

**COMPRHENSIVE ZONING BY-LAW 10-1699** 

THE CORPORATION OF THE TOWNSHIP OF MACDONALD, MEREDITH & ABERDEEN ADDITIONAL

# **COMPREHENSIVE ZONING BY-LAW # 10-1699**

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## 1. INTERPRETATION

### TITLE

This By-law may be cited as the "Macdonald, Meredith & Aberdeen Additional Zoning By-law"

### **APPLICATION**

This By-law shall apply to and be enforceable with respect to the whole of the Corporation of the Township of Macdonald, Meredith & Aberdeen Additional. For the purposes of this By-law, the definitions and interpretations given herein shall govern unless the context requires otherwise.

### **ZONE SCHEDULE**

The Schedule "A" and Sub-schedules "A1" to "A3" inclusive contained herein are declared to form part of this By-law. Any reference to Schedule "A" throughout this By-law shall also include the Sub-schedules "A1" to "A3" inclusive.

### **ZONE SYMBOLS**

The Zone symbols used on Schedule "A" refer to the use of land, buildings and structures permitted by this By-law in the zone categories. Whenever in this By-law the word "Zone" is used, preceded by any of the symbols, such Zone shall mean any area within the Township of Macdonald, Meredith and Aberdeen Additional delineated on Schedule "A" and designated thereon by the symbol.

#### SPECIAL ZONE SYMBOLS

### **EXCEPTION PROVISION**

Where the Zone symbol designating certain lands, as shown on Schedule "A", is followed by a dash and a number, (for example M1-1), then special provisions in addition to the normal Zone provisions apply to such lands. Such special provisions will be found by reference to the subsection of the Zone Provisions of each zone classification entitles "Exception Provisions". Lands designated in this manner shall be subject to all the restrictions of the zone, except as otherwise provided by the Exception Provisions.

#### **HOLDING PROVISIONS**

When the Zone Symbol designating certain lands, as shown on Schedule "A", is followed by a dash and the letter "H" (for example RR-H), Holding Zone provisions apply to such lands. Holding Zone provisions are specified in Section 5.24 of this By-law.

#### INTERPRETATION OF ZONE BOUNDARIES

Where possible, the extent and boundary of all zones, as delineated on Schedule "A" shall be construed to be lot lines, street lines, centerlines of streets, railway rights-of-ways or boundaries of registered plans.

Where the extent and boundary of any zone, as delineated on Schedule "A" is uncertain the following provisions shall apply:

- a) that where a zone boundary is indicated as passing through undeveloped land, then the location of such boundary shall be determined in accordance with the scale of Schedule "A" at the original scale;
- b) that where a zone boundary is indicated as following the corporate limits of the municipality then such limits shall be the zone boundary.

## LOCATION OF ZONE PROVISIONS

All the Zone Provisions of this By-law which are applicable to a use or activity, and/or a building, structure or excavation shall be provided within the Zone in which such use or activity, and/or building, structure, or excavation is located, unless a specific provision of this By-law provides otherwise.

## **THROUGH LOTS**

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

### INTERPRETATION OF WORDING

For the purposes of this By-law, words used in the present tense include the future; words used in the singular number include the plural and words in the plural include the singular number; the word "shall" is mandatory; the word "may" is permissive; the words "used" and "occupied" shall include the words "arranged" and "designed to be used or occupied".

For the purposes of reference, all buildings, and structures and all uses and activities of, or in relation to, buildings, structures and lots named as uses or activities permitted and classified under the headings of "Residential" and "Non-Residential" may be referred to as Residential and Non-Residential buildings, structures, or uses and activities respectively.

The provisions of this By-law shall be held to be the minimum requirement EXCEPT where the word "maximum" is used, in which case the maximum requirement shall apply.

### **DIMENSIONS**

The dimensions contained in this By-law are in metric units, followed by imperial in brackets. For purposes of interpretation, the metric figure shall govern in all cases. For convenience the standard abbreviations for metric and imperial units have been used in portions of this by-law.

## 2. COMPLIANCE WITH THE BY-LAW

### COMPLIANCE REQUIREMENT

No land, building, structure, lot or premise shall be used or occupied, and no building, or structure, shall be erected, altered, or made, in whole or in part, for any purpose EXCEPT in conformity with the provisions of this By-law.

## **COMPLIANCE WITH OTHER LAWS**

This By-law shall not be effective to reduce or mitigate any restrictions lawfully imposed by a Federal or Provincial or other Government Authority having jurisdiction to impose such restrictions.

## **CONTINUATION OF EXISTING USES**

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

## **BUILDING PERMITS ISSUED**

The provisions of this By-law shall not apply to prevent the erection or use of any building or structure, for a purpose prohibited by this By-law for which a permit has been issued pursuant to Section 8 of the Building Code Act prior to the date of passing of this By-law, so long as the building or structure, when erected, is used and continues to be used for the purposes for which it was erected, provided further that the permit has not been revoked pursuant to Section 6 of the Building Code Act.

## REDUCTION OF REQUIREMENTS

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

### **CHANGE IN SIZE**

No lot shall be changed in area, depth or width, either by the conveyance of land or otherwise, so that the lot coverage exceeds the maximum permitted by this By-law; or, so that the existing or resulting lot area, lot width or yards will be less than the minimum permitted by the provisions of this By-law.

## **CHANGE IN USE**

A use or activity of any land, building, structure or excavation, which, under the provisions of this By-law is not permissible within the Zone in which such land, building or structure, is located, shall not be changed except to a use or activity which is permissible within such Zone.

## **PUBLIC ACQUISITION**

No person shall be deemed to have contravened any provision of this By-law by reason of the fact that any part or parts of any lot has or have been conveyed to or acquired by any Public Authority.

## **DEFINITIONS**

## 3. DEFINITIONS

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

## 3.1 ACCESSORY BUILDING OR STRUCTURE

A detached building or structure that is not used for human habitation and the use of which is customarily incidental and subordinate to a principal use, building or structure and located on the same lot therewith.

## 3.2 ACCESSORY USE

A use customarily incidental and subordinate to, and exclusively devoted to the main use of the lot, building or structure and located on the same lot as such main use.

## 3.3 AGRICULTURE

Land used for the tillage of soil and the growing of vegetables, fruits, grains or other staple crops and includes livestock raising, dairying or woodlots.

## 3.4 ASPHALT PLANT, PORTABLE

## A facility:

- a) 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
- b) which is not a permanent construction, but is designed to be dismantled and moved to another location as required.

## 3.5 ATTIC

Is an unusable or uninhabitable area between the top of the ceiling support and the roof support.

#### 3.6 AUDITORIUM

A building, or part of a building, in which facilities be provided for athletic, civic, educational, political, religious or social purposes and shall include an arena, gymnasium or other similar facility or use.

### 3.7 BASEMENT

Means any area below the first story where at least ½ of the height, from floor to ceiling, is above established grade.

### 3.8 BUFFER STRIP

A planting screen, fence, earth berm or any combination of these features which serves to provide a continuous visual screen between adjoining land uses.

## 3.9 BUILDING

A structure having a roof, supported by columns or walls or supported directly on a foundation and used for the shelter or accommodation of persons, animals or goods.

### 3.10 BUILDING BY-LAW

The Ontario Building Code Act and Regulations passed thereunder as may be amended, replaced or re-enacted from time to time.

## 3.11 BUILDING PERMIT

A building permit issued by the Chief Building Official of the Corporation of the Township of Macdonald, Meredith & Aberdeen Additional.

## 3.12 BUILDING SUPPLY OUTLET

Establishments primarily engaged in retailing building and home improvement materials, lawn and garden equipment and supplies, and nursery and garden products. Such uses may include the following or similar uses;

- a) hardware stores
- b) home care and decorating centers
- c) lawn and garden equipment and supplies stores
- d) nursery stores and gardening centres
- e) paint and wallpaper stores

### 3.13 BULK FUEL STORAGE TANK

A tank for the bulk storage of petroleum, gasoline, diesel or other fuels, oil, gas, propane or flammable liquid or storage merely incidental to some other use of the premises where such tank is located.

