second floor of the accessory structure noted on the Zoning Sketch prepared by EcoVue Consulting dated July 28, 2021.

All minimum setbacks for all buildings and structures, existing and at the time of passing of this by-law shall be shown on the Zoning Sketch prepared by EcoVue Consulting dated July 28, 2021 and attached to this by-law as Schedule 'B'.

All provisions and regulations of the Limited Shoreline Residential Zone (LSR) of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Zoning Sketch, on the subject property.

**21.249 Special District 249 Zone (S.D. 249) - Roll No. 010-001-33700**

No person shall within any Special District 249 Zone (S.D. 249) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.249.1 Permitted Uses**

**21.249.1.1** all uses permitted in the Rural (RU) Zone of By-law 10-1996, as amended, shall apply;

**21.249.1.2** 40-person Retreat/Residence with one (1) caretaker apartment;

**21.249.1.3** Institutional uses including classrooms and Educational Programming.

**21.249.2 Special Provisions**

All provisions and regulations of the Rural (RU) Zone of By-law 10-1996, as amended, shall apply with the following exceptions:

- (i) Minimum Front Yard 24.0 m
- (ii) Parking Requirement (minimum) 9

A satellite campus for Lakefield College School and allow for institutional uses including regular outdoor education and agricultural programming, the establishment of a retreat/residence for students and facilities for educational and community events all as noted on the Zoning Sketch prepared by EcoVue Consulting dated August 27, 2021, shown as Schedule "A".

All minimum setbacks for all buildings and structures, existing and proposed at the time of passing of this by-law shall be shown on the Zoning Sketch prepared by EcoVue Consulting dated December 15, 2020 and attached to this by-law as Schedule 'B'.

All provisions and regulations of the Rural (RU) Zone of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Zoning Sketch, on the subject property.

This property is subject to Site Plan Control under the Township's Site Plan Control By-law.

**21.250 Special District 250 Zone (S.D. 250) - Roll No. 020-004-12200 Merged Lot**

No person shall within any Special District 250 Zone (S.D. 250) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.250.1 Permitted Uses**

**21.250.1.1** all uses permitted in the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply.

**21.250.2 Special Provisions**

All provisions and regulations of the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply with the following exceptions:

- (i) Minimum Water Yard Setback for Dwelling 21.6 m
- (ii) Minimum Water Yard Setback for Deck 23.5 m
- (iii) No further expansion of existing structures within the water yard setback, including decks.

All minimum setbacks for all buildings and structures, existing at the time of passing of this by-law shall be shown on the Plan of Survey completed by Elliot and Parr (Peterborough) Ltd., dated June 28, 2021 and attached to this by-law as Schedule 'C'.

**21.251 Special District 251 Zone (S.D. 251) - Roll No. 010-001-05900**

No person shall within any Special District 251 Zone (S.D. 251) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.251.1 Permitted Uses**

**21.251.1.1** all uses permitted in the Shoreline Residential Zone (SR) of By-law 10-1996, as amended, shall apply.

**21.251.2 Special Provisions**

All provisions and regulations of the Shoreline Residential Zone (SR) of By-law 10-1996, as amended, shall apply with the following exceptions:

- (i) Maximum Lot Coverage for Accessory Structures 6.7%
- (ii) Maximum Height for Accessory Garage with Storage Loft 4.52 m

All minimum setbacks for all buildings and structures, existing at the time of passing of this by-law shall be shown on the Site Plan by Elliott and Parr, dated January 4, 2022 and attached to this By-law as Schedule 'B'; and

Further, no structures shall encroach in any manner into the Erosion Hazard Limit as identified in Figure 1 of Slope Stability Assessment, dated June 3, 2021, prepared by Cambium Inc., and attached to this By-law as Schedule 'C';

All provisions and regulations of the Shoreline Residential (SR) Zone of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Site Plan, on the subject property.

**21.252 Special District 252 Zone (S.D. 252) - Roll No. 020-002-01000 (Retained Lot)**

No person shall within any Special District 252 (S.D. 252) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.252.1 Permitted Uses**

**21.252.1.1** all uses permitted in the Rural (RU) Zone of By-law 10-1996, as amended, shall apply.

**21.252.2 Special Provisions**

All provisions and regulations of the Rural (RU) Zone of By-law 10-1996, as amended, shall apply with the following exception:

**21.252.2.1.1 Special Provisions**

a) Minimum Lot Frontage 45.0 m

**21.253 Special District 253 Zone (S.D. 253) - Roll Nos. 020-005-35700 and 020-005-35800**

No person shall within any Special District 253 Zone (S.D. 253) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.253.1 Permitted Uses**

**21.253.1.1** all uses permitted in the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply.



**21.253.2 Special Provisions**

All provisions and regulations of the Limited Service Residential Zone (LSR) of By-law 10-1996, as amended, shall apply with the following exceptions:

- (i) Minimum Water Yard Setback for Dwelling 16.07 m

All minimum setbacks for all buildings and structures, existing and proposed at the time of passing of this by-law shall be shown on the Survey, prepared by Elliott and Parr (Peterborough) Ltd. dated March 1, 2022 and attached to this by-law as Schedule 'B'.

All provisions and regulations of the Limited Service Residential Zone of By-law 10-1996, as amended, shall apply to any further development, not shown on the above noted Survey, on the subject property.

**21.254 Special District 254 Zone (S.D. 254) – Reserved**

**21.255 Special District 255 Zone (S.D. 255) – Roll No. 1522-010-003-14620 (Severed Lots A and B)**

No person shall within any Special District 255 Zone (S.D. 255) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.255.1 Permitted Uses**

**21.255.1.1** all uses permitted in Section 4.1 of the Residential Zone (R) of By-law 10-1996, as amended.

**21.255.2 Regulations for Permitted Uses**

All regulations of Section 4.2.1 of the Residential Zone (R) of By-law 10-1996, as amended, shall apply with the following exceptions:

Minimum Lot Frontage 0 m

**21.256 Special District 256 Zone (S.D. 256) – Roll No. 1522-010-003-14620 (Retained Lot)**

No person shall within any Special District 256 Zone (S.D. 256) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.256.1 Permitted Uses**

**21.256.1.1** all uses permitted in the Rural Zone (RU) of By-law 10-1996, as amended save and except a single detached dwelling.

**21.256.2 Regulations for Permitted Uses**

The applicable regulations of the Rural Zone (RU) of By-law 10-1996, as amended, shall apply with the following exceptions:

- |    |                      |      |
|----|----------------------|------|
| a) | Minimum Lot Area     | 4 ha |
| b) | Minimum Lot Frontage | 0 m  |

**21.257 Special District 257 Zone (S.D. 257) – Roll No. 1522-020-003-28700 (Severed Lot 1)**

No person shall within any Special District 257 Zone (S.D. 257) use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

**21.257.1 Permitted Uses**

**21.257.1.1** all uses permitted in Section 9.1 of the Rural Zone (RU) of By-law 10-1996, as amended.

**21.257.1.2** an existing 5000 square foot garage/shop which may be used in accordance with any of the permitted uses in Section 9.1.

**21.257.2 Regulations for Permitted Uses**

**21.257.2.1** All regulations of Section 9.2 of the Rural Zone (RU) of By-law 10-1996, as amended, shall apply.

**21.257.2.2** All provisions of Section 3, General Zone Provisions, as they apply to the use of any land, buildings or structures permitted in the Special District 257 Zone (S.D. 257) shall apply and be complied with.

**21.258**      **Intentionally Left Blank**

## Section

### 22 Definitions

In this By-law, unless the context requires otherwise, the following definitions and interpretations shall apply:

- 22.1**        **"Abandon"** means the failure to proceed expeditiously with the construction of a work authorized by a valid building permit.
- 22.2**        **"Abattoir"** means a building or part of a building where livestock are slaughtered, and may include processing, packaging, treating, curing, smoking or storage of meats and meat products but shall not include any establishment or facilities for the disposal or rendering of dead livestock.
- 22.3**        **"Accessory"** means a use, building or structure that is naturally and normally incidental, subordinate and exclusively devoted to a main use, building or structure, and located on the same lot therewith.
- 22.4**        **"Adult Entertainment Facility"** 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.
- 22.4.1**        For the purpose of defining adult entertainment parlour as prescribed in this section, the following definitions are applicable:
- a)        "to provide" when used in relation to services includes to furnish, perform, solicit, or give such services and "providing" and "provision" 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 a principal feature or characteristic is the 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 meaning or implication is used in any advertisement.

**22.5** **"Agricultural Building"** means any building or structure customarily used in connection with a farm other than a residence.

**22.6** **"Agriculture Use"** means a use of land, buildings or structures for the purpose of forestry, field crops, orchard crops, berry crops, aviaries, apiaries, animal husbandry, tree nurseries, market gardening, dairying, poultry, aquafarming and any other use customarily and normally related to the field of agriculture.

**22.7** **"Agri-tourism"** means the practise of attracting travellers, visitors or guests for the purpose of experiencing rural or agricultural activities and lifestyle; and may or may not include overnight accommodations.

**22.8** **"Airstrip"** means any area of land intended to be used either in whole or in part for the arrival and departure, movement, servicing, parking or storing of aircraft, and includes any buildings, installations and equipment in connection therewith; all of which are within the jurisdiction of the Federal Government.

**22.9** **"Alter"** when used in reference to a building or part thereof, means to change any one or more of the 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 change the area, frontage or depth thereof; to change the width, depth or area of any required yard, landscaped open space or parking area; or to change the location of any boundary of such lot with respect to a street or lane, whether such alteration is made by conveyance or alienation of any portion of such lot, or otherwise. When used in reference to use, the word "alter" means to discontinue and replace the use with a use which is defined herein as being distinct from the discontinued use.

- 22.10**     **"Altered"** And **"Alteration"** shall have corresponding meanings.
- 22.11**     **"Animal Hospital"** means a building where one or more licensed veterinarians and any associated staff provide medical, surgical, grooming, boarding or similar services.
- 22.12**     **"Asphalt Plant"** means a facility with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt paving material, and includes stockpiling and storage of bulk materials used in the process, and which is of permanent construction.
- 22.13**     **"Aquaculture"** means the use of land devoted to the hatching, raising and breeding of freshwater fish, plants or animals for sale or personal use.
- 22.14**     **"Assembly Hall"** means a building or part thereof used for gatherings of persons for civic, educational, political, religious, recreational, cultural, social or other purposes and may include a banquet hall, private club or fraternal organization, but does not include a cinema, theatre or concert hall.
- 22.15**     **"Auction Hall"** means a building in which the principal facilities provided are for the storage, display and subsequent sale of goods and articles, including antiques, by way of auction.
- 22.16**     **"Auditorium"** means a building or structure where facilities are provided for athletic, civic, educational, political religious or social events. This definition may include an arena, community centre, gymnasium, stadium theatre or similar use.
- 22.17**     **"Automatic Car Wash"** means a building or structure containing facilities for washing automobiles, either by production line methods and mechanical devices, or by a self-service operation.
- 22.18**     **"Barn"** means any structure housing or intended to house livestock, fowl or fur-bearing animals or any building or structure which is used or intended to be used to store fodder for the aforementioned or any building which is a combination thereof.

- 22.19**     **"Basement"** - See "Storey".
- 22.20**     **"Bed And Breakfast Establishment"** means a single detached dwelling in which guest rooms are made available for the temporary accommodation of the travelling or vacationing public, in which the proprietor supplies lodging, with or without meals, in return for monetary consideration. A bed and breakfast establishment shall not include a restaurant, eating establishment, boarding or lodging house, hotel or motel as defined herein.
- 22.21**     **"Boarding Or Lodging House"** means a single detached dwelling house in which not more than 4 guest rooms are available for lodging, with or without meals, in return for monetary compensation to the owner or proprietor. A boarding or lodging house shall not include an eating establishment, bed and breakfast establishment, hotel or motel as defined herein.
- 22.22**     **"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.
- 22.23**     **"Boathouse or Boat Port"** means a single storey detached accessory building or structure designed and used to house, shelter, store or protect water craft and/or related marine equipment; but shall not include any habitable space in or on the structure as defined in this by-law.
- 22.24**     **"Boathouse, Wet Slip"** means a boathouse as defined in Section 22.23; however a wet slip boat house has direct access from the water via a small artificial slip excavated into the shoreline.
- 22.25**     **"Buildable Area"** means the portion of a lot remaining after the required yards have been satisfied.
- 22.26**     **"Building"** means any edifice or structure used or designed to be used to house, shelter, accommodate or enclose person, animals or chattels; consisting of walls, roof and floor or any of them or a structural system

serving the function thereof including all works, fixtures and service systems appurtenant thereto.

- 22.27**     **"Building Area"** means the maximum projected horizontal area of a building at established grade measured to the centre of party walls and to the outside of other walls including air wells, and all other spaces within the building, but excluding open air porches, verandahs, decks, steps, cornices, chimney breasts, fire escapes, exterior stairways, breezeways, accessory buildings, ramps and open loading platforms.
- 22.28**     **"Building By-Law"** means any By-law of the Corporation passed pursuant to the Ontario Building Code Act.
- 22.29**     **"Building Permit"** means a permit issued by the Chief Building Official of the Township under the Building By-law.
- 22.30**     **"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 and may include the fabrication of certain materials related to home improvements but does not include any use or activity otherwise defined or classified herein.
- 22.31**     **"Built-Up Area"** means an area having not less than fifty percent (50%) of the frontage, for a distance of not less than one hundred fifty metres (150 m) on one side of the roadway occupied by dwellings, buildings used for business purposes, schools or churches; or an area having not less than fifty percent (50%) of the frontage upon both sides of the roadway for a distance of not less than one hundred metres (100 m) occupied by dwellings, building used for business purposes, schools or churches.
- 22.32**     **"Business Or Professional 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 or licensed persons and their staff serve clients or patients who seek advice, consultation or treatments and for the purposes of this By-law may include the administrative offices of a non-profit or charitable organization.
- 22.33**     **"By-Law"** means the Comprehensive Zoning By-law of the Township of Douro-Dummer.



- 22.34**     **"By-Law Enforcement Officer"** means the office or employee of the Corporation charged with the duty of enforcing the provisions of this By-law.
- 22.35**     **"Camp"** means:
- 22.35.1**     a camp operated by a charitable corporation approved under The Charitable Institutions Act;
- 22.35.2**     a summer camp within the meaning of the regulations under Ontario Regulation 242/84.
- 22.35.3**     a club or camp owned by its members and operated without profit or gain.
- 22.36**     **"Camping Ground"** means a tourist trailer park.
- 22.37**     **"Carport"** means a portion 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.
- 22.38**     **"Cartage Or Transportation Depot"** means a building structure or place where buses, motor coaches, trucks or highway tractors are rented, leased, kept for hire, or stored or parked for remuneration, or from which trucks or highway tractors, stored or parked on the property are dispatched for hire as common carriers, and which may include a bonded or sufferance warehouse.
- 22.39**     **"Cellar"** - See "Storey".
- 22.40**     **"Cemetery"** means land that is set apart or used as a place of interment of the dead, within the meaning of the Cemeteries Act, as amended from time to time. A Cemetery may include such accessory uses as mausoleums, crematoriums and columbarium's.
- 22.41**     **"Chief Building Official"** means the officer or employee of the Corporation charged with the duty of enforcing the provisions of the

Building Code Act, together with and Regulations made thereunder and the provisions of the Building By-law of the Corporation.

- 22.42**     **"Clinic"** means an establishment used by two or more qualified medical practitioners including physicians, dentists, chiropractors, physiotherapists, and their staff for the purpose of consultation, diagnosis and office treatment.
- 22.43**     **"Club, Commercial"** means an athletic, recreational or social club operated for gain or profit.
- 22.44**     **"Club, Private"** means an athletic, recreational or social club located on private lands and not operated for gain or profit. This definition may include the premises of fraternal or sorority organizations.
- 22.45**     **"Commercial Establishment, Retail"** - See "Retail Commercial Establishment".
- 22.46**     **"Commercial Garage"** - See "Garage, Commercial".
- 22.47**     **"Commercial Vehicle"** means a motor vehicle having attached thereto a truck or delivery body and includes ambulances, hearses, casket wagons, fire apparatus, police patrols, motor buses and tractors. A station wagon that is used for commercial purposes is to be considered a commercial vehicle.
- 22.48**     **"Concrete Production Plant"** means a building or structure with equipment 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.
- 22.49**     **"Conservation Use"** means the use of land for a comprehensive management and maintenance program whose goal is the preservation, protection and improvement of the components of the natural environment.
- 22.50**     **"Contractors Yard"** means a yard of any building trade or contractor, and without limiting the generality of the foregoing, shall include excavator's

and roofer's yards, 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 in this By-law.

- 22.51**     **"Convenience Store"** means a retail commercial establishment supplying groceries and other daily household conveniences primarily to the immediate surrounding area.
- 22.52**     **"Conversion"** means subsequent new use and includes the change of use of a dwelling unit from recreational dwelling to a permanent dwelling use.
- 22.53**     **"Converted Building"** means a building originally constructed as a single detached dwelling which, because of size or design, has been converted by partition or the addition of sanitary and cooking facilities or both, into two dwelling units.
- 22.54**     **"Corner Lot"** - See "Lot".
- 22.55**     **"Corporation"** means the Corporation of the Township of Douro-Dummer.
- 22.56**     **"Council"** means the Municipal Council of the Corporation of the Township of Douro-Dummer.
- 22.57**     **"County Road"** - See "Street".
- 22.58**     **"County"** means the Corporation of the County of Peterborough.
- 22.59**     **"Day Care Centre"** means a building or part thereof which receives for temporary custody for a continuous period not exceeding twenty-four hours, five children or more, under 10 years of age.
- 22.60**     **"Develop" Or "Development"** means to build, construct, reconstruct, relocate or place and, without limiting the generality of the word, also includes:

- a) any preliminary physical operation, such as excavating, filling or draining;
- b) altering any existing building or structure by an addition, enlargement, extension or other structural change; and
- c) any work which requires a building permit.

**22.61**     **"Dining Room"** means that part of a restaurant, or other building, which is used for the consumption of food by persons seated at booths, counters, tables or a combination thereof.

**22.62**     **"Dwelling"** means a building or structure containing one (1) or more dwelling units occupied or capable of being occupied for the exclusive use of the occupants, but does not include any travel trailer, mobile home, motor home or recreational vehicle.

**22.62.1**     **"Single Detached Dwelling"** means a building containing one primary dwelling unit intended to be used for continuous habitation. This definition shall include a modular dwelling as defined herein.

**22.62.2**     **"Accessory Dwelling"** means a single detached dwelling which is accessory to a permitted non-residential use and is occupied by either the owner or by a person employed on the lot where such dwelling is located.

**22.62.3**     **"Duplex Dwelling"** means the whole of a building that is divided horizontally into two primary dwelling units, each of which has an independent entrance, either directly from the outside, or through a common vestibule.

**22.62.4**     **"Modular Dwelling"** - See "Modular Home".

**22.62.5**     **"Semi-Detached Dwelling"** means the whole of a building that is divided vertically into two primary dwelling units, each of which has an independent entrance directly from the outside or through a common vestibule.

**22.62.6**     **"Permanent Dwelling"** means a dwelling used or intended to be used for continuous habitation.

**22.62.7**     **"Recreational Dwelling"** means a dwelling used or intended to be used for occasional habitation for vacation, recreation, rest and relaxation purposes which is not the owners primary dwelling unit.

**22.62.8**        **"Rowhouse Dwelling"** means one of three or more single detached dwellings joined side by side sharing a common wall and roofline each of which has an independent entrance directly from the outside.

**22.63**        **"Dwelling Unit"** means a suite of two or more habitable rooms, in which sanitary conveniences are provided and in which facilities are provided for cooking or the installation of cooking equipment, with an independent entrance from outside the building or from a common hallway or stairway inside the building. This definition shall not include a mobile home, trailer, camper, tent or vehicle.

**22.63.1**        **"Dwelling Unit, Accessory"** means a dwelling unit which is part of an accessory to, a permitted non-residential use, other than a motor vehicle service station or commercial garage. Such dwelling unit shall be occupied by either the owner or by a person employed on the lot where such a dwelling unit is located.

**22.63.2**        **"Dwelling Unit, Bachelor"** means a dwelling unit consisting of one bathroom and not more than two habitable rooms designed to provide living, dining, sleeping and kitchen accommodation in appropriate individual or combination of rooms.

**22.63.3**        **"Dwelling Unit, Primary"** means the main or principal dwelling unit on a lot, which is typically the owner's primary residence.

**22.63.4**        **"Dwelling Unit, Attached Second"** means a dwelling unit with a separate entrance, kitchen, bathroom and living area that is created within or as an addition to the existing primary dwelling unit or within or as an addition to an existing accessory structure located on the same lot as the primary dwelling unit.

**22.63.5**        **"Dwelling Unit, Detached Second"** means a stand-alone dwelling unit that is located on the same lot as the primary dwelling unit.

**22.64**        **"Dwelling Unit Area"** - See "Floor Area".

- 22.65**     **"Domestic"** means the exclusive use of land, buildings or structures for a personal, individual or household purpose; and shall not include any form of directly related commercial activity for profit or gain.
- 22.66**     **"Eating Establishment"** means a building or part of a building where food is prepared and offered for sale or sold to the public for immediate consumption on or off the premises and includes a restaurant, dining room, café, cafeteria, ice cream parlor, tea or lunch room, dairy bar, coffee shop, snack bar or refreshment room or stand; but does not include a mobile canteen, a boarding or lodging house or bed and breakfast establishment, but may include premises licensed under the Liquor License Board of Ontario.
- 22.67**     **"Ecotourism"** means any area of land intended to be used for the conservation of biological diversity and cultural diversity through ecosystem protection, promotion of sustainable use of biodiversity, increase in environmental and cultural knowledge and minimization of environmental impacts; and may or may not include overnight accommodation for guests or visitors sharing environmental interests and activities.
- 22.68**     **"Equipment Sales And Rental Establishment"** means a building or part of a building in which machinery, tools and equipment are offered for sale or kept for rent, lease or hire, but shall not include any other establishment defined or classified in this By-law.
- 22.69**     **"Erect"** - see **"Develop"**.
- "Erected"** and **"Erection"** shall have corresponding meanings.
- 22.70**     **"Established Building Line"** means the average distance from the centreline of a street to existing buildings in any built up area where more than half of the frontage has been built upon at the date of the final passing of this By-law.
- 22.71**     **"Existing"** means existing on the date of passing of this By-law.
- 22.72**     **"Exterior Side Lot Line"** - See "Lot Line".

- 22.73**      **"Exterior Side Yard"** - See "Yard".
- 22.74**      **"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.
- 22.75**      **"Farm"** means land used for the tillage of soil, the growing of vegetables, fruits, grains and other staple crops and raising of livestock, dairying or woodlots. "Farm" shall include a single detached dwelling and buildings and structures, such as barns and silos, which are incidental to the operation of the farm; and shall not include a 'hobby farm' as defined herein.
- 22.76**      **"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.
- 22.77**      **"Farm Produce Outlet"** means a use accessory to a permitted farm or agricultural use which consists of the retail sale of locally grown agricultural products, produced on or adjacent to the farm on which such outlet is located.
- 22.78**      **"Finished Grade"** 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.
- 22.79**      **"Flea Market"** means a building or part of a building where second hand goods, articles and antiques are offered or kept for sale at retail to the general public but shall not include any other establishment otherwise defined or classified herein.
- 22.80**      **"Flood Plain"** means the area, usually low lands, adjoining a watercourse which has been, or may be covered by flood water from the Regulatory Flood.

- 22.81**     **"Floor Area"** means the horizontal area of a storey, measured between the exterior faces of the exterior walls and at the floor level of such storey.
- 22.81.1**     **"Dwelling Area"** means the aggregate of the floor areas of all habitable rooms in a dwelling, but excluding the thickness of any exterior walls.
- 22.81.2**     **"Gross Floor Area"** means the aggregate of the floor areas of a building or structure.
- 22.81.3**     **"Ground Floor Area"** means the floor area of the first storey of a dwelling, but excluding any portion of such first storey which is not a habitable room and which has no habitable room, or portion thereof, located thereover.
- 22.82**     **"Forestry"** means the management, development and cultivation of timber resources to ensure the continuous production of wood or wood products, provision of proper environmental conditions for wildlife, protection against floods and erosion, protection of water supplies and preservation of the recreation resource and shall include reforestation areas owned or managed by the Ministry of Natural Resources, local Conservation Authority or County of Peterborough.
- 22.83**     **"Frontage"** - See "Lot Frontage".
- 22.84**     **"Front Lot Line"** - See "Lot Line".
- 22.85**     **"Front Yard"** - See "Yard".
- 22.86**     **"Fuel Storage Tank"** means a tank for the bulk storage of petroleum, gasoline, fuel oil, gas or inflammable liquid or fluid but does not include a container for inflammable liquid legally and properly kept in a retail store or a tank for storage merely incidental to some other use on the premises where such tank is located.
- 22.87**     **"Garage, Commercial"** means a building, structure or lot where commercial vehicles are stored or where private or commercial vehicles are repaired or maintained.