## 3.14 BUSINESS, PROFESSIONAL OR ADMINISTRATION OFFICE

A building or part of a building in which one or more persons are employed in the management, direction or conducting of a business or where professionally qualified persons and their staff serve clients or patients who seek advice, consultation or treatment and for the purposes of this By-law may include the administrative offices of a non-profit or charitable organization.

## 3.15 BY-LAW

The Corporation of the Township of Macdonald, Meredith and Aberdeen Additional Zoning By-law,

## 3.16 BY-LAW ENFORCEMENT OFFICER

An Officer or an Employee of the Corporation of the Township of Macdonald, Meredith & Aberdeen Additional for the time being charged with the duty of enforcing the provisions of this By-law of the Corporation.

## **3.17 CABIN**

A cabin for sleep that is not a cottage, but shall not include facilities for the cooking or preparation of food.

### 3.18 CABIN-PRIVATE SLEEPING

A private, non-commercial cabin for sleeping that is not a cottage, but shall not include facilities for cooking or preparation of food.

### 3.19 CARPORT

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 per cent of the total perimeter, which shall include the main wall of the dwelling house to which such carport is attached, open and unobstructed.

### 3.20 CARTAGE OR TRANSPORT DEPOT

A building, structure or place where trucks or tractor trailers are rented, leased, kept for hire, or stored or parked for remuneration, or from which trucks or transports, stored or parked on the property, are dispatched for hire as common carriers, and which may include a bonded warehouse.

## 3.21 CELLAR

That portion of a building between two floor levels which is partly or wholly underground and which has more than one-half of its height, from finished floor to the underside of the floor joists of the storey next above, below the average finished grade level adjacent the exterior walls of the building.

#### 3.22 CEMETERY

Land that is set apart or used as a place for the internment of the dead or in which human bodies have been buried, within the meaning of The Cemeteries Act, as amended.

## 3.23 CHIEF BUILDING OFFICIAL

The officer employed by the Corporation of the Township of Macdonald, Meredith and Aberdeen Additional as is appointed under the Building By-law and shall include any inspector likewise appointed.

## 3.24 CONTRACTOR'S YARD

A yard of any general contractor where equipment and materials are stored or where a contractor performs shop or assemble work, but does not include any other yard or establishment otherwise defined or classified herein.

## 3.25 COMMERCIAL USE

The use of land or buildings for the purpose of buying and/or selling commodities and supplying services.

### 3.26 COMMUNITY CENTRE

Any tract of land, or building or buildings or any part of any building used for community recreational and/or social activities whether used for commercial purposes or not, the control of which is vested in the Municipality, a local board or agent thereof, including any building, structure or facility established as a Community Recreation Centre within the meaning of The Community Centers Act.

### 3.27 CONVENIENCE STORE

A store for the sale of goods and confections of a convenience nature such as groceries, snack foods, non-prescription medicines, small household utensils and similar goods for domestic use and consumption having an area of less than 200 square meters.

## 3.28 CORPORATION

The Corporation of the Township of Macdonald, Meredith and Aberdeen Additional.

#### 3.29 COUNCIL

The Municipal Council of the Corporation of the Township of Macdonald, Meredith and Aberdeen Additional.

### 3.30 CRAFT SHOP

A building or part of a building where crafts, souvenirs and other similar items are offered or kept for sale at retail to the general public.

### 3.31 CUSTOM WORKSHOP

A building or part of a building used by a trade, craft or guild for the manufacture in small quantities of made-to-measure clothing or articles including the sale of such products at retail, and, for the purpose of this Bylaw shall include woodworking, furniture manufacturing or upholstering but does not include a machine shop.

### 3.32 DAY CARE FACILITIES

Establishments primarily engaged in providing regular group care to 5 or more children for a fee.

## 3.33 DEVELOPMENT

The construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, or the layout and establishment of a commercial parking lot.

### 3.34 DWELLING UNIT

A single, or series of rooms of complementary use for human habitation, which is located in a building in which food preparation, eating, living, sleeping and sanitary facilities are provided primarily for the exclusive use of the occupants thereof. Such rooms shall have a private entrance directly from outside the building or from a common hallway inside the building, in which all occupants have access to all of the habitable areas and facilities of the unit. This unit shall be occupied and used, or be capable of being occupied and used as a single and independent housekeeping establishment. This does not include a mobile home of recreational trailer.

## 3.35 DWELLING UNIT, ACCESSORY

A single-unit dwelling where such dwelling is ancillary to a permitted non-residential use and is occupied by the owner, operator, manager, caretaker, watchman or other similar person, as are employed on the lot on which such dwelling is located.

## 3.36 DWELLING UNIT, DUPLEX

The whole of a dwelling house that is divided horizontally onto two separate dwelling units each of which has an independent entrance either directly from the outside or through a common corridor.



## 3.37 DWELLING UNIT, SEASONAL

A dwelling containing only one dwelling unit used as an occasional resort for recreation, rest and/or relaxation, but not occupied continuously or as a principal or permanent residence, but does not include a mobile home or recreational trailer.

## 3.38 DWELLING UNIT, SINGLE DETACHED

A dwelling containing one dwelling unit.

# 3.39 DWELLING UNIT, SEMI-DETACHED

A building that is divided vertically into two dwelling units each of which has an independent entrance either directly or through a common vestibule.



# 3.40 DWELLING UNIT, TRIPLEX

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

# 3.41 DWELLING UNIT, APARTMENT

A building containing 4 or more dwelling units for which access is obtained through a common outside entrance and through a common corridor or hallway from the inside. One entrance to the dwelling unit may also be private, so long as the second entrance is to a common hallway or corridor.

## 3.42 EATING ESTABLISHMENT

A building or part of a building where food is offered for sale or sold to the public for immediate consumption and includes a restaurant, dining room,

café, cafeteria, ice cream parlour, tea or lunch room, dairy bar, coffee shop, snack bar or refreshment room or stand; but does not include a boarding or lodging home.

# 3.43 EQUIPMENT SALES, RENTAL AND REPAIR ESTABLISHMENT

A building or part of a building, structure or yard in which articles, machinery and equipment, including heavy machinery and equipment, are serviced or repaired, and maybe offered or kept for rent, lease or hire under agreement for compensation.

## 3.44 ESTABLISHED BUILDING LINE

The average setback from the street line of existing buildings on one side of one block where more than one-half of the frontage of the said block has been built upon.

## 3.45 EXISTING

In existence on the date of passing of this By-law.

#### 3.46 FARM

Land used for the tillage of soil and the growing of vegetables, fruits, grains or other staple crops and includes livestock raising, dairying or woodlots. "Farm" shall include a single dwelling unit and buildings and structures which are incidental to the operation of the farm.

## 3.47 FARM, INTENSIVE

Land used to provide the shelter requirements of pig farms of more than 50 sows or 800 feeders per year; farms where fur-bearing animals are raised; cattle feedlot facilities of more than 300 feeders per year; sheep feedlot facilities of more than 1,200 feeders per year; all dairy operations; specialized manure storage facilities such as lagoons or holding pits for any animal husbandry operation and mushroom farms. "Farm, Intensive", shall include a single-family dwelling house and buildings and structures which are incidental to the operation of the farm.

## 3.48 FARM, SPECIALIZED

Any land on which the predominant economic activity consists of raising chickens, turkeys, or other fowl, the raising of fur bearing animals, the raising of swine, goats, horses or cattle on feed lots, the raising or boarding of dogs or cats or the growing of mushrooms

#### 3.49 FLOOD PLAIN

The area, usually lowlands, adjoining the channel of a river, stream or watercourse which has been or may be covered by flood water during a regional flood or a one-in-one-hundred year flood.