- 22.88**     **"Garage, Private"** means an accessory building or portion of a dwelling house which is fully enclosed and designed or used for the sheltering of permitted vehicles and storage of household equipment incidental to the residential occupancy.
- 22.89**     **"Garden And 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.
- 22.90**     **"Gasoline Retail Facility"** means a premises where the retail sale of gasoline or other petroleum products for motor vehicles constitutes either the sole use, such as gas bar, or an accessory use such as a gasoline pump island. This definition shall not include an automobile service station.
- 22.91**     **"Gazebo"** means a free standing, roofed accessory structure which is not enclosed and which is utilized in conjunction with a residential dwelling but shall not include any other use or activity otherwise defined in the By-law.
- 22.92**     **"Golf Course"** means a public or private area operated for the purpose of playing golf and includes a par 3 golf course and accessory club house and maintenance buildings, **an accessory** driving range, a miniature golf course, or similar use.
- 22.93**     **"Grade"** - See "Finished Grade".
- 22.94**     **"Gross Floor Area"** - See "Floor Area".
- 22.95**     **"Ground Floor Area"** - See "Floor Area".
- 22.96**     **"Group Home"** means a single housekeeping unit in a single detached dwelling for the accommodation of three to ten residents exclusive of staff or receiving family, living under responsible supervision consistent with the particular needs of the residents. The home shall be licensed or approved

for funding by the Provincial Government and maintained in compliance with municipal by-laws and shall not include foster homes.

**22.97**     **"Guest Room"** means a room or suite of rooms which contains no facilities for cooking, and which is used or maintained for gain or hire by providing accommodation to the public.

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

**22.99**     **"Habitable Space"** means a room or area or any combination thereof, designed or intended to provide sleeping, food preparation, dining, shelter or living accommodations for persons. This definition may include a bathroom, den, library, enclosed sunroom, deck, platform, gazebo, sitting area, and flat roof tops; but shall not include any private garage, carport, porch, veranda, unfinished attic, unfinished basement or unfinished cellar.

**22.100**    **"Height and Height of Building or Structure"** means the vertical distance, measured between the finished grade at the front of the building or structure and:

- a) in the case of a flat roof, the highest point of the roof surface;
- b) in the case of a mansard roof, the deck roof line;
- c) in the case of a gable, hip or gambrel roof, the average height between the eaves and ridge.

Accessory roof constructions such as chimneys, towers, solar energy collectors, steeples, satellite dish systems or television antennae, shall not be included in the calculation of height of building.

**22.101**    **"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.

- 22.102**     **"Hobby Farm"** means an area of land on which a barn, shed or animal shelter may be erected to house horses, cows, goats, or similar domestic animals, kept for recreational purposes or for personal consumption by the occupant(s) of a dwelling unit on the same lot; and may also include market gardening and/or the growing of crops.
- 22.103**     **"Home Industry"** means any occupation or activity resembling a construction or industrial-type activity, conducted for gain or profit which is clearly incidental, subordinate and secondary to the principal use of the property; and is conducted either entirely within a single detached dwelling or in an accessory building on the same lot. Home industries shall be established in accordance with the provisions of Section 3.16 of this by-law.
- 22.104**     **"Home Occupation"** means any business or service occupation or activity conducted for gain or profit which is clearly incidental, subordinate and secondary to the principle residential use of the property; and is conducted either entirely within a single detached dwelling or in an accessory building on the same lot. Home occupations shall be established in accordance with the provisions of Section 3.17 of this by-law.
- 22.105**     **"Hotel"** means a tourist establishment containing 3 or more guest rooms served by a common entrance, generally from the street level. Accessory uses may include accommodation for permanent staff, a beverage room, dining room, meeting room or similar use.
- 22.106**     **"Human Habitation"** means the act of occupying or using any habitable space, room or area by persons on either a temporary or permanent basis.
- 22.107**     **"Hunt Camp"** means a building erected for the purpose of temporary providing human habitation on a temporary basis only during any hunting or fishing open season; but shall not include any other establishment or use as may be defined or classified herein.
- 22.108**     **"Improved Street"** - See "Street".
- 22.109**     **"Industrial Facility"** means a facility or activity relating to: the assemblage and/or storage of substances/foods/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.

**22.109.1**      **Class I Industrial Facility** means a place of business for a small scale, self-contained plant or building which produces/stores a product which is contained in a package and has low probability of fugitive emissions. Outputs are infrequent, and could be point source or fugitive emissions for noise, odour, dust and/or vibration. There are daytime operations only, with infrequent movement of products and/or heavy trucks and no outside storage.

**22.109.2**      **Class II Industrial Facility** means a place of business for medium scale processing and manufacturing with outdoor storage of wastes or materials (ie. it has an open process) and/or there are periodic outputs of either point source or fugitive emissions for noise, odour, dust and/or vibration, and a low probability of fugitive emissions. Shift operations are permitted and there is frequent movement of products and/or heavy trucks during daytime hours.

**22.109.3**      **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 here is high probability of fugitive emissions.

**22.110**      **"Infrastructure"** means physical structures which form the foundation for development and includes sewage and water lines and pumping stations, electric power transmission lines and transformers, communication transmission lines and relay towers, transit or transportation corridors and appurtenant facilities, oil and gas pipelines and appurtenant facilities, and recycling drop off or collection sites. Infrastructure does not include any related administrative facility, building or structure, nor does it include land, buildings or structures for treatment of water, sewage or wastes, production of electric power, production of communication transmissions, or the production of oil or gas.

**22.111**      **Section reserved.**

- 22.112**     **"Institution"** means any land, building or part thereof used for a non-commercial purpose by any organization, group or association for the promotion of charitable, sporting, educational, religious or benevolent objectives but excluding a mental hospital or any place of detention or correction.
- 22.113**     **"Interior Lot"** - See "Lot".
- 22.114**     **"Interior Side Lot Line"** - See "Line".
- 22.115**     **"Interior Side Yard"** - See "Yard".
- 22.116**     **"Kennel"** means a use where the predominant economic activity consists of the raising, breeding, training, boarding or otherwise keeping of dogs or cats.
- 22.117**     **"Landscaped Open Space"** means the open unobstructed space at 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, bushes, trees 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.
- 22.118**     **"Lane"** means a public thoroughfare which affords only a secondary means of access to abutting lots and which is not intended for general traffic circulation.
- 22.119**     **"Laundromat"** means an establishment containing one or more washers, each having a capacity not exceeding 22.5 kilograms (50 pounds), and drying, ironing, finishing and incidental equipment, provided that only water, soaps and detergents are used and provided that no such operation shall emit any noise or vibrations which cause a nuisance or inconvenience within or without the premises. This definition may include a self-service dry cleaning establishment.
- 22.120**     **"Legal Sign"** - See "Sign, Legal".

- 22.121**     **"Livestock"** means dairy or beef cattle, horses, swine, sheep, goats, pigs, mink, rabbits, geese, ducks, hens, turkeys, chickens and all other fur bearing animals and fowl associated with animal husbandry.
- 22.122**     **"Lodge"** means a tourist establishment containing therein 3 or more guest rooms served by a common entrance, generally from street level. Accessory uses may include accommodation for permanent staff, a beverage room, dining room meeting room or similar use.
- 22.123**     **"Lot"** means a parcel of land, described in a deed or other document legally capable of conveying title, or shown as a lot or block on a registered plan of subdivision or part thereof, and includes any parts of such parcel that are within a legal right- of-way or easement, save and except 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 R.S.O. 1990, as amended.
- 22.123.1**     **"Lot, Corner"** means a lot situated at the intersection of or abutting upon two (2) or more public or private streets or lanes or right-of-ways which intersect at an angle of less than 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 from the extremities of the interior lot lines, provided that in the latter case, the corner lot shall be deemed to be that point on the streetline nearest to the point of intersection of the said tangents
- 22.123.2**     **"Lot, Interior"** means any lot which has street access, other than a corner lot.
- 22.123.3**     **"Lot, Standard Waterfront"** means a lot which may or may not have street access, but has water access on one shoreline only, on a recognized navigable waterway.
- 22.123.4**     **"Lot, Through"** means any lot having street access on two (2) or more street lines, other than a corner lot.
- 22.123.5**     **"Lot, Through Waterfront"** means a lot which may or may not have street access, but has water access on more than one shoreline on a recognized navigable waterway.

- 22.124** **"Lot Area"** means the total horizontal area within the lot lines of a lot, excluding the horizontal area of such lot covered by water.
- 22.125** **"Lot Coverage"** means that portion of the lot area covered by all buildings or structures on the lot, exclusive of canopies, balconies, and overhanging eaves which are not less than 2.4 metres above finished grade.
- 22.126** **"Lot Coverage, Maximum"** means that portion of the lot covered by all buildings and structures above ground level exclusive of accessory buildings and structures, which shall be in addition to maximum allowable lot coverage.
- 22.127** **"Lot Depth"** means the horizontal distance between the front and rear lot lines. If the front and rear lot lines are not parallel, "lot depth" means the length of a straight line joining the middle of the front lot line with the middle of the rear lot line. If there is no rear lot line, "lot depth" means the length of a straight line joining the middle of the front lot lines with the apex of the triangle formed by the side lot lines.
- 22.128** **"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 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.
- 22.129** **"Shoreline Frontage"** means the horizontal distance between the two most widely separated points on any one shoreline of a lot.

- 22.130**     **"Lot Line"** means any boundary of a lot or the vertical projection thereof.
- 22.130.1**     **"Front Lot Line"** means, in the case of an interior lot, the line dividing the lot from the street. In the case of a corner lot, the shorter lot line abutting a street 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 or a corner lot whose exterior lot lines are the same length, 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 standard waterfront lot, the shoreline shall be deemed to be the front lot line. In the case of a through waterfront lot, the longest shoreline shall be deemed to be the front lot line.
- 22.130.2**     **"Rear Lot Line"** means in the case of a lot having 4 or more lot lines, the lot line farthest from the opposite to the front lot line. If a lot has less than 4 lot lines, there shall be deemed to be no rear lot line.
- 22.130.3**     **"Side Lot Line"** means a lot line other than a front or rear lot line.
- 22.130.4**     **"Shore Lot Line"** means any lot line or portion thereof which abuts a waterbody or watercourse.
- 22.131**     **"Main or Principal Building"** means the building in which is carried out the principal purpose for which the lot is used.
- 22.132**     **"Marina"** means a building, structure or place, containing docking facilities located on a recognized navigable waterway where boats and boat accessories are berthed, stored, serviced, repaired or kept for sale or rent and, where facilities for the sale of marine fuels and lubricants may be provided.
- 22.133**     **"Marine Facility"** means an accessory structure which is used to take a boat into or out of a waterbody to moor, to berth or to store a boat. This definition may include a boat launching ramp, boat lift or dock, but shall not include a boat house, any building used for human habitation or any boat service, repair or sales facility.



- 22.134**    **"Manufacturing, Light"** means a plant which is wholly enclosed and the process of producing a product exhibits reasonably high performance standards and whose operations are not considered offensive because of heat, smoke, noise or dust.
- 22.135**    **"Manufacturing, Processing, Assembling or Fabricating Plant"** means the use of land, buildings or structures for the purpose of assembly, fabricating, making, preparing, inspecting, finishing, packaging, treating, altering, repairing, warehousing or storing, or adapting for sale of any goods, substance, article or thing; by hand or mechanical power and machinery is carried on systematically with division of labour.
- 22.136**    **"Merchandise Service Shop"** - See "Service Shop, Merchandise".
- 22.137**    **"Market Garden"** means the use of land for the commercial cultivation of vegetables, fruits, or flowers.
- 22.138**    **"Medical Facility"** means an establishment utilized by two or more qualified medical practitioners including but not necessarily limited to physicians, physiotherapists, nurse practitioners, and their staff for purpose of consultation, diagnosis, and office treatment; and accessory uses thereto.
- 22.139**    **"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.
- 22.140**    **"Mobile Home"** means a factory built or prefabricated single detached dwelling, designed to be towed on its own chassis (notwithstanding that its running gear is or may be removed), designed and equipped for year-round occupancy and containing therein facilities for cooking or for the installation of cooking equipment as well as sanitary facilities, including a flush toilet and a shower or bathtub, but excluding any subsequent exterior additions or alterations to or extensions of that dwelling. This definition shall not include a tourist vehicle or tourist trailer as defined herein; but shall include any other on-site assembly of separate components.
- 22.141**    **"Mobile Home Lot"** means a parcel of land for the placement of a mobile home in a mobile home park for the exclusive use of its occupants.

**22.142** **"Mobile Home Park"** means land which has been provided and designed for the location thereon to two (2) or more occupied mobile homes.

**22.143** **"Mobile Vendor"** means any operator of a mobile canteen as defined herein who has received a license to operate such mobile canteen, and may include an employee, agent, or servant of the licensee.

**22.144** **"Modular Home"** means a single detached dwelling house which has been fabricated in two or more sections which cannot function independently from one another and are designed for transportation on streets on a flatbed or other trailer. Individual sections are placed on a foundation and are assembled to form one complete dwelling unit and generally are not intended to be dismantled and relocated. This definition does not include a mobile home as defined herein.

**22.145** **"Motel"** means a tourist establishment containing therein 3 or more guest rooms, each guest room having a separate entrance from outside the building. Accessory uses may include accommodation for permanent staff, an eating establishment, a beverage room, dining room, meeting room or similar use.

**22.146** **"Motor Vehicle"** means a motor vehicle within the meaning of The Highway Traffic Act, as amended.

**22.147** **"Motor Vehicle, Commercial"** means a commercial motor vehicle within the meaning of The Highway Traffic Act, as amended.

**22.148** **"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 that is less than the cost of repairs required to render the said motor vehicle operable.

**22.149** **"Motor Vehicle Body Shop"** means a building or structure where pair or repairing of motor vehicle bodies, exterior and undercarriage, and in conjunction with which there may be towing service and motor vehicle

rentals customers while a more vehicle is under repair, but shall not include any other establishment otherwise defined or classified in this By-law.

- 22.150** **"Motor Vehicle Dealership"** means a building or structure where new motor vehicles are displayed for sale or rent or where used motor vehicles are kept for sale and in conjunction with which there may be a motor vehicle repair garage, a motor vehicle service station, a motor vehicle gasoline bar or motor vehicle body shop, but shall not include any other use or activity otherwise defined or classified in the By-law.
- 22.151** **"Motor Vehicle Gasoline Bar"** means one or more pump islands, each consisting of one or more gasoline pumps, and a shelter having a floor area of no more than 2.25 m<sup>2</sup> which shall be used for the sale of liquids and small accessory required for the operation of motor vehicles, but shall not include any other establishment otherwise defined or classified in this By-law.
- 22.152** **"Motor Vehicle Repair Garage"** means a building or structure where the services performed or executed on motor vehicles for compensation shall include the installation of exhaust systems, repair of the electrical systems, transmission repair, brake repair, radiator repair, tire repair and installation, rustproofing, 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, but shall not include any other use or activity otherwise defined or classified in this By-law.
- 22.153** **"Motor Vehicle Service Station"** means an establishment primarily engaged in the retail sale of fuels or lubricants or the supplying of services for motor vehicles or snowmobiles. Accessory uses may include the sale of motor vehicle or snowmobile accessories and minor maintenance or repair operations for such vehicles other than body work or painting. If any vehicle, other than a private automobile, a tow truck or similar service vehicle is kept on the premises of the establishment, except while awaiting repair, maintenance or sale, then such establishment shall be classified as a commercial garage.
- 22.154** **"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 self-service operation.

- 22.155**     **"Navigable Waterway"** - see "Recognized Navigable Waterway".
- 22.156**     **"Non-Complying"**, when applied to a use, building or structure, means a use, building or structure which is listed as a permitted use in the zone where it is located but which contravenes one or more of the provisions of this By-law for the zone in which such use, building or structure is located, such as minimum frontage, depth, area, setbacks etc.
- 22.157**     **"Non-Conforming"** when applied to a use, building or structure means a use, building or structure which on the date of passing of this By-law, is not a permitted use in the zone in which said use, building or structure is located.
- 22.158**     **"Non-Permanent Building"** means a building that is easily moved from one site to another site without incurring damage to the structure or its integrity.
- 22.159**     **"Nursery"** means land or a building or structure where trees, shrubs and plants are kept, grown and/or sold.
- 22.160**     **"Nursing Home"** means a building other than a hospital in which rooms or lodging with or without meals, are provided for hire or pay where personal care, nursing services and medical care and treatment are provided or made available and which is licensed under the Nursing Home Act, as amended.
- 22.161**     **"Park"** means an area, consisting largely of open space, which may include a recreational area, playground or playfield, or similar use, but shall not include a mobile home park or camping park. A park shall be owned or controlled by the Corporation or by a Ministry, Board, Commission or Authority established under any statute of Ontario or Canada.
- 22.162**     **"Outdoor Solid-fuel Burning Device"** means an appliance located outside of and separate or detached from any main or accessory building/structure, which is intended to produce heat using solid fuels for combustion; and shall be accessory to a primary building or structure on the same lot.

- 22.163** **"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, and it has a gross floor area, including lofts not exceeding 50 m<sup>2</sup> when in the set up mode, and having a width no greater than 2.6 metres in the transit mode.
- 22.164** **"Parking Lot"** means an area or structure provided for the parking of motor vehicles and includes any related aisles, parking spaces, ingress and egress lanes, but shall not include any part of a public street or lane. This definition may include a private garage.
- 22.165** **"Parking Space"/" Parking Area"** means an area, useable for the temporary parking or storage of a motor vehicle, exclusive of any aisles, ingress or egress lanes which consists of an area of not less than 18 square metres having a minimum width of 3 metres and a minimum length of 6 metres and may include a private garage.
- 22.166** **"Permitted"** means permitted by this By-law.
- 22.167** **"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.
- 22.168** **"Personal Service Shop"** - See "Service Shop, Personal".
- 22.169** **"Pit"** means a place where unconsolidated gravel, stone, sand, earth, clay, fill, mineral or other material is being or has been removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes but does not include a wayside pit. All such excavation shall have regard for, and follow the regulations of the Aggregate Resources Act.
- 22.170** **"Place of Entertainment"** means a theatre, auditorium, dance hall, arcade, bowling alley, ice- or roller-skating rink, curling rink or arena.

- 22.171**    **"Place of Worship"** means a building owned or occupied by a religious congregation or religious organization dedicated exclusively to worship and other religious activities. Accessory uses may include a church hall, church auditorium Sunday School, parish hall, nursery school or day care centre.
- 22.172**    **"Planting Strip"** means an area which shall be used for no purpose other than planting and maintaining a row of trees or a continuous unpierced hedgerow of evergreens or shrubs, not less than 1.5 metres high, immediately adjacent to the lot line or portion thereof along which such planting strip is required herein in order to provide a visual screen from adjacent uses. The remainder of such planting strip shall be used for no purpose other than planting and maintaining shrubs, flowers, grass or similar vegetation.
- 22.173**    **"Planting Strip Width"** means the least horizontal dimension of a planting strip measured perpendicularly to the lot line adjoining such planting strip.
- 22.174**    **"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, and may also include the recycling of previously used asphalt material.
- 22.175**    **"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.
- 22.176**    **"Private Club"** - See "Club, Private".
- 22.177**    **"Private Garage"** - See "Garage, Private".

- 22.178** **"Private Home Day Care"** means the temporary care for reward or compensation of five children or less who are under 10 years of age where such care is provided in a private residence, other than the home of the parent or guardian of any child, for a continuous period not exceeding twenty-four hours.
- 22.179** **"Private Road"** means a vehicular passage over a private right-of-way, road/lane, or any form of access over private property which affords access to abutting lots, but does not include a personal driveway or a street as defined herein.
- 22.180** **"Provincial Highway"** - See "Street".
- 22.181** **"Public Authority"** means Federal, Provincial, District, County or Municipal agencies, and includes any commission, board, authority or department established by such agency.
- 22.182** **"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 the County, any Conservation Authority established by the Government of Ontario, any Ministry or Commission of the Government of Ontario or Canada, any telephone or telegraph company, any public utility corporation, or any railway company authorized under The Railway Act. However, "public use" shall not include waste disposal sites.
- 22.183** **"Quarry"** means a place where unconsolidated rock has been or is being removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes but does not include a wayside quarry or open pit. All such excavations shall have regard for and follow regulations of the Aggregate Resources Act.
- 22.184** **"Rear Lot Line"** - See "Lot Line".
- 22.185** **"Rear Yard"** - See "Yard".
- 22.186** **"Recognized Navigable Waterway"** means the Indian River, Otonabee River, Ouse River, White Lake, Clear Lake, Katchewanooka Lake and Stoney Lake.

- 22.187**     **"Reconstruction"** means the repair, renovation or restoration of any existing building or structure to its original shape, size and/or floor area, but does not include its demolition and/or replacement; except where the demolition and/or replacement is deemed to be required by a qualified engineer.
- 22.188**     **"Recreation Or Athletic Club"** means a lot or building or part of a lot or building where a club is operated for gain or profit by supplying facilities for physical fitness and recreation.
- 22.189**     **"Recreational Dwelling"** - See "Dwelling".
- 22.190**     **"Recreational Establishment"** means a billiard or pool hall, bowling alley, curling or skating rink, or similar use.
- 22.191**     **"Recreational Motor Home"** means a self-propelled vehicle designed for temporary or seasonal living, sleeping or eating accommodation, including a truck camper, but does not include a mobile home or tourist trailer as defined herein.
- 22.192**     **"Recreational Use, Active"** means a recreational use or activity which requires alteration of natural, soil or topographical features and includes such activities as playing fields and sports courts including, but not limited to, basketball, pickleball and tennis courts, baseball diamond, soccer pitch, outdoor ice rink, athletic fields, or other like or similar uses. An active recreational use shall not include a "golf course", "park", "recreational establishment", "tourist trailer park", "camp", "camping ground", or "conservation use" as defined herein.
- 22.193**     **"Recreational Use, Passive"** means an activity or use of land carried out for recreational purposes which does not require the construction of buildings or the alteration of natural, soil or topographical features and includes open space and environmental areas.
- 22.194**     **"Recreational, Vehicle"** means any small vehicle used primarily for recreation, powered, propelled or driven otherwise than by muscular power.



This definition shall include all-terrain vehicles, snowmobiles, hovercraft, amphibious vehicles and vehicles of a similar nature.

- 22.195** **"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.
- 22.196** **"Redevelopment"** means the removal of buildings or structures from land and the construction or erection of other buildings or structures thereon.
- 22.197** **"Renovation"** means the repair and restoration of a building to a safe condition but does not include its replacement.
- 22.198** **"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.
- 22.199** **"Required Yard"** - See "Yard".
- 22.200** **"Resource Management Use"** means the preservation, protection and improvement of the natural environment through comprehensive management and maintenance for both the individual and society's use, both in the present and in the future. Resource management use also means the management, development and cultivation of timber resources to ensure the continuous production of wood or wood products, the provision of proper environmental conditions for wildlife, the protection against floods, and erosion, the protection and production of water supplies and the preservation of recreational resources.
- 22.201** **"Restaurant"** means a building or part of a building where food is offered for sale or sold to the public for immediate consumption, but does not include a mobile canteen.
- 22.202** **"Restaurant, Drive-In"** means an establishment where food is offered for sale or sold to the public for consumption; such establishment being designed for consumption of the food within a motor vehicle parked in a

permitted parking space on the premises of the establishment, and does not include a mobile canteen.