## 3.50 FLOOR AREA, GROSS

Sum of the areas of each floor at or above established grade, measured between the exterior faces of the exterior walls, excluding cellars, or any space used for loading, parking and storage of mechanical equipment.

## 3.51 FRATERNAL LODGE

A building or part of a building used for the purposes of a club, society or association organized and operated on a non-profit basis exclusively for social welfare, civic improvement, pleasure or recreation or for any other similar purposes.

## 3.52 GARAGE, PRIVATE

Means a detached or attached accessory building which is designed, intended or used for the sheltering of private passenger motor vehicles and storage of household equipment incidental to the residential occupancy, which is fully enclosed and not open, which excludes a carport, porte cochere or other open shelter, and in which no services for gain or hire are rendered

## 3.53 GARAGE, PUBLIC

Means a building or part thereof, designed or used for servicing, cleaning, repairing, equipping, hiring, selling or storing motor driven vehicles but does not include a private garage, an automobile service station, an automobile washing establishment, or an automobile body shop.

### 3.54 GARDEN AND NURSERY SALES AND SUPPLY ESTABLISHMENT

A building or part of a building and land adjacent thereto for growing or displaying of flowers, fruits, vegetables, plants, shrubs, trees, or similar vegetation which is sold to the public at retail and shall also include the sale of such goods, products and equipment as are normally associated with gardening or landscaping.

## 3.55 HEIGHT AND HEIGHT OF BUILDING

The vertical distance measured between the finished grade at the front of the building.

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

## 3.56 HIGHWAY

A highway within the meaning of The Municipal Act, as amended, and the Highway Traffic Act, as amended.

# 3.57 HIGHWAY, PROVINCIAL

A street or road under the jurisdiction of either the Ministry of Transportation of the Corporation of the Township of Macdonald, Meredith and Aberdeen Additional designated as a Provincial Highway on Schedule "A".

## 3.58 HOME OCCUPATION

Any occupation which is carried on, in accordance with the provision as set out below;

- a) A home occupation shall be permitted in any zone where a dwelling unit is a permitted use, provided the home occupation is in accordance with the requirements stated below
- b) The home occupation shall only be undertaken by a person or persons occupying the dwelling unit, although a maximum of one additional person not a resident on the property may be employed in the home occupation.

Moreover, a home occupation shall immediately cease to exist if there is not at least one person resident in the dwelling unit who is engaged in the home occupation.

- c) There shall be no display of goods, or advertising. Other than an unilluminated sign not over 0.4 square meters (4.3 square feet) in area to indicate to persons outside that any part of the dwelling unit or lot is being used for a purpose other than residential.
- d) A home occupation shall be clearly secondary to the main residential use and shall not change the residential character of the dwelling unit

not create or become a public nuisance, in particular, in regard to noise, odour, traffic or parking.

e) A home occupation shall not interfere with television or radio reception of others in adjacent buildings or structures.

- f) Not more than 30 percent (30%) of the gross floor area of the dwelling unit shall be used for the home occupation use where such home occupation is undertaken within the principal residence, or a maximum of 50 square meters (538.21 square feet) for a home occupation in an accessory building.
- g) A professional office occupied by not more than one professional person who is resident in the dwelling house shall be permitted as a home occupation.
- h) A medical clinic utilized or occupied by more than one member of the medical profession, private hospital nursing home, eating establishment or veterinary clinic, shall not be considered as a home occupation.
- i) No mechanical or other equipment shall be used except that which is customarily employed for household purposes or for use by a professional person in an office or medical clinic.
- j) There shall be no outside animal enclosures, such as kennels or animal pens, external storage of goods or materials.
- k) There shall be no exterior storage of goods or materials
- Sawmills and ancillary exterior storage shall be allowed as a home occupation in the Agricultural (AG), Resource Area (RA) and Rural (RU) zones.

### 3.59 HUNT CAMP

A building or structure consisting of one or more rooms which is at least partially furnished and may include facilities for the preparation of food and overnight accommodation, on a temporary basis, for use during the hunting and fishing seasons only, but shall not include any other use or establishment as may otherwise be defined or classified in this By-law.

### 3.60 INDUSTRIAL USE

The use of land, buildings, or structures primarily for manufacturing, processing of goods, or raw materials, warehousing and bulk storage of goods and repair and servicing of goods including transportation terminals.

### 3.61 INSTITUTIONAL USE

Use of land, buildings or structures for governmental, religious, educational, charitable or hospital purposes and involving activities and operations which are carried on for some public or social purpose and not for profit.

## 3.62 KENNEL

A building or structure where more than two dogs are kept, bred or boarded commercially.

#### 3.63 LANDSCAPED OPEN SPACE

The area landscaped is calculated as the percentage of the total property which is covered by landscaped materials such as, grass, trees, shrubs, flowers, etc.

### 3.64 LIBRARY

A public library within the meaning of The Public Libraries Act, as amended.

# 3.65 LIGHT MANUFACTURING, PROCESS, ASSEMBLING OR FABRICATING PLANTS

Only those establishments primarily engaged in the manufacture, processing, or other treatment of:

- a) textiles
- b) clothing
- c) fabricated metal products
- d) woodworking and cabinetry shop
- e) brushes, pens, lamps, signs, and other light wares manufactures
- f) ceramics
- g) glass products
- h) paper
- i) cardboard

## 3.66 LIQUOR LICENSED PREMISES

Any building, structure or premises licensed under The Liquor License Board of Ontario.

### 3.67 LOT

Means land under one ownership, other than a road

### 3.68 LOT AREA

The total horizontal area bounded by the lot lines of a lot.

## 3.69 LOT, CORNER

- a) A lot located at the intersection of, and abutting upon, two streets where the angle of the intersection does not exceed 135 degrees; or
- b) A lot located on the curve of a street where the angle of intersection of the projecting tangents of the street line do not exceed 135 degrees. The corner of the lot is deemed to be the center point of the arc.

## 3.70 LOT COVERAGE

Means that part or percentage of a lot covered by any buildings or structures. Decks shall not be included when calculating the maximum lot coverage.

### 3.71 LOT DEPTH

The distance measured from the midpoint of the front lot line to the midpoint of a rear lot line, or in the case of a triangular log, between the midpoint of the front lot line to the apex of the triangle formed by the intersection of the side lot lines.

## 3.72 LOT FRONTAGE

The horizontal distance between the side lot lines of a lot, measured along a line perpendicular to the side lot lines, a distance of 6m from the front lot line.

## 3.73 LOT, INTERIOR

Means any lot that abuts a Street, but is not a corner lot or through lot...

### 3.74 LOT LINE

Means any boundary of a lot or the vertical projection thereof.

# 3.75 LOT LINE, FRONT

The lot line that divides the lot from a public Street, provided that in the case of a corner lot, the shorter lot line that abuts a public Street shall be deemed to be the front lot line.

## 3.76 LOT LINE, REAR

The lot line farthest from and opposite to the front lot line.

## 3.77 LOT LINE, SIDE

A lot line other than a front or rear lot line.

## 3.78 LOT, THROUGH

A lot bounded on two opposite sides by streets.

# 3.79 MAINTENANCE DEPOT; MUNICIPAL, DISTRICT OR PROVINCIAL

Shall mean any land, building or structure owned by the Corporation of the Township of Macdonald, Meredith and Aberdeen Additional or the Province of Ontario used for the storage, maintenance or repair of equipment, machinery or motor vehicles used in connection with civic works and shall include a public works yard.

### 3.80 MARINA

An establishment located on the shore of a body of water which provides docking and/or mooring space and structures for all types of marine pleasure crafts and may include electricity, water and sewer services for these crafts as well as fueling facilities. Such an establishment may also include those services and structures related to in-water and dry storage of marine pleasure crafts and the sale, service and repair of such crafts. Further commercial functions related to the boating public, which are accessory and subordinate to the use of the site as a boating facility, would be permitted as well as personal service establishments such as showers, washrooms and laundries which provide for the comfort and convenience of the boating public.