- 22.203** **"Restaurant, Take-Out"** means an establishment where food is offered for sale or sold to the public solely for consumption off the premises of the establishment, and does not include a mobile canteen.
- 22.204** **"Retail Commercial Establishment"** means a building or part of a building in which goods; wares, merchandise, substances, articles or things are offered or kept for sale at retail or on a rental basis.
- 22.205** **"Retail Postal Outlet"** means an outlet of the Federal Postal Service which is concerned with the retail aspects of the postal service.
- 22.206** **"Riding School/Boarding Stable"** means an area of land or buildings which is/are used as an educational centre for horse training, handling, care or for the lodging of horses. It may include accessory buildings for human habitation.
- 22.207** **"Salvage Yard"** means an establishment or premises where derelict, discharged, abandoned or inoperable motor vehicles and/or other goods, wares, merchandise, articles or things are stored wholly or partly in the open. This definition shall include a junk yard, a scrap yard or any automobile wrecking yard, but shall not include any landfill site, any establishment or premises wherein open storage is incidental and subordination to the running, repair or sale in useable or operable condition of any goods, wares, merchandise, articles or things, or any other use that is separately defined by this By-law.
- 22.208** **"Satellite Dish"** means any device used or intended to be used to receive signals from satellites.
- 22.209** **"Saw Or Planning 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, but shall not include any type of firewood production operation.

- 22.210**     **"School"** means a school under the jurisdiction of a Board, as defined in the Education Act, as amended.
- 22.211**     **"Semi-Detached Dwelling"** - See "Dwelling".
- 22.212**     **"Senior Citizens Home"** means any home for senior citizens sponsored and administered by any public agency or any service club, church or non-profit organization, either of which obtains its financing from Federal, Provincial or Municipal Governments or agencies, or by public subscription of donation or by any combination.
- 22.213**     **"Sensitive Land Use"** means a building, amenity area or outdoor space where routine or normal activities occurring at reasonably expected times would experience one or more adverse effect(s) from contaminant discharges generated by a nearby industrial facility. The sensitive land use may be a part of a natural or built environment. Depending upon the particular industrial facility involved, a sensitive land use and associated activities may include one or a combination of:
- (a)       residences or facilities where people sleep (e.g. single and multi-unit dwellings, nursing homes, hospitals, trailer parks, camping grounds, etc.). These uses are considered to be sensitive 24 hours/day.
  - (b)       a permanent structure for non-facility related use, particularly of an institutional nature (e.g. schools, churches, community centres, day care centres.
  - (c)       certain outdoor recreational uses deemed by a municipality or other level of government to be sensitive (e.g. trailer park, picnic area, etc.)
  - (d)       certain agricultural operations (e.g. mink farming, fruit and vegetable farms).
  - (e)       bird/wildlife habitats or sanctuaries.
- 22.214**     **"Self Storage Building"** means a building, or part of a building or structure, in which individual units are provided on a rental basis for the storage of business and/or personal goods and household effects.
- 22.215**     **"Service Shop, Merchandise"** means an establishment wherein articles or goods such as appliances, furniture or similar items may be repaired or serviced. This definition shall not include any manufacturing operation or establishment used for the service or repair of vehicles.

- 22.216**     **"Service Shop, Personal"** means an establishment wherein a personal service is performed. This definition may include a barber shop, a beauty salon, a dressmaking shop, a shoe repair shop, a tailor shop, a photographic studio or similar use.
- 22.217**     **"Setback"** means the least horizontal dimension between the lot line and the nearest part of any excavation, building or structure on the lot, or the nearest open storage use on the lot.
- 22.218**     **"Sewage System, Private"**, means any type of mechanism or apparatus designed and intended for the collection, treatment or purification, and disposal of human waste; and shall typically includes a tank, weeping tile arrangement and any building connections.
- 22.219**     **"Shall"** is to be construed as mandatory and not directory or discretionary.
- 22.220**     **"Shopping Plaza"** means a group of commercial establishments which are not interdependent or inter-related and which have been designed, developed and managed as a unit by a single owner or tenant, or a group of owners and tenants, and primarily services the immediate surrounding trade area.
- 22.221**     **"Shoreline"** means any lot line or portion thereof which abuts a waterbody.
- 22.222**     **"Side Lot Line"** - See "Lot Line".
- 22.223**     **"Side Yard"** - See "Yard".
- 22.224**     **"Sight Triangle"** means the triangular space formed by the street lines of a corner lot 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 from the point of intersection of street lines (measured along the street lines). Where two street lines do not intersect at a point, the point 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.

- 22.225**     **"Sign, Legal"** means a name, identification, description, device display or illustration which is affixed to or represented directly or indirectly upon a building, structure or lot which directs attention to an object, product, place, activity, person, institute, organization or business and which does not contravene any By-law of the Corporation or the County, or any Regulation of the Government of Ontario or Canada.
- 22.226**     **"Single Detached Dwelling"** - See "Dwelling".
- 22.227**     **"Sleeping Cabin"** means a single storey detached accessory building or structure located on the same lot as the principal building or structure, not exceeding forty-seven square metres (47 m<sup>2</sup>) in floor area which may include sleeping and approved sanitary facilities but where cooking facilities shall not be permitted. A maximum of one sleeping cabin per lot shall be permitted.
- 22.228**     **"Storey"** means that portion of a building or structure between any floor level of such building or structure and the floor, ceiling or roof next above such floor level.
- 22.228.1**     **"First Storey"** means the storey with its floor closest to finished grade, and does not include a basement or cellar as defined herein.
- 22.228.2**     **"One-half Storey"** means that portion of a building situated wholly or partly within the roof and in which there is a vertical dimension of at least 2.0 metres over a floor area equal to at least one-half but less than 50 percent of the floor area covered by the roof; and uses the roof and whole or part of the side walls to enclose the space and does not contain more than 50 percent of the floor area served.
- 22.228.3**     **"Second Storey"** means that portion of a building situated above the first storey and in which there is a vertical dimension of at least 2.0 metres (measured from finished floor to finished ceiling) over a floor area equal to at least 75 percent of the floor area of the storey next below., and does not use the floor as whole or part of the sidewalls to enclose the space; and further that a storey which uses the roof as part of whole of the side walls to enclose the space

and which uses more than 50 percent of the floor area under the roof shall be deemed a second storey.

- 22.228.4**     **"Attic"** means that portion of a building situated wholly or partly within the roof, but which is not a one-half storey and which shall not contain habitable space but may be utilized for storage.
- 22.228.5**     **"Basement"** means any storey below the first storey which has at least 50 percent of the vertical dimension thereof (measured from finished floor to finished ceiling or underside of floor joists) above the finished grade.
- 22.228.6**     **"Cellar"** means a storey that has more than 50 percent of the vertical dimension thereof (measured from finished floor to finished ceiling or underside of floor joists) below finished grade.
- 22.229**     **"Street"** means a public thoroughfare under the jurisdiction of either the Corporation, the County or the Province of Ontario. This definition shall not include a lane or private right-of-way.
- 22.230**     **"Street Allowance"** shall have a corresponding meaning.
- 24.230.1**     **"County Road"** means a street designated as a County Road on the Zoning Schedules attached.
- 24.230.2**     **"Improved Street"** means a street, assumed by the Corporation, County or Province, which has been constructed in such a manner so as to permit its use by normal vehicular traffic.
- 24.230.3**     **"Provincial Highway"** means a street designated as a Provincial Highway on the Zoning Schedules attached.
- 22.231**     **"Street Access"** means, when referring to a lot, that such lot has a lot line or portion thereof which is also a street line.
- 22.232**     **"Street Line"** means the limit of the road or street allowance, and is the dividing line between a lot and a street.

- 22.233**     **"Structure"** means anything constructed, built or erected, the use of which requires location on or in the ground, or attached to something having location on or in the ground including any component of a private sewage system; but does not include a sign, trailer, mobile home or tent.
- 22.234**     **"Swimming Pool"**, means any privately-owned body of water located out of doors which is contained wholly or partly by artificial means and which can hold water exceeding 61 centimetres in depth at any point, and which is used or is capable of being used for swimming. Not included in this definition is any swimming pool owned by a public or governmental body, agency or authority.
- 22.235**     **"Take-Out Restaurant"** - See "Restaurant, Take-Out".
- 22.236**     **"Temporary"** means brief duration, for a short period of time, non-permanent, sporadic or transient.
- 22.237**     **"Tent"** means a portable shelter of canvas, nylon or other fabricated materials which is support by one or more poles or frame and is not permanently affixed to the site. A tent is not considered a structure within the meaning of this By-law.
- 22.238**     **"Through Lot"** - See "Lot".
- 22.239**     **"Tourist Establishment"** means a building or area designed or used for the accommodation of the travelling or vacationing public, and shall include a lodge, motel, rental cabin or rental cottage.
- 22.240**     **"Tourist Trailer"** means a trailer capable of being used for the temporary living, sleeping or eating accommodation of persons (notwithstanding that its running gear is or may be removed), and only in zone(s) where such vehicle is a permitted use. This definition shall not include a mobile home as defined herein.
- 22.241**     **"Tourist Trailer Park"** means an establishment consisting of camping lots and comprising land used or maintained for the overnight camping or parking of travel trailers, mobile camper trailers, truck campers, motor homes, park model trailers or tents; but does not include mobile homes, for

recreational or vacation use and designed and used for seasonal occupancy only, and does not include parks or camping grounds maintained by:

- (a) any department of the Government of Canada or of Ontario, or
- (b) any Crown corporation, commission or board.

**22.242**     **"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, and only in zone(s) where the use of such vehicles is a permitted use.

**22.243**     **"Township"** shall mean the Corporation of the Township of **Douro-Dummer**.

**22.244**     **"Trailer"** means any vehicle designed to be towed by a motor vehicle.

**22.245**     **"Use"**, when used as a noun, means the purpose for which a lot, building or structure, or any combination thereof, is designed, arranged, occupied or maintained and when used as a verb or "To Use" shall have a corresponding meaning.

**22.246**     **"Vehicles"** means an automobile, a boat, a commercial motor vehicle not exceeding 908-kilogram capacity, a farm implement, mobile home, a snowmobile, a tourist vehicle or a trailer.

**22.247**     **"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 retail commercial or wholesale outlet.

**22.248**     **"Waste Management Facility"** means an area where solid, household hazard waste, non-hazardous waste, exclusive of liquid industrial waste, is transferred to, transferred out or deposited, for handling, separation, storage, treatment, recycling, recovery, composting and disposal, and may include landfill operations, together with such other ancillary uses and activities normally incidental thereto inclusive of administrative offices, equipment maintenance, and storage buildings, but shall not include a salvage yard or sewage lagoon; and shall have a current Certificate of Approval issued under the Environmental Protection Act.



- 22.249**     **"Water Access"** means that any lot having a lot line or portion thereof which is also a shoreline, shall be deemed to have water access.
- 22.250**     **"Waterbody"** means any bay or lake, and for the purpose of this by-law includes Dummer Lake, Stoney Lake, Clear Lake and Katchawanooka Lake; but does not include any artificially constructed drainage or irrigation channel or natural watercourse.
- 22.251**     **"Watercourse"** means a defined channel, either natural or artificially constructed, with bed and visible confining banks, and with a flow for a sufficient time to give it substantial existence and does not include a waterbody as defined herein. This definition may include streams that dry up periodically.
- 22.252**     **"Wayside Pit"** or **"Wayside Quarry"** means a temporary pit of quarry opened and used by a public authority solely for the purpose of a particular project or contract or road construction and not located on the road right of way. All such excavations shall have regard for and follow the regulations of the Aggregate Resources Act.
- 22.253**     **"Workshop"** means a building or structure where manufacturing is performed by tradesmen required 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 welder's shop or similar uses.
- 22.254**     **"Yard"** means a space, appurtenant to a building or structure or excavation, located on the same lot as the building or structure or excavation, and which space is open, uncovered and unoccupied from the ground to the sky except for such accessory buildings, structures or uses as are specifically permitted elsewhere in this By-law.
- 22.254.1**     **"Front Yard"** 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 excavation or building on the lot.
- 22.254.2**     **"Front Yard Depth"** means the least horizontal dimension between the front lot line of the lot and the nearest part of any building, structure or excavation on the lot, or the nearest open storage use on the lot.