#### 3.81 MARINE DEALERSHIP

Any building, lot or structure where boats and marine equipment are kept for sale at retail and may include the servicing of boats and marine equipment.

### 3.82 MOBILE HOME

Means a dwelling unit that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer, tent trailer, or recreational vehicle.

#### **3.83 MOTEL**

An establishment which consists of one or more than one building containing more than one rental unit for the purpose of catering to the traveling public, by furnishing sleeping accommodation with or without meals, may include permanent staff accommodation and may or may not be licensed under the Liquor License Act.

## 3.84 MOTOR VEHICLE

A motor vehicle within the meaning of The Highway Traffic Act, as amended.

## 3.85 MOTOR VEHICLE, COMMERCIAL

A commercial motor vehicle within the meaning of the Highway Traffic Act, as amended

## 3.86 MOTOR VEHICLE, DERELICT

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.

## 3.87 MOTOR VEHICLE BODY SHOP

A building or part thereof designed or used for the painting, rebuilding and reconditioning of vehicles.

## 3.88 MOTOR VEHICLE DEALERSHIP

A building or structure where a licensed dealer displays new or used motor vehicles for sale or rent in conjunction with which there may be a motor vehicle repair garage, a motor vehicle service station, a motor vehicle fuel establishment or a motor vehicle body shop.

## 3.89 MOTOR VEHICLE FUEL & SERVICE STATION

Establishments primarily engaged in retailing propane and automotive fuels, which can be combined with the retail sale of a limited line of merchandise.

Exclusion-Bulk fuel storage and distribution centers

## 3.90 MOTOR VEHICLE REPAIR GARAGE

A building or structure where the services performed or executed on motor vehicles for compensation and major and minor mechanical repairs or similar use and in conjunction with which there may be a towing service, a motor vehicle service station and motor vehicle rentals for the convenience of the customer while the motor vehicle is being repaired

## 3.91 MOTOR VEHICLE WASH

A building or structure containing facilities for washing motor vehicles for profit or gain either using production line methods and mechanical devices or by a self-service operation, and for the purpose of this By-law may include a motor vehicle gasoline bar.

## 3.92 NON-CONFORMING

The use or activity in respect of any land, building or structure which does not comply with the permitted uses or activities, provisions or requirements of this By-law for the zone in which such land, building or structure is located.

## 3.93 NON-RESIDENTIAL USE

A building, structure or use designed, intended or used for purposes other than those of a dwelling.

## 3.94 NOXIOUS

When used with reference to any use or activity in respect of any land, building or structure or a use or activity which, from its nature or from the manner of carrying on same, creates or is liable to create, by reason of destructive gas or fumes, dust, objectionable odour, noise or vibration or unsightly storage of goods, wares, merchandise, salvage, machinery parts, junk, waste or other material, a condition which may become hazardous or injurious as regards to health or safety or which prejudices the character of the surrounding area or interferes with or may interfere with the normal enjoyment of any use or activity in respect of any land, building or structure.

## 3.95 PARKING AREA

An area provided for the parking of motor vehicles and may include aisles, parking spaces, pedestrian walkways, and related ingress and egress lanes, but shall not include any part of a public street.

## 3.96 PARKING LOT

Any parking area other than a parking area accessory to a permitted use.

#### 3.97 PARKING SPACE

An area, exclusive of any aisles, ingress or egress lanes, for the parking or storage of motor vehicles and may include a private garage.

## 3.98 PLACE OF WORSHIP

A building dedicated to religious worship and includes a church, synagogue or assembly hall and may include such accessory uses as a nursery school, a school of religious education, convent, monastery or parish hall.

## 3.99 PRINCIPAL OR MAIN BUILDING

The building in which is carried on the principal purpose for which the building lot is used.

### 3.100 PRIVATE CLUB

A building or part of a building used for the purposes of a non-profit, non-commercial organization which includes social, cultural, athletic or recreational activities

## 3.101 PORTABLE PROCESSING PLANT

Equipment for the crushing, screening or washing of sand and gravel aggregate materials, but not including a concrete batching plant or an asphalt plan, which equipment is capable of being readily drawn or readily propelled by a motor vehicle and which equipment is not considered affixed to the site.

## 3.102 PUBLIC AUTHORITY

Federal, Provincial, District or Municipal agencies, and includes any commission, board, authority or department established by such agency.

### **3.103 QUARRY**

A place where consolidated rock has been or is being removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes, but does not include a wayside quarry or open pit metal mine as defined in this By-law.

## 3.104 RECREATIONAL VEHICLE DEALERSHIP

A building or structure where a licensed dealer displays new recreational vehicles, including motorcycles, all terrain vehicles and snowmobiles, for sale or rent in conjunction with which there may be a recreational vehicle repair garage and gasoline bar.

## 3.105 RESIDENTIAL USE

The use of a building or a part or parts of a building as a private dwelling.

## 3.106 RESIDENTIAL USE, SEASONAL

A dwelling containing only one unit, which is used for intermittent residential occupancy for the enjoyment of the surrounding natural environment that is not used for continuous habitation or as a permanent residence.

### 3.107 RESORT ESTABLISHMENT

A tourist establishment that operates throughout all or part of the year and that has facilities for serving meals and furnishes equipment, supplies or services to persons in connection with angling, hunting, camping or recreational purposes.

## 3.108 RETAIL COMMERCIAL ESTABLISHMENT

A building or part of building, in which goods, wares, merchandise, substances, articles or services are offered or kept for sale at retail or on a rental basis.

## 3.109 RIGHT-OF-WAY, PRIVATE

A private road which affords access to abutting lots and does not include a lane, street, road or highway as herein defined.

## 3.110 ROAD

Shall have the same meaning attributed to it in the definition of street.

## 3.111 SALVAGE YARD

A place where goods, wares, merchandise, articles or things are processed for further use and where such goods, wares, merchandise, articles or things are stored wholly or partly in the open and may include a junk yard, a scrap metal yard and a motor vehicle wrecking yard or premises.

## 3.112 SATELLITE SIGNAL BROADCAST OR RECEIVING DISH

Any device used or intended to be used to send or receive signals to or from satellites.

### 3.113 SAW AND/OR PLANING MILL

A building, structure or area where timber is cut or milled, and temporarily stored either to finished lumber, or as an intermediary step and may include facilities for the kiln drying of lumber.

## 3.114 SCHOOL, PUBLIC, SEPARATE

A school under the jurisdiction of a Board as defined under the Ministry of Education.

## 3.115 SERVICE SHOP

A building or part of a building, not otherwise defined or classified herein, and whether conducted in conjunction with a retail store or not, for the servicing or repairing of articles, goods or materials other than heavy machinery or equipment, or motor vehicles.

## 3.116 SERVICE SHOP, PERSONAL

A building or part of a building in which persons are employed in furnishing services and otherwise administering to the individual and personal needs of persons, such as a barber shop, hairstyling establishment or other similar services.

#### 3.117 SETBACK

The horizontal distance from the property line, measured at right angles to the street, to the nearest part of any building or structure or excavation on the adjacent lot.

### 3.118 SIGHT TRIANGLE

The triangular space formed on a corner lot by the street lines and a line drawn in from a point in one street line to a point in the other street line, each such point being 9.0 meters (30 feet) measured along the street line from the point of intersection of the street lines. Where the two street lines do not intersect at a point, the point of intersection of the street lines shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangents to the street lines.

### 3.119 **STOREY**

A horizontal division of a building from a floor to the ceiling, excluding a basement, cellar, attic, crawl space, or other area that is for all intents and purposes, unusable by virtue of its inaccessibility.

## 3.120 STOREY, FIRST

Means the storey with a finished floor level situated closer to the established grade than that of any other such storey in the same building.

## 3.121 STREET OR ROAD

A highway as defined by The Municipal Act, as amended, and The Highway Traffic Act, as amended, which affords the principal means of access to abutting lots and does not include a lane or private right-of-way as defined in this By-law.

# 3.122 STREET OR ROAD, TOWNSHIP

A street or road under the jurisdiction of the Corporation of the Township of Macdonald, Meredith and Aberdeen Additional.

## 3.123 STREET ACCESS

When referring to a lot, that such lot has a lot line or portion thereof which is also a street line.

# 3.124 STREET, IMPROVED PUBLIC

A street or road under the jurisdiction of the Province of Ontario, the District of Algoma or the Corporation of the Township of Macdonald, Meredith and Aberdeen Additional which is maintained so as to allow normal vehicular access to adjacent properties throughout all season of the year

## 3.125 STREET LINE

The limit of the street or road allowance and is the dividing line between a lot or block and street or road.

### 3.126 STRUCTURE

Anything constructed or erected, the use of which requires location of the ground, or attached to something having location of the ground.

## 3.127 TOURIST ESTABLISHMENT

Any premises operated to provide sleeping accommodation for the traveling public or sleeping accommodation for the use of the public engaging in recreational activities, and includes the services and facilities in connection with which sleeping accommodation is provided, but does not include:

- a) A camp operated by a charitable corporation approved under The Charitable Institutions Act, as amended;
- b) A summer camp within the meaning of the regulations made under the Public Health Act, as amended; or
- c) A club owned by its own members and operated without profit or gain.

## 3.128 TRAILER

Any vehicle so constructed as to be suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the said motor vehicle and capable of being used for temporary living, sleeping or eating accommodation or the transport of a boat, tent or materials, notwithstanding that such vehicle is jacked up or that its running gear is removed.

## 3.129 USE

When used as a noun, the purpose for which a lot or building or structure, or any combination thereof, is designed, arranged, occupied or maintained and when used as a verb, "USED" shall have a corresponding meaning.

## 3.130 VEHICLE

An automobile, all terrain vehicle, snowmobile, motorcycle, motor assisted bicycle, traction engine, farm tractor, road-building machine, self-propelled implement of husbandry, and any other vehicle propelled or driven other than by muscular power, but not including a railroad car or other motor vehicle running upon rails.

## 3.131 WAREHOUSE

A building or part of a building which is used for the storage and distribution of goods, wares, merchandise, substances, articles or things, and may include facilities for a wholesale or retail commercial outlet, but shall not include a cartage or transport depot.

## 3.132 WASTE DISPOSAL AREA

Municipal Operation only.

## 3.133 WATERCOURSE

A body of water or a natural channel for a perennial or intermittent stream of water.

## 3.134 WATER FRONTAGE

The boundary between the water and land fronting on and providing access to a watercourse.

## 3.135 WAYSIDE PIT, QUARRY

A temporary pit or quarry opened and used by a public road authority, or their agents, solely for the purpose of road construction or an associated road project or contract, as provided for in the Aggregate Resources Act, as amended.

## 3.136 WELL

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

## 3.137 WHOLESALE ESTABLISHMENT

The use of land or the occupancy of a building and/or structure, for the purposes of selling, and/or offering for sale, goods, wares and/or merchandise on a wholesale basis, and includes the storage or warehousing of those goods, wares, and/or merchandise.

## 3.138 YARD

A space, appurtenant to a building or structure, located on the same lot as the building or structure, 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 the By-law.

## 3.139 YARD, FRONT

A yard extending across the full width of the lot between the front lot line of the lot and the nearest part of any building or structure on the lot, the nearest outside storage use on the lot, or edge or rim of an excavation on the lot.

## 3.140 YARD, FRONT DEPTH

The least horizontal dimension between the front lot line of the lot and the nearest part of any building or structure on the lot, or the nearest outside storage use on the lot, or the edge or rim of an excavation on the lot.

## **3.141** YARD, REAR

A yard extending across the full width of the lot between the rear lot line of the lot and the nearest part of any building or structure on the lot, or the nearest outside storage use on the lot, or the edge or rim on an excavation on the lot.

## 3.142 YARD, REAR DEPTH

The least horizontal dimension between the rear lot line of the lot and the nearest part of any building or structure on the lot, or the nearest outside storage use on the lot, or the edge or rim of an excavation on the lot.

## 3.143 YARD, REQUIRED

The minimum yard required by the provision of this By-law.

## **3.144** YARD, SIDE

A yard extending from the required front yard to the required rear yard and from the side lot line of the lot to the nearest part of any building or structure on the lot, or the nearest outside storage use on the lot, or the edge or rim of an excavation on the lot.

## 3.145 YARD, EXTERIOR SIDE

A side yard immediately adjoining a public street.

## 3.146 YARD, INTERIOR SIDE

A side yard other than an exterior side yard.

## 3.147 ZONE PROVISIONS

The permissible uses, the minimum area and dimensions of lots, the minimum dimensions of yards, the maximum lot coverage, the minimum setback, gross floor area, the minimum landscaped open space, the maximum height of buildings, minimum parking requirements and all other Zone provisions as set out within the Ordinance for the respective Zones.

# 4. ADMINISTRATION, ENFORCEMENT AND ENACTMENT

## 4.1 ADMINISTRATION AND ENFORCEMENT

This By-law shall be administered and enforced by the By-law Enforcement Officer or such other person or persons as may be appointed for such purpose by the Council from time to time.

## 4.2 BUILDING AND OTHER PERMITS

Notwithstanding the provisions of the Ontario Building Code Act and the Regulations passed thereunder, or any other By-law of the Corporation, no building permit or occupancy permit shall be issued where the proposed building, structure or excavation or where the proposed use or activity would be in violation of any of the provisions of this By-law.

Notwithstanding the generality of the above noted provisions, where the approval of another agent or authority is required, this shall mean that the written approval of such agent or authority shall be obtained by the applicant and submitted to the Chief Building Official at such time as an application is made for a building permit.

## 4.3 OCCUPANCY OF UNCOMPLETED DWELLING HOUSES

No dwelling house shall be used for human habitation until the Ontario Building Code Act and the Regulations passed thereunder have been complied with, and in any event not before the main side walls and roof have been erected, the external siding and roofing completed, and kitchen, heating and sanitary conveniences have been installed and rendered useable, safe and fit for human habitation.

# 4.4 BUILDINGS OR STRUCTURES TO BE MOVED

In all zones, (no) building or structure, residential or otherwise, normally requiring a building permit for construction, shall be moved within the area affected provided that all permits from approving authorities have been acquired.

## 4.5 CERTIFICATE OF OCCUPANCY

At the request of an owner, or owner's agent, of a specified property, a Certificate of Occupancy may be issued by the Chief Building Official to the effect that a proposed use or activity on the specified property complies with this By-law.

## 4.6 INSPECTION

The By-law Enforcement Officer, or any Officer or employee of the Corporation acting under the direction of Council, is hereby authorized to enter, at all reasonable hours, upon any property or premises for the purpose of carrying out his/her duties under this By-law.

## 4.7 VIOLATION AND PENALTIES

Every person who contravenes any provision of this by-law is guilty of an offence, and upon conviction is liable of a penalty in accordance with the provisions of the Provincial Offences Act, as amended.

## 4.8 CONTRAVENTION-RESTRAINED BY ACTION

In the case where any building or structure is to be erected, altered, reconstructed, extended, or part thereof is to be used, or any lot is to be used, in contravention of any requirement of this By-law, such contravention may be restrained by action at the insistence of any ratepayer or of the Corporation, pursuant to the provisions of the Municipal Act, as amended.

## 4.9 VALIDITY

If any section, clause or provision of this By-law, including anything contained on Schedule "A" or any of the sub schedules 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 including anything contained on Schedule A", so declared to be invalid. It is hereby declared to be the intention that all the remaining sections, clauses or provisions, including anything contained on Schedule "A" of this By-law, shall remain in full force and effect until repealed, notwithstanding that one or more provisions thereof shall have been declared to be invalid.