- 22.254.3**      **"Rear Yard"** means a yard extending across the full width of the lot between the rear lot line of the lot and the nearest part of any excavation or building on the lot. If there is no rear lot line, there shall be deemed to be no rear yard.
- 22.254.4**      **"Rear Yard Depth"** means the least horizontal dimension between the rear lot line of the lot and the nearest part of any building structure or excavation on the lot, or the nearest open storage use on the lot.
- 22.254.5**      **"Side Yard"** means a yard extending from the front yard to the rear yard and from the side lot line of the lot to the nearest part of any building or excavation on the lot. In the case of a lot which has no rear lot line, the site yard shall extend from the front yard to the opposite side yard.
- 22.254.6**      **"Side Yard Width"** means the least horizontal dimension between the side lot line of the lot and the nearest part of any building or structure or excavation on the lot, or the nearest open storage use on the lot.
- 22.254.7**      **"Exterior Side Yard"** means side yard immediately adjoining a street or an unopened road allowance.
- 22.254.8**      **"Interior Side Yard"** means a side yard other than an exterior side yard.
- 22.254.9**      **"Required Yard"** means a yard with the minimum front yard depth, rear yard depth, or side yard width required by the provisions of this By-law. A required side yard shall extend from the required front yard to the required rear yard or, in the case of a lot which has no rear lot line, the required side yard shall extend from the required front yard to the opposite side yard.
- 22.254.10**     **"Water Yard"** means a yard extending from the high-water mark on any body of water to any part of any building or structure on the lot.

Where the legal surveyed property boundary is not consistent with the established high water mark; the lesser distance measured from either the high water mark or property boundary to any part of a building or structure on the same lot shall prevail

**22.255** **"Zone"** means a designated area of land use shown on the Zoning Schedules attached hereto.

**22.256** **"Zoning Administrator"** means the office or employee of the Corporation charged with the duty of enforcing the provisions of this By-law.

## **Section**

### **23 Penalties & Adoption**

#### **23.1 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.

#### **23.2 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, 1990, as amended, which shall be recoverable under the Provincial Offenses Act.

#### **23.3 Repeals**

All Zoning By-laws and amendments thereto, passed pursuant to Section 34, of The Planning Act R.S.O. 1990, Chapter P.13 or a predecessor thereto, in force on the date of adoption of this By-law, shall be repealed immediately subsequent to the By-law coming into full force and effect, save and except By-law No. 37-1995 which as of the date of passing of this by-law has been appealed to the Ontario Municipal Board.

#### **23.4 Effective Date**

If no objection is filed with the Clerk within 20 days of the date of passing of this By-law, this By-law shall become effective on the date of passing.

If any appeal is filed with the Clerk within the 20 day period following the passing of the By-law, this By-law shall become effective on the date of passing hereof subject to receiving an Order from the Ontario Municipal Board, resolving any appeals so filed.

Read a First Time this \_\_\_\_\_ day of \_\_\_\_\_, 1996.

Read a Second Time this \_\_\_\_\_ day of \_\_\_\_\_, 1996.

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Clerk

Read a Third Time and Finally passed this \_\_\_\_\_ day of \_\_\_\_\_, 1996.

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Clerk

I, David Clifford, Clerk of the Corporation of the Township of **Douro-Dummer** do hereby certify that the foregoing is a true copy of By-law No. \_\_\_\_\_ passed by Council of the said Corporation on the \_\_\_\_\_ day of \_\_\_\_\_, 1996.

\_\_\_\_\_  
Clerk-Treasurer

## Appendix 1 - Table of Metric Conversion

(This Table Does Not Form Part of This  
By-law But is Provided for Convenience)

<u>Linear Units</u>			
<u>Metres</u>	<u>Feet</u>	<u>Metres</u>	<u>Feet</u>
0.3	0.98	21.0	68.90
0.6	1.97	23.0	75.46
0.8	2.62	24.0	78.74
0.9	2.95	25.0	82.02
1.0	3.28	30.0	98.42
1.5	4.92	31.0	101.71
1.75	5.74	32.0	105.00
2.0	6.56	33.0	108.27
2.2	7.21	37.5	123.03
2.4	7.87	38.1	125.00
2.7	8.86	45.0	147.64
3.0	9.84	45.72	150.00
3.9	12.80	46.0	150.91
4.0	13.12	48.8	160.10
4.5	14.76	52.5	172.24
4.6	15.10	55.0	180.45
4.8	15.75	60.0	196.85
5.0	16.40	60.5	198.50
6.0	19.69	66.42	217.91
6.7	21.98	72.0	236.22
7.0	22.97	74.0	242.78
7.5	24.60	76.2	250.00
7.7	25.26	90.0	295.28
8.0	26.25	91.0	298.56
8.3	27.23	100.0	328.08
9.0	29.53	112.7	369.75
10.5	34.45	116.3	381.56
12.0	39.37	135.0	442.91
15.0	49.21	150.0	492.13
17.0	55.77	152.0	498.69
	<u>Metres</u>	<u>Feet</u>	
	304.0	997.38	

305.0  
500

1000.66  
1640.42

Kilometres

Miles

3.0  
5.0

1.86  
3.11

## Areal Units

<u>Sq. Metres</u>	<u>Sq. Feet</u>	<u>Sq. Metres</u>	<u>Sq. Feet</u>
0.3	3.23	101.0	1087.19
1.0	10.76	110.25	1186.76
2.25	24.22	114.0	1227.13
3.0	32.29	135.0	1453.18
3.2	34.45	180.0	1937.57
5.0	53.82	270.0	2906.35
5.4	58.13	405.0	4359.53
7.2	77.50	465.0	5005.38
9.0	96.88	570.0	6135.63
9.5	102.66	900.00	9687.84
15.0	161.46	1320.0	14208.83
15.3	164.69	1340.0	14424.11
18.0	193.76	1350.0	14531.75
30.0	322.93	1820.0	19590.96
35.0	376.75	1880.0	20236.81
36.0	387.51	1980.0	21313.24
38.0	409.04	2000.0	21528.53
40.0	430.57	2250.0	24219.59
50.0	538.21	2400.0	25834.23
58.5	629.71	2700.0	29063.51
60.0	645.86	3000.0	32292.79
70.0	753.50	3177.0	34198.06
81.0	871.90	3600.0	38751.35
83.0	893.43	6000.0	64585.58
90.0	968.78	7200.0	77502.69
94.5	1017.22	9000.0	96878.36
100.0	1076.43		



<u>Hectares</u>	<u>Acres</u>
0.34	0.84
0.37	0.91
0.38	0.94
0.43	1.06
0.74	1.83
0.80	1.98
0.90	2.22
0.97	2.40
1.6	3.95
2.0	4.94
2.4	5.93
2.97	7.34
3.7	9.14
4.0	9.89
6.8	16.8
7.5	18.53
8.0	19.77
10.0	24.71
16.9	41.76
20.0	49.42
22.87	56.51
40.0	98.84

Weight

<u>Kilograms</u>	<u>Pounds</u>
1016	2239.86

## Appendix 2 - Minimum Distance Separation Formulae I and II

(This Appendix Does Not Form Part of This  
By-law But is Provided for Convenience)

### Minimum Distance Separation I (MDS I)

Evaluator: \_\_\_\_\_

Date: \_\_\_\_\_

File Number: \_\_\_\_\_

#### Contact Information

	<b>Applicant Information</b>	<b>Owner of Adjacent Livestock Facility #1</b>	<b>Owner of Adjacent Livestock Facility #2, etc.</b>
<b>First Name</b>			
<b>Last Name</b>			
<b>Farm/Company</b>			
<b>Address</b>			
<b>City/Town</b>			
<b>Province</b>			
<b>Postal Code</b>			
<b>Upper Tier</b>			
<b>Lower Tier</b>			
<b>Lot</b>			
<b>Concession</b>			
<b>911 Number</b>			
<b>Roll Number</b>			
<b>Telephone</b>			
<b>Fax</b>			
<b>Email</b>			

### MDS I Calculation Form

Animal Type of Material	Description	Number per NU	Manure Form	Existing Maximum Housing Capacity	Existing NU	Factor A	Factor D
Total Number of NU							
Factor A (Odour Potential Factor)... a weighted average may be necessary							
Factor D (Manure Form Factor)... a weighted average may be necessary							
Factor B (Nutrient Units Factor)... existing vs. potential – use the greater							
Factor E (Encroaching Lane Use Factor)							

Maximum tillable hectares on the lot with the livestock facilities = \_\_\_ x \_\_\_ = \_\_\_ NU  
(Maximum 300 NU)

F (Building Base Distance, m) = Factor A x Factor D x Factor B x Factor E = \_\_\_\_\_

S (Manure Storage Base Distance, m) = \_\_\_\_\_

#### Now What?

Repeat MDS calculation process as appropriate for other livestock facilities in the vicinity. Apply calculated MDS in the context of the land use planning application for which they were prepared.

## Minimum Distance Separation II (MDS II)

Evaluator: \_\_\_\_\_

Date: \_\_\_\_\_

File Number: \_\_\_\_\_

### Contact Information

	Applicant Information	Owner of Adjacent Livestock Facility #1	Owner of Adjacent Livestock Facility #2, etc.
First Name			
Last Name			
Farm/Company			
Address			
City/Town			
Province			
Postal Code			
Upper Tier			
Lower Tier			
Lot			
Concession			
911 Number			
Roll Number			
Telephone			
Fax			
Email			

### MDS II Calculation Form

Animal Type or Material	Description	Number per NU	Manure Form	Existing Maximum Housing Capacity	Existing NU	Proposed Maximum Housing Capacity	Added NU	Total NU	Factor A	Factor AD

Total Existing NU = \_\_\_\_\_

Total Added NU = \_\_\_\_\_

Total NU = \_\_\_\_\_

Factor A (Odour Potential Factor)... weighted average may be necessary = \_\_\_\_\_

Factor D (Manure Form Factor)... weighted average may be necessary = \_\_\_\_\_

Factor B (Nutrient Units Factor) = \_\_\_\_\_

Has a building permit been issued for the livestock facility on this property in the last 3 years that has increased its livestock capacity? No? Yes? If no, proceed to Approach (i); if yes, proceed to Approach (ii).

### **Approach (i) - No Building Permits in Last 3 Years**

Calculation of Percentage Increase

Total 2 - Total Added NU (from above) = \_\_\_\_\_

Total 1 - Total Existing NU (from above) = \_\_\_\_\_

If Total 1 = Zero, Treat as a First Livestock Facility

% Increase = (Total 2/Total 1) x 100 = \_\_\_\_\_

### **Approach (ii) - Building Permit(s) Issued in Last 3 Years**

Calculation of Percentage Increase

Total 2 - Total Added NU (from above) + Total Added NU from building permit(s) issued in the last 3 years

Total 1 - Total Existing NU at Livestock Facility 3 years ago

If Total 1 = Zero, Treat as First Livestock Facility

% Increase = (Total 2/Total 1) x 100

Factor C = \_\_\_\_\_

F (Building Base Distance, m) = Factor A x Factor D x Factor B x Factor C = \_\_\_\_\_

S (Manure Storage Base Distance, m) = \_\_\_\_\_

### **Now What?**

Apply MDS calculation to building permit application as appropriate. For Type A land uses, the values of Building Base Distance 'F' and Storage Base Distance 'S' should be multiplied by 1.0 to determine the required MDS setback. For Type B land uses, the values of Building Base Distance 'F' and Storage Base Distance 'S' should be multiplied by 2.0 to determine the required MDS setback. Implementation Guideline 40 provides direction around setbacks from rear lot lines, side lot lines and road allowances. For rear and side lot lines, the values of Building Base Distance 'F' and Storage Base Distance 'S' should be multiplied by 0.1 to determine the required MDS setback. In accordance with Implementation Guideline 44, the required MDS setback from a rear or side lot line should never exceed 40 metres. For road allowances, the values of Building Base Distance 'F' and Storage Base Distance 'S' should be multiplied by 0.2 to determine the required MDS setback.