## 4.10 ZONE SCHEDULE

The provisions of this By-law shall apply to all lands within the limits of the Corporation of the Township of Macdonald, Meredith and Aberdeen Additional. For the purposes of this By-law such lands are divided into various Zones which are delineated on Schedule "A" attached hereto and forming part of this By-law.

## 4.11 REPEAL OF OTHER ZONING BY-LAWS

All Zoning By-laws which serve to regulate the use of land and the character, location and use of buildings, and structures within the Township of Macdonald, Meredith and Aberdeen Additional are hereby repealed in their entirety so as to give effect to the provisions of this By-law and the provisions of this By-law shall hereafter govern.

## 4.12 ENACTMENT

All By-laws passed Pursuant to Section 34 of the Planning Act or a predecessor thereof, which affect land in the Township of Macdonald, Meredith & Aberdeen Additional insofar as they are inconsistent with this By-law, are hereby repealed but, subject to the foregoing, such By-laws shall remain in full force and effect.

# 5. GENERAL ZONE PROVISIONS (PERMITTED USES DEFINED)

# 5.1 ACCESSORY BUILDINGS, STRUCTURES AND USES

**5.1.1** A use or structure on the same lot, of a nature customarily incidental and subordinate to the principal use or structure.

## 5.2 RELATION TO STREET

## 5.2.1 Residential Zones

An accessory building or structure, which is not part of the principal or main building on the lot, shall not be erected closer to the street line than the principal or main building on the lot and shall further be erected in conformity with the yard and setback requirements of the respective Residential Zone, except as may otherwise be provided for herein.

## 5.2.2 Non-Residential Zones

No accessory building or structure shall be erected closer to the street line than the minimum required yard and setback requirements of the respective non-residential Zone, and further, shall not be erected closer than 1.0 meter (3.28 feet) to an interior side or rear lot line, or where there is an adjacent Residential Zone, no closer than 3.0 meters (10 feet), except as may otherwise be provided for herein. Notwithstanding the foregoing, a gatehouse or information kiosk or other similar accessory structure shall be permitted within a required front or side yard or within the area between the street line and the required setback.

# 5.3 RELATION TO PRINCIPAL OR MAIN BUILDING

Except as may otherwise be provided herein, any accessory building or structure, which is not part of the principal or main building shall not be erected closer than 2.0 meters(6.5 feet) to the principal or main building.

# 5.4 RELATION TO SIDE AND REAR LOT LINES

Except as may otherwise be provided herein, any accessory building or structure, which is not part of the principal or main building, shall not be erected closer than:

- a. 1.2 meters (4 feet) from a side lot line in all Residential Zones;
- b. 3.0 meters (10 feet) from a side lot line in all Non-Residential Zones;
- c. 3.0 meters (10 feet) from a rear lot line in all Zones.

However, in the case of a lot which abuts a navigable waterway, any accessory building or structure shall be erected in accordance with the front yard depth requirement applicable to the main or principal building on the lot.

## 5.5 LOT COVERAGE AND HEIGHTS

## 5.5.1 Residential Zones

The total lot coverage of all accessory buildings and structures, except swimming pools, shall not exceed five per cent (5%) of the lot area, and the height of any accessory building or structure shall not exceed 5.0 meters (15 feet).

## 5.5.2 Non-Residential Zones

The total lot coverage of all accessory buildings or structures shall not exceed ten percent (10%) of the lot area, nor shall the height of any accessory building of structure exceed the height restriction of the Zone category.

## 5.6 ACCESSORY STRUCTURE ENCROACHMENTS

Notwithstanding the yard and setback provisions of this By-law, to the contrary, drop awnings, flag poles, garden trellises, retaining walls, heat pumps or other mechanized building service equipment, fences, signs or similar uses which comply with the licensing and/or regulatory By-laws of the Corporation, shall be permitted in any required yard or in the area between the street line and the required setback. Notwithstanding the yard and setback provisions of this By-law, to the contrary, clothes poles shall be permitted in any interior side yard or rear yard.

### 5.7 FIRE ESCAPES

Notwithstanding the yard and setback provisions of this By-law to the contrary, unenclosed fire escapes may project into any required yard a maximum distance of 1.2 meters (3 feet).

### 5.8 ORNAMENTAL STRUCTURES

Notwithstanding the yard and setback provisions of this By-law to the contrary, sills, chimneys, cornices, eaves, gutters, parapets, pilasters, or other ornamental structures may project into any required yard or the area between the street line and the required setback a maximum distance of 0.6 meters (2 feet).

## 5.9 SWIMMING POOLS

Notwithstanding the yard provisions of this By-law to the contrary, an outdoor swimming pool shall only be permitted within the rear yard of a lot and shall be within a swimming pool enclosure. Such outdoor swimming pool enclosure shall not be located within 1.2 meters (4 feet) of the rear or interior side lot lines In the case of a corner lot, such outdoor swimming pool, or pool enclosure, shall conform to the minimum exterior side yard requirement of the main or principal building on the lot. The maximum area covered by an outdoor swimming pool shall not exceed 15 percent (15 %) of the total lot area. For the purposes of this Subsection, "pool enclosure" shall mean a fence, wall or outdoor swimming pool designed to restrict access thereto.

# 5.10 ENCLOSED PORCHES, BALCONIES, STEPS OR PATIOS

Notwithstanding the yard and setback provisions of this By-law to the contrary, unenclosed porches, balconies, steps and patios, covered or uncovered, may project into any required yard, but not closer than 1.2 meters (4 feet) to any lot line, provided that in the case of porches, steps or patios such uses are not more than 1.8 meters (6 feet) above grade.

# 5.11 TEMPORARY BUILDINGS AND STRUCTURES FOR CONSTRUCTION USES

A tool shed, construction trailer, scaffold or other building or structure incidental to construction is permitted in all Zones within the Corporation of the lot where construction is being undertaken and only for so long as it is necessary for the work in progress and until the work is completed or abandoned. For the purpose of this By-law "abandoned" shall mean the failure to proceed expeditiously with the construction of work.

## 5.12 OUTSIDE STORAGE AS AN ACCESSORY USE

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

# 5.13 HEIGHT EXCEPTIONS FOR ACCESSORY BUILDINGS AND STRUCTURES

Notwithstanding the height provisions herein contained, nothing in this Bylaw shall apply to prevent the erection, alteration, or use of the following buildings or structures provided the principal use is a use permitted within the Zone in which it is located, namely: a church spire, a belfry, a flag pole, a clock tower, a chimney, a water tank, a windmill, a communications tower or antenna less than 60.0 meters (196.86 feet) in height above average ground level, air conditioner duct, grain elevator, a barn or silo, incidental equipment associated with internal building equipment.

## 5.14 BOAT HOUSE, PUMPHOUSE OR DOCK

Notwithstanding any other provisions of this By-law to the contrary, a permitted boat house, a permitted pump house or a permitted dock may be erected and used in the front or exterior side yard of a lot fronting on a navigable waterway, and no front or exterior side yard shall be required, provided such accessory buildings or structures are located no closer than 3 meters (10 feet) to the side lot line or the projection thereof.

## 5.15 PRIVATE SLEEPING CABIN ON NAVIGABLE WATERWAY

Notwithstanding any other provision of this By-law to the contrary, on a lot which abuts a navigable waterway, other than a lot in the Village Residential 1 (VR1) Zone and the Village Residential 2 (VR2) Zone, one (1) private sleeping cabin, as herein defined, may be erected, provided such private cabin is accessory to a permitted seasonal dwelling house on the lot; has a maximum total floor area of 12 square meters (129 square feet) and complies with the minimum yard and setback requirements of this By-law for the seasonal dwelling house located on the lot.