## MDS Implementation Guidelines Factor Tables

**Table 1** Factor A (Odour Potential) and  
Factor D (Manure or Material Form in Storage Facility)

Animal Type or Material	Description	Number per NU	Factor A	Manure or Material Form in Permanent Storage	
				Liquid Manure: Factor D = 0.8 Less than 18% Dry Matter	Solid Manure: Factor D = 0.7 18 to 100% Dry Matter
<b>Swine</b>	Sows with litter, dry sows/boars Segregated Early Weaning (SEW)	3.33	1.0	Most systems have liquid manure stored under the barn slats for short or long periods, or in storages located outside	Systems with solid manure inside on deep bedded packs, or with scraped alleys
	Sows with litter, dry sows or boars (non-SEW)	3.5	1.0	Most systems have liquid manure stored under the barn slats for short or long periods, or in storages located outside	Systems with solid manure inside on deep bedded packs, or with scraped alleys
	Breeder gilts (entire barn designed specifically for this purpose)	5	1.0	Most systems have liquid manure stored under the barn slats for short or long periods, or in storages located outside	Systems with solid manure inside on deep bedded packs, or with scraped alleys
	Weaners (7 kg - 27 kg)	20	1.1	Most systems have liquid manure stored under the barn slats for short or long periods, or in storages located outside	Systems with solid manure inside on deep bedded packs, or with scraped alleys
	Feeders (27 kg - 105 kg)	6	1.2	Most systems have liquid manure stored under the barn slats for short or long periods, or in storages located outside	Systems with solid manure inside on deep bedded packs, or with scraped alleys
<b>Dairy Cattle<sup>1</sup></b>	Milking-age cows (dry or milking) Large-framed 545 kg - 636 kg (e.g. Holsteins)	0.7	0.7	Free-stall barns with minimal bedding, or sand bedding, or tie-	Tie-stall barns with lots of bedding, or loose housing with deep bedded pack,

				stall barns with minimal bedding and milking centre washwater added	and with or without outside yard access
Milking-age cows (dry or milking) Medium-framed 455 kg - 545 kg (e.g. Guernseys)	0.85	0.7		Free-stall barns with minimal bedding, or sand bedding, or tie-stall barns with minimal bedding and milking centre washwater added	Tie-stall barns with lots of bedding, or loose housing with deep bedded pack, and with or without outside yard access
Milking-age cows (dry or milking) Small-framed 364 kg - 455 kg (e.g. Jerseys)	1	0.7		Free-stall barns with minimal bedding, or sand bedding, or tie-stall barns with minimal bedding and milking centre washwater added	Tie-stall barns with lots of bedding, or loose housing with deep bedded pack, and with or without outside yard access
Heifers (5 months to freshening) Large-framed 182 kg - 545 kg (e.g. Holsteins)	2	0.7		Free-stall barns with minimal bedding, or sand bedding, or tie-stall barns with minimal bedding and milking centre washwater added	Tie-stall barns with lots of bedding, or loose housing with deep bedded pack, and with or without outside yard access
Heifers (5 months to freshening) Medium-framed 148 kg - 455 kg (e.g. Guernseys)	2.4	0.7		Free-stall barns with minimal bedding, or sand bedding, or tie-stall barns with minimal bedding and milking centre washwater added	Tie-stall barns with lots of bedding, or loose housing with deep bedded pack, and with or without outside yard access
Heifers (5 months to freshening) Small-framed 125 kg - 364 kg (e.g. Jerseys)	2.9	0.7		Free-stall barns with minimal bedding, or sand bedding, or tie-stall barns with minimal bedding and milking centre washwater added	Tie-stall barns with lots of bedding, or loose housing with deep bedded pack, and with or without outside yard access
Calves (0 - 5 months) Large-framed 45 kg - 182 kg (e.g. Holsteins)	6	0.7		Free-stall barns with minimal bedding, or sand bedding, or tie-stall barns with minimal bedding	Bedded pens or stalls or heavily bedded calf hutches that are outside

				and milking centre washwater added	
	Calves (0 - 5 months) Medium-framed 39 kg - 148 kg (e.g. Guernseys)	7	0.7	Free-stall barns with minimal bedding, or sand bedding, or tie-stall barns with minimal bedding and milking centre washwater added	Bedded pens or stalls or heavily bedded calf hutches that are outside
	Calves (0 - 5 months) Small-framed 30 kg - 125 kg (e.g. Jerseys)	8.5	0.7	Free-stall barns with minimal bedding, or sand bedding, or tie-stall barns with minimal bedding and milking centre washwater added	Bedded pens or stalls or heavily bedded calf hutches that are outside
<b>Beef Cattle</b>	Cows, including calves to weaning (all breeds)	1	0.7	N/A	Bedded pack barns with or without outside yard access
	Feeders (7 - 16 months)	3	0.8	Slatted floor systems, or barns with minimal bedding and yard scraped to a liquid storage	Bedded pack barns with or without outside yard access
	Backgrounders (7 - 12.5 months)	3	0.8	Slatted floor systems, or barns with minimal bedding and yard scraped to a liquid storage	Bedded pack barns with or without outside yard access
	Shortkeepers (12.5 - 17.5 months)	2	0.8	Slatted floor systems, or barns with minimal bedding and yard scraped to a liquid storage	Bedded pack barns with or without outside yard access
<b>Veal</b>	Milk-fed	6	1.1	Slatted floors or slatted stall system	Heavily bedded pack barns
	Grain-fed	6	0.8	Slatted floors or slatted stall system	Heavily bedded pack barns
<b>Goats</b>	Does and bucks (for meat kids; includes unweaned offspring and replacements)	8	0.7	N/A	Heavily bedded pack barns
	Does and bucks (for dairy; includes	8	0.7	N/A	Heavily bedded pack barns



	unweaned offspring and replacements)				
	Kids (dairy or feeder kids)	20	0.7	N/A	Heavily bedded pack barns
<b>Sheep</b>	Ewes and rams (for meat lambs; includes unweaned offspring and replacements)	8	0.7	N/A	All sheep systems
	Ewes and rams (dairy operation; includes unweaned offspring and replacements)	6	0.7	N/A	All sheep systems
	Lambs (dairy or feeder lambs)	20	0.7	N/A	All sheep systems
<b>Horses</b>	Large-framed, mature; > 681 kg (including unweaned offspring)	0.7	0.7	N/A	All horse systems
	Medium-framed, mature; 227 kg -680 kg (including unweaned offspring)	1	0.7	N/A	All horse systems
	Small-framed, mature; < 227 kg (including unweaned offspring)	2	0.7	N/A	All horse systems
<b>Chickens</b>	Layer hens (for eating eggs; after transfer from pullet barn)	150	1.0	Birds in cages, manure belts, no drying of manure, water added	Birds in cages, manure belts and drying, or floor systems
	Layer pullets (day olds until transferred into layer barn)	500	0.7	Birds in cages, manure belts, no drying of manure, water added	Birds in cages, manure belts and drying, or floor systems
	Broiler breeder growers (males/females transferred out to layer barn)	300	0.7	N/A	Bedded floors
	Broiler breeder layers (males/females transferred in from grower barn)	100	0.7	N/A	Cage or slatted floor systems
	Broilers on an 8 week cycle	350	0.7	N/A	Bedded floors
	Broilers on a 9 week cycle	300	0.7	N/A	Bedded floors
	Broilers on a 10 week cycle	250	0.7	N/A	Bedded floors

	Broilers on a 12 week cycle	200	0.7	N/A	Bedded floors
	Broilers on any other cycle, or if unknown, use 24.8 m <sup>2</sup> /NU	24.8 m <sup>2</sup>	0.7	N/A	Bedded floors
<b>Turkeys</b>	Turkey pullets (day old until transferred to layer turkey barn)	267	0.7	N/A	Bedded floor systems
	Turkey breeder layers (males/females transferred in from grower barn)	67	0.7	N/A	Bedded floor systems
	Breeder toms	45	0.7	N/A	Bedded floor systems
	Broilers (day olds to 6.2 kg)	133	0.7	N/A	Bedded floor systems
	Hens (day olds up to 6.2 kg to 10.8 kg; 7.5 kg is typical)	105	0.7	N/A	Bedded floor systems
	Toms (day olds to over 10.8 to 20 kg; 14.5 kg is typical)	75	0.7	N/A	Bedded floor systems
	Turkeys at any other weights, or if unknown, use 24.8 m <sup>2</sup> /NU	24.8 m <sup>2</sup>	0.7	N/A	Bedded floor systems
<b>Quail</b>	Use 24.8 m <sup>2</sup> /NU	24.8 m <sup>2</sup>	0.7	N/A	Bedded floor systems
<b>Partridge</b>	Use 24.8 m <sup>2</sup> /NU	24.8 m <sup>2</sup>	0.7	N/A	Bedded floor systems
<b>Pheasants</b>	Use 24.8 m <sup>2</sup> /NU	24.8 m <sup>2</sup>	0.7	N/A	Bedded floor systems
<b>Squab</b>	Use 24.8 m <sup>2</sup> /NU	24.8 m <sup>2</sup>	0.7	N/A	Bedded floor systems
<b>Rheas</b>	Adults (includes replacements and market birds)	13	0.7	N/A	Bedded floor systems
<b>Emus</b>	Adults (includes replacements and market birds)	12	0.7	N/A	Bedded floor systems
<b>Ostriches</b>	Adults (includes replacements and market birds)	4	0.7	N/A	Bedded floor systems
<b>Ducks</b>	Peking	105	0.8	Wire mesh flooring systems	Bedded floor systems
	Muscovy, use 24.8 m <sup>2</sup> /NU	24.8 m <sup>2</sup>	0.8	Wire mesh flooring systems	Bedded floor systems

<b>Geese</b>	Use 24.8 m <sup>2</sup> /NU	24.8 m <sup>2</sup>	0.8	Wire mesh flooring systems	Bedded floor systems
<b>Rabbits</b>	Breeding females (including males, replacements and market animals)	40	0.8	N/A	Cage or floor systems
<b>Chinchillas</b>	Breeding females (including males, replacements and market animals)	320	0.8	N/A	Cage or floor systems
<b>Fox</b>	Breeding females (including males, replacements and market animals)	25	1.0	N/A	Cage or floor systems
<b>Mink</b>	Breeding females (including males, replacements and market animals)	90	1.0	N/A	Cage or floor systems
<b>Bison</b>	Adults (includes unweaned calves and replacements)	1.3	0.7	N/A	Bedded pack barns with outside access or outside confinement areas
	Feeders (170 kg - 477 kg)	4	0.7	N/A	Bedded pack barns with outside access or outside confinement areas
<b>Llama</b>	Adults (includes unweaned young and replacements)	5	0.7	N/A	Bedded pack barns with outside access or outside confinement areas
	Feeders (45 kg - 86 kg)	16	0.7	N/A	Bedded pack barns with outside access or outside confinement areas
<b>Alpaca</b>	Adults (includes unweaned young and replacements)	8	0.7	N/A	Bedded pack barns with outside access or outside confinement areas
	Feeders (23 kg - 48 kg)	26	0.7	N/A	Bedded pack barns with outside access or outside confinement areas
<b>Wild Boar</b>	Breeding age sows (includes boars, replacements and weaned piglets to 27 kg)	5	0.7	N/A	Bedded pack barns with outside access or outside confinement areas
	Finishing boars (27 kg - 86 kg)	7	0.7	N/A	Bedded pack barns with outside access

					or outside confinement areas
<b>Deer</b>	White tailed deer Adults > 24 mo (including unweaned offspring)	11	0.7	N/A	Bedded pack barns with outside access or outside confinement areas.
	White tailed deer Feeders	21	0.7	N/A	Bedded pack barns with outside access or outside confinement areas.
	Red Deer Adults > 24 MO (including unweaned offspring)	7	0.7	N/A	Bedded pack barns with outside access or outside confinement areas.
	Red Deer Feeders	14	0.7	N/A	Bedded pack barns with outside access or outside confinement areas.
	Elk Adults > 24 MO (including unweaned offspring)	2	0.7	N/A	Bedded pack barns with outside access or outside confinement areas.
	Elk Feeders	6	0.7	N/A	Bedded pack barns with outside access or outside confinement areas.
	Elk/deer hybrids Adults > 24 MO (including unweaned offspring)	4	0.7	N/A	Bedded pack barns with outside access or outside confinement areas.
	Elk/deer hybrids Feeders	10	0.7	N/A	Bedded pack barns with outside access or outside confinement areas.
	Fallow deer Adults > 24 MO (including unweaned offspring)	13	0.7	N/A	Bedded pack barns with outside access or outside confinement areas.
	Fallow deer Feeders	23	0.7	N/A	Bedded pack barns with outside access or outside confinement areas.
<b>Other livestock not listed in this table</b>	To determine the number per NU, add up the total maximum live weight of animals and divide by the weight of animals per NU in the next column.	453.6 kg (1000 lbs)	0.8	All storages with liquid manure.	All storages with solid manure.