# 5.16 AGRICULTURAL CODE OF PRACTICE-SEPARATION REQUIREMENTS

5.16.1 Notwithstanding the minimum yard and setback requirements of this By-law, dwelling unit or dwelling house shall be erected after the date of passing of this By-law closed to any buildings, structures or uses located on another lot, and which are being used as a farm or intensive farm, than the Minimum Distance Separation Requirements as stated in the Agricultural Code of Practice, as amended or replaced. The distance so calculated shall be measured in accordance with the most current Agricultural Code of Practice.

### 5.17 BUFFER STRIP REGULATIONS

### **5.17.1 CONTENTS**

A "buffer strip" as defined in this By-law shall consist of a visual screen having a minimum height of a 1.8 meters (6 feet) above the surround ground level and which is uninterrupted for the length of the buffer strip except as described in 5.17.3 hereinafter. A buffer strip shall include a planting screen as defined in this By-law, a fence which provides a visual screen, an earth berm or any combination of these features. The minimum width of a buffer strip shall be 3.0 meters (10 feet). However, where an earth berm is to be constructed, the minimum width of the buffer strip shall be the

width required to construct a stable earth berm having slopes no greater than a 3:1 (horizontal to vertical) ratio. The portion of the buffer strip not required for placement of the visual screen shall be used for no other purpose than the planting of shrubs, flower beds, grass or a combination thereof.

#### 5.17.2 LOCATION

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

## 5.17.3 INTERRUPTION FOR DRIVEWAYS OR PEDESTRIAN WALKS

In all cases where ingress and egress driveways or walks extend through a buffer strip, it shall be permissible to interrupt the strip within 3.0 meters (9.84 feet) of the edge of such driveway or within 1.5 meters (4.92 feet) of the edge of such walk.

## 5.17.4 MAINTENANCE

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

## 5.17.5 LANDSCAPED OPEN SPACE SUPPLEMENT

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

## 5.18 DEVELOPMENT ADJACENT TO PROVINCIAL HIGHWAYS

Any development adjacent to a Provincial Highway shall comply with Ministry of Transportation Ontario standards or requirements, or provisions or requirements of this By-law, whichever are the greatest or most restrictive.

#### 5.19 ESTABLISHED BUILDING LINE IN BUILT-UP AREA

Notwithstanding the yard and setback provisions of this By-law, where a permitted building or structure is to be erected on a lot in a built-up area, where there is an established building line extending on both sides of the

lot, such permitted building or structure may be erected closer to the street line or the centerline of the street or navigable waterway, 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 centerline of the street or navigable waterway, as the case may be, than the established building line existing on the date of passing of this By-law.

## 5.20 EXISTING BUILDINGS, STRUCTURES AND USES

## 5.20.1 CONTINUATION OF EXISTING USES

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

## 5.20.2 PERMITTED EXTERIOR EXTENSION

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

### 5.20.3 PERMITTED INTERIOR ALTERATION

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

#### 5.20.4 RESTORATION TO A SAFE CONDITION

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

## 5.20.5 RECONSTRUCTION OF DAMAGED EXISTING BUILDINGS OR STRUCTURES

Nothing in this By-law shall apply to prevent the reconstruction of any lawful non-conforming building or structure which is damaged by causes beyond the control of the owner.

## 5.20.6 PERMITTED BUILDINGS AND STRUCTURES

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

- The enlargement, reconstruction, repair and/or renovation does not further reduce a front yard, and/or exterior side yard, and/or side yard, and/or rear yard having less than the minimum required by this By-law;
- b. The building or structure is being used for a purpose permissible within the Zone which it is located; and
- c. All other applicable Zone Provisions of this By-law are complied with.

## 5.20.7 BUILDING PERMIT ISSUED

The provisions of this By-law shall not apply to prevent the erection or use, for a purpose prohibited by this By-law, or any building or structure, the plans for which have prior to the date of passing of this By-law been approved by the Building Inspector, so long as the building or structure when erected is used and continues to be used for the purpose for which it was erected and provided the erection of such building or structure is commenced within two (2) years after the date of the passing of this By-law and such building or structure is completed within a reasonable time after the erection thereof is commenced.

## 5.20.8 CHANGE OF USE

The use of a lot, building or structure which under the provisions hereof is not permissible within the Zone in which such lot, building or structure is located, shall not be changed, except to a conforming use.

## 5.20.9 FLOOR AREA LESS THAN REQUIRED

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

#### 5.20.10 EXISTING MOBILE HOMES

Nothing in this By-law shall prevent the re-establishment of a mobile home which legally existed on the date of the passing of this By-law, which mobile home was damaged or destroyed by causes beyond the control of the Owner, provided such is located within a zone wherein a dwelling house or dwelling unit is permitted under the provisions of this By-law, and is reestablished on the same lot upon which it legally existed on the date of passing of this By-law.

#### 5.21 FLOOD PLAIN OR DEVELOPMENT CONSTRAINT

- a) Uses Permitted
  - No person shall use any lot in a flood plain or area zoned Development Constraint for the purpose, except a golf course, a parking lot, a private park and/or public park, where such uses are permitted by this By-law, and/or a public use, in accordance with the provisions of Subsection 5.34 of the By-law, except that the provisions of this Subsection shall not apply to prevent the use of such lands for normal agricultural production. However, no building or structures, other than those used for flood control purposes shall be erected.
- c) Calculation of Zone Provisions No part of any Flood Plain or Development Constraint Zone shall be used to calculate any of the Zone Provisions as may be required by this By-law for uses in adjacent Zones.

#### 5.22 FRONTAGE REQUIREMENTS

#### 5.22.1 PUBLIC STREET

No person shall erect any building or structure in any Zone, after the date of passing of this By-law, unless the lot upon which such building or structure is to be erected fronts upon an improved public street, maintained year round, and further, that such building or structure complies with the setback provisions of this By-law.

#### 5.22.2 UNASSUMED ROAD

Notwithstanding the provisions of 5.22.1 hereof to the contrary, the provisions of this By-law shall not apply to prevent the erection of a permitted building or structure on a lot in a Registered Plan of Subdivision where a properly executed subdivision agreement has been entered into with the Municipal Corporation where-under the street or streets will not be assumed by the Municipality until such time as specified in the said agreement.

## 5.22.3 PRIVATE RIGHT-OF-WAY

Notwithstanding the provisions of 5.22.1. hereof to the contrary, where a building has been erected prior to the date of the passage of this By-law on a lot which fronts on a private right-of-way registered on title and provides legal ingress and egress to an improved public street, the provisions of this By-law shall not apply to prevent the enlargement, alteration, extension, renovation or reconstruction of such a building or structure, provided the use of such building or structure is permissible in the zone in which it is located and that all other applicable Zone Provisions of this By-law are complied with.

## 5.22.4 NAVIGABLE WATERWAY

Notwithstanding the provisions of Subsection 5.22.1 above to the contrary, where access to a lot, located in the Season Residential (SR) Zone or Rural (RU) Zone, is by navigable waterway only, one (1) seasonal dwelling unit, and buildings, structures and uses accessory there to may be erected on such lot. For the purpose of determining navigability, an opinion from the Ministry of Natural Resources shall be obtained.

## 5.22.5 ACCESS TO HUNT CAMP

Notwithstanding the provisions of Subsection 5.22.1 above to the contrary, the provisions of this By-law shall not apply to prevent, the erection of a hunt camp on lands zoned Rural, that have no frontage, provided that all other applicable Zone Provisions of this By-law are complied with.

## 5.22.6 SEVERANCES ON UNMAINTAINED ROADS

Notwithstanding the Provisions of Section 5.22 to the contrary, where access to a property located in the Season Residential (SR) Zone is by a road not maintained by the municipality, severances may be allowed and buildings erected on such properties provided that the applicants have either registered title to the road or have a legal easement or right-of-way registered on title at the appropriate registry of land titles office which allows the applicant passage over aforesaid road.