<b>Manure imported to a lot not generating manure<sup>2</sup></b>	Maximum capacity of permanent storages at any time: solid or liquid capacity.	19.8 m <sup>3</sup> (700 ft <sup>3</sup> )	1.2	All storages with liquid manure.	All storages with solid manure.
<b>Storages for digestate from an Anaerobic Digester (odours reduced during this process)</b>	Maximum capacity of permanent storages at any time: solid or liquid capacity.	19.8 m <sup>3</sup> (700 ft <sup>3</sup> )	0.5	All storages with liquid manure.	All storages with solid manure.

1. On farms with 100 milk-age cows (dry and milking), there are usually about 20 replacement calves and 80 replacement heifers.

2. Average value for typical types of manure that might be imported to a lot, such as poultry, dairy, beef, swine, horse or other manure.

N/A = Not Applicable

**Table 2** Factor B (Nutrient Units Factor)

In using Table 2 to determine Factor B, it may be necessary to interpolate a value for Factor B. For example, you determine the total number of nutrient units at a livestock facility to be 255 NU. Table 2 provides a value for Factor B for 250 NU and for 260 NU, but not for 255 NU. The value of Factor B for 250 NU is 435 and the value of Factor B for 260 NU is 441. To determine Factor B for 255 NU interpolate between the numbers 435 and 441. In this example, the value of Factor B for 255 NU is 438.

When interpolating a value for Factor B do not include more than two decimal places. Interpolated values with more than two decimal places should be rounded accordingly. For example, if an interpolated value for Factor B is calculated as 499.238, then use a value of 499.24 for Factor B in the MDS calculation.

For operations less than 5 NU in size, do not interpolate, but use a Factor B of 150. For operations greater than 5000 NU in size, contact OMAFRA staff to determine Factor B.

<b>Final NU</b>	<b>Factor B</b>
Up to 5	150
6	153
7	157
8	160
9	163
10	167
11	170
12	173
13	177
14	180

15	183
16	187
17	190
18	193
19	197
20	200
21	202
22	204
23	206
24	208
25	210
26	212
27	214
28	216
29	218
30	220
31	222
32	224
33	226
34	228
35	230
36	232
37	234
38	236
39	238
40	240
41	242
42	244
43	246
44	248
45	250
46	252
47	254
48	256
49	258
50	260
52	264
54	268
56	272

58	276
60	280
62	282
64	284
66	285
68	287
70	289
72	291
74	293
76	294
78	296
80	298
82	300
84	301
86	303
88	305
90	307
92	309
94	310
96	312
98	314
100	316
102	318
104	320
106	322
108	324
110	326
112	329
114	331
116	333
118	335
120	337
122	339
124	340
126	342
128	344
130	346
135	351
140	355

145	360
150	364
155	368
160	372
165	376
170	380
175	384
180	388
185	392
190	395
195	399
200	402
205	406
210	409
215	413
220	416
225	419
230	423
235	426
240	429
245	432
250	435
260	441
270	447
280	453
290	458
300	464
310	469
320	474
330	480
340	485
350	490
360	494
370	499
380	504
390	508
400	513
410	517
420	522



430	526
440	530
450	535
460	539
470	543
480	547
490	551
500	555
520	562
540	570
560	577
580	584
600	591
620	598
640	605
660	611
680	618
700	624
750	639
800	654
850	668
900	681
950	694
1000	707
1100	731
1200	753
1300	775
1400	795
1500	815
2000	870
3000	980
4000	1090
5000	1200
Greater than 5000	Contact OMAFRA staff

**Table 3** Factor C (Orderly Expansion Factor)

In using Table 3 to determine Factor C, it may be necessary to interpolate a value for Factor C. For example, you determine the percentage increase at a livestock facility to be 155%. Table 3 provides a value for Factor C for a 150% increase, and for a 160%

increase, but not for a 155% increase. The value of Factor C for a 150% increase is 0.9371 and the value of Factor C for a 160% increase is 0.9497. To determine Factor C for a 155% increase interpolate between the numbers 0.9371 and 0.9497. In this example, the value of Factor C for a 155% increase is 0.9434.

When interpolating a value for Factor C do not include more than four decimal places. Interpolated values with more than four decimal places should be rounded accordingly. For example, if an interpolated value for Factor C is calculated as 0.977643, then use a value of 0.9776 for Factor C in the MDS calculation.

For operations with a 0% increase, or a decrease, i.e. 'negative' percentage increase, use a value of 0.5000 for Factor C. Do not interpolate below a value of 0.5000. For operations with a 700% increase or greater, or for a first livestock facility, use a value of 1.1400 for Factor C. Do not interpolate above a value of 1.1400.

<b>% Increase in Nutrient Units</b>	<b>Factor C</b>
0% increase, or decreases ('negative' increase)	0.5000
1%	0.5062
2%	0.5124
3%	0.5186
4%	0.5248
5%	0.5310
6%	0.5372
7%	0.5434
8%	0.5496
9%	0.5558
10%	0.5620
11%	0.5682
12%	0.5744
13%	0.5806
14%	0.5868
15%	0.5930
16%	0.5992
17%	0.6054
18%	0.6116
19%	0.6178
20%	0.6240
21%	0.6302
22%	0.6364
23%	0.6426
24%	0.6488
25%	0.6550
26%	0.6612
27%	0.6674
28%	0.6736
29%	0.6798
30%	0.6860
31%	0.6922
32%	0.6984
33%	0.7046
34%	0.7108
35%	0.7170
36%	0.7232
37%	0.7294

38%	0.7356
39%	0.7418
40%	0.7480
41%	0.7542
42%	0.7604
43%	0.7666
44%	0.7728
45%	0.7790
46%	0.7852
47%	0.7914
48%	0.7976
49%	0.8038
50%	0.8100
55%	0.8167
60%	0.8230
65%	0.8294
70%	0.8357
75%	0.8420
80%	0.8484
85%	0.8547
90%	0.8610
95%	0.8674
100%	0.8737
105%	0.8800
110%	0.8864
115%	0.8927
120%	0.8990
125%	0.9054
130%	0.9117
135%	0.9180
140%	0.9244
145%	0.9307
150%	0.9371
160%	0.9497
170%	0.9624
180%	0.9751
190%	0.9877
200%	1.0000
300%	1.0280

400%	1.0560
500%	1.0840
600%	1.1120
700% increase, or more, or First Livestock Facility on lot of record.	1.1400

**Table 4** Factor E (Encroaching Land Use Factor)

Encroaching Land Use	Factor E
Type A Land Use	1.1
Type B Land Use	2.2

**Table 5** Permanent Manure or Material Storage Types

Solid Manure: 18% dry matter, or more

Liquid Manure: Less than 18% dry matter

Digestate: Less than 18% dry matter

Storage Odour Potential	Solid or Liquid System	Inside or Outside Livestock Facility	Number referred to in Table 6 (View images below)	Description of permanent manure storages being sited by MDS II, or encroached upon through MDS I application
Very Low	Solid	Inside	V1	Solid, inside, bedded pack (manure accumulates under livestock over time)
		Outside	V2	Solid, outside, covered (cover keeps off precipitation to prevent runoff)
			V3	Solid, outside, no cover, greater than or equal 30% dry matter (manure is dry enough that a flowpath option can be used for runoff control ( <i>Nutrient Management Act, 2002</i> ))
			V4	Solid, outside, no cover, 18% to less than 30% dry matter, with covered liquid runoff storage (manure not dry enough to soak up precipitation, so a liquid runoff storage needed, but it has a permanent, tight cover)
	Liquid	Inside	V5	Liquid, inside, underneath slatted floor (manure is stored under the animals in the barn)
		Outside	V6	Liquid, outside, with a permanent, tight fitting cover (negative pressure tarp, concrete lid, inflatable dome, etc.)
			V7	Liquid, (digestate), outside, no cover (all manure has been treated through anaerobic digestion, or a similar process that reduces odours)

Low	Solid	Outside	L1	Solid, outside, no cover, 18% to less than 30% dry matter, with uncovered liquid runoff storage (manure not dry enough to soak up precipitation, so a liquid low runoff storage needed, but it is uncovered, producing more odour than in V4 above)
	Liquid	Outside	L2	Liquid, outside, with a permanent floating cover (tarps, foam panels, etc.)
Medium	Liquid	Outside	M1	Liquid, outside, no cover, straight-walled storage (usually circular or rectangular concrete, or steel storages)
			M2	Liquid, outside, roof, but with open sides (roof keeps off precipitation, but the open sides allow wind to travel over the manure and carry odours)
High	Liquid	Outside	H1	Liquid, outside, no cover, slope-sided storage (earthen manure storages, but not earthen runoff storages associated with a solid manure storage which are L1 above)

#### MDS I/II Separation Distances for Permanent Manure or Material Storage Types in Table 5

In using Table 6 to determine a value for 'S' - Storage Separation Distance, in some instances it may be necessary to interpolate a value.

For example, you determine the value for Encroachment Base Distance 'F' to be 106 metres. From Table 5, you have determined that the livestock facility uses a storage facility with an odour potential that is considered medium (M1).

Table 6 provides a value for Storage Separation Distance 'S' for an M1 Storage for an Encroachment base Distance 'F' of 100 metres and for an Encroachment Base Distance 'F' of 110 metres, but not for an Encroachment base Distance 'F' of 106 metres. The value of Storage Separation Distance 'S' for an M1 Storage with an Encroachment Base Distance 'F' of 100 metres, is 190 metres. The value of Storage Separation Distance 'S' for an M1 Storage with an Encroachment Base Distance 'F' of 110 metres, is 199 metres. To determine the value of Storage Separation Distance 'S' for an M1 Storage, with an Encroachment Base Distance 'F' of 106 metres interpolate between the numbers 190 and 199. In this example, the value of Storage Separation Distance 'S' for an M1 Storage, with an Encroachment Base Distance 'F' of 106 metres is 195.4 metres. This value should be rounded to the nearest whole number, in this case 195 metres.

When interpolating a value for Storage Separation Distance 'S' do not include any decimal places. Interpolated values with decimal places should be rounded accordingly. For example, if an interpolated value for Storage Separation Distance 'S' is calculated as 202.83 metres, then use a value of 203 metres for Storage Separation Distance 'S'.

In all instances, where Encroachment or Building Base Distance 'F' exceeds 1000 metres, then Storage Separation Distance 'S' will be the same value as 'F'.

**Table 6** MDS I/II Separation Distances for Permanent Manure

Building Base Distance (m) for MDS II ("F"), or Encroachment Base Distance (m) for MDS I ("F")	Storage Separation Distances Based on Relative Odour Potential - Storage Base Distance, "S" (m)			
	Very Low Odour Storages V1 to V7	Low Odour Storages L1 to L2	Medium Odour Storages M1 to M2	High Odour Storages H1
40	40	64	136	232
50	50	74	145	240
60	60	84	154	248
70	70	93	163	256
80	80	103	172	264
90	90	113	181	272
100	100	123	190	280
110	110	132	199	288
120	120	142	208	296
130	130	152	217	304
140	140	162	226	312
150	150	171	235	320
160	160	181	244	328
170	170	191	253	336
180	180	201	262	344
190	190	210	271	352
200	200	220	280	360
210	210	230	289	368
220	220	240	298	376
230	230	249	307	384
240	240	259	316	392
250	250	269	325	400
260	260	279	334	408
270	270	288	343	416
280	280	298	352	424
290	290	308	361	432

<b>Building Base Distance (m) for MDS II ("F"), or Encroachment Base Distance (m) for MDS I ("F")</b>	<b>Storage Separation Distances Based on Relative Odour Potential - Storage Base Distance, "S" (m)</b>			
	<b>Very Low Odour Storages V1 to V7</b>	<b>Low Odour Storages L1 to L2</b>	<b>Medium Odour Storages M1 to M2</b>	<b>High Odour Storages H1</b>
300	300	318	370	440
310	310	327	379	448
320	320	337	388	456
330	330	347	397	464
340	340	357	406	472
350	350	366	415	480
360	360	376	424	488
370	370	386	433	496
380	380	396	442	504
390	390	405	451	512
400	400	415	460	520
420	420	435	478	536
440	440	454	496	552
460	460	474	514	568
480	480	493	532	584
500	500	513	550	600
600	600	610	640	680
800	800	805	820	840
1000	1000	1000	1000	1000
Greater than 1000 m	Storage Base Distance, "S", should be the same as Building Base Distance or Encroachment Base Distance - "F"			