## 5.23 GREATER RESTRICTIONS

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

## 5.24 HOLDING ZONE PROVISIONS

#### 5.24.1 PERMITTED USES

- Where a zone symbol on Schedule "A" and detailed Zone Maps is followed by the holding zone symbol "H" the permitted uses and relevant zone provisions applicable to that zone do not apply until such time as the holding zone symbol "H" is removed in accordance with the requirements of the Planning Act, as amended.
- **5.24.1.2** Prior to the removal of the holding zone symbol "H" only uses which existed as of the date of the adoption of the holding zone provisions are permitted

### 5.24.2 REGULATIONS FOR PERMITTED USES

All regulations and provisions which apply in a zone category will apply when the holding zone symbol "H" is removed.

#### 5.24.3 REMOVAL OF THE HOLDING PROVISIONS

- 5.24.3.1 The holding zone provisions shall only be removed in accordance with Section 35 of the Planning Act, as amended, and only when Council is satisfied that the criteria stated in 5.24.3.2 below have been met in a manner and form acceptable to Council.
- 5.24.3.2 The criteria to be satisfied prior to removal of the holding zone symbol "H" from an area shown on Schedule "A" shall consist of either the provision of adequate municipal roads, electricity, storm drainage services and other appropriate services to a specific area, or an agreement entered into between the owner, and the Corporation of the Township of Macdonald, Meredith & Aberdeen Additional to provide the aforementioned municipal roads, electrical, storm drainage services and other appropriate services.

#### 5.25 ILLUMINATION

Lighting fixtures designed for exterior illumination shall be installed with the light directed downward and deflected away from adjacent lots and shall not cause direct or indirect glare that may interfere with traffic safety

#### 5.26 LOADING SPACE REQUIREMENTS

#### 5.26.1 LOADING SPACE

Loading or unloading spaces are required under this By-law, in accordance with the Loading Space Requirement Table, and the owner of every 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 on the lot loading and unloading spaces accordingly. Each loading or unloading space shall be 9 meters (30 feet) long, 3.6 meters (12 feet) wide and have a vertical clearance of at least 4.2 meters (14 feet). In addition, adequate space on the lot shall be provided for the parking of vehicles awaiting access to the loading or unloading spaces.

## MINIMUM LOADING SPACE REQUIREMENTS IN ALL ZONES

Land Use		Minimum Number of Loading Spaces Required
Apartment Dwellings with	More than 25 Dwelling Units	1
All Non-Residential Uses	0-500m sq	0
(Gross Floor Area)	501m sq. – 2500m sq	1
	2501m sq-7500m sq	2
	7501m sq - 14000m sq	3
	Greater Than – 14000m	3 + 1/10,000m sq

#### 5.26.2 ACCESS

Access to loading or unloading spaces shall be by means of a driveway at least 6 meters (20 feet) wide contained on the lot in which the spaces are located and leading to a street or lane located within the Zone in which the use is located.

#### 5.26.3 LOADING SPACE SURFACE

The driveways, loading and unloading spaces shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles. They shall, before being used, be constructed of crushed stone, slag, gravel, crushed brick (or tile), cinders, asphalt, concrete, or Portland cement binder and with provisions for drainage facilities.

#### 5.26.4 LOCATION

The loading space or spaces required shall be located in the interior side or rear yard unless such space or spaces are set back from the street line a minimum distance of 30 meters (100 feet).

#### 5.26.5 ADDITIONS TO BUILDING

The loading space requirements referred to herein shall not apply to any building in existence at the date of passing of this By-law so long as the floor

area, as it existed at such date, is not increased. If an addition is made to the building or structure which increases the floor area, then additional loading space shall be provided as required by Section 5.27.1 of this subsection for each addition.

#### 5.27 LOT PROVISIONS

#### 5.27.1 UNDERSIZED LOTS

Notwithstanding any other provision of this By-law to the contrary, where a lot has a lessor lot area and/or frontage than required herein is held under distinct and separate ownership from an abutting lot or lots as shown by a conveyance of title properly registered prior to the date of passing of this By-law, or, where such a lot is created as a result of an expropriation, such small lot may be used and a building or structure may be erected, altered or used on such smaller lot, provided that all other applicable zone provisions of this By-law are complied with.

Notwithstanding any other provision of this By-law to the contrary, for an existing lot having 30.5 meters (100 feet) frontage or less, the minimum interior side yard shall be 1.2 meters (4 feet).

## 5.27.2 LOTS ON MUNICIPAL SERVICES

Notwithstanding any other provisions of this by-law to the contrary, lots being serviced by municipal water and sewer can have a minimum of 23 meters (75 feet) frontage with a minimum area of 9,000 square feet.

## 5.28 MINIMUM ELEVATION OF BUILDING OPENINGS ON LANDS ADJACENT TO SURFACE WATER BODIES

All buildings adjacent to surface water bodies shall have all openings located above the 1:100 year flood elevation. For lands adjacent to Lake George of Lake Huron, all building openings shall be above 178.30 m (584.83 Feet) Canadian Geodetic Datum.

### 5.29 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 house, as may be permitted, shall be erected closer than 6.0 meters (20 feet) to any other building or structure on the lot, except for such accessory building or structure as may be permitted in accordance with the provisions of Section 5.19.

## 5.30 MULTIPLE ZONES ON ONE LOT

Where a lot is divided into more than one zone under the provisions of this Bylaw, each such portion of the said lot shall be used in accordance with the Zone Provisions of this By-law for the applicable Zones established hereunder.

#### 5.31 NOXIOUS TRADE

No use shall be permitted which from its nature or the materials used therein is declared by the Algoma Health Unit, the Ministry of Environment or Council of the Corporation to be a noxious trade, business or manufacture.

## 5.32 BANDONED EQUIPMENT

Unused and discarder motor vehicles, farm implements and similar abandoned equipment shall not be located or stored in any Zone in a location where they will be visible from a street or road or from adjacent lots.

### 5.33 PROHIBITED USES

The following uses are prohibited in any Zone:

- 5.33.1 A commercial venue for the racing of motorized vehicles or a non-commercial racetrack for the racing of motor vehicles. For the purposes of this Section 5.33.1:
  - a) "Racing" shall mean the operation of one or more vehicles at a high rate of speed upon a racetrack; and
  - b) "Racetrack" shall mean a set course or path on land for the purpose of racing motor vehicles and which is created by a material change made to the surface of the land by the movement, removal or addition of soil or other material.
- 5.33.1 Approved by OMB PL100890 on June 20, 2011
- 5.33.2 An oil refinery, iron and steel mills, smelting and refining or any facility which refines, processes or disposes of radioactive materials
- 5.33.3 The use of tents and recreational trailers for human habitation, or for business or other purposes, is prohibited except for temporary uses, or for the occasional accommodation of guests in any Zone.
- **5.33.4** Waste disposal areas are prohibited except where specifically permitted by this By-law
- 5.33.5 Except as may otherwise be specifically permitted under this By-law, no use shall be permitted which, from its nature or the materials used therein, is declared by the Ministry of the Environment or the Algoma Health Unit or the Council of the Corporation to be a noxious use.

## 5.34 PUBLIC USES, SERVICES AND UTILITIES

5.34.1 The use of any lot or the erection or use of any building or structure for the purpose of public services provided by the Corporation of the Township of Macdonald, Meredith and Aberdeen Additional, or any Public Authority including any Department or Ministry of the Government of Canada or Ontario

shall be permitted in any Zone except where the use is specifically prohibited in a Zone or Zones.

- Nothing in this By-law shall prevent land to be used as a street or prevent the installation of a natural gas main, pipeline, electrical facility or communication lines owned, operated and maintained by a public electrical utility, provided the location of such main or line has been approved by the Council of the Corporation of the Township of Macdonald, Meredith & Aberdeen Additional.
- 5.34.3 Distribution systems for any telephone, cable television or telegraph company, excluding communications towers; and any natural gas distribution system operated by a Company distributing gas to the residents of the Township and which possesses all the necessary powers, rights, licenses and franchises, shall be permitted in any Zone provided the location of a proposed system has been approved by the Council of the Township of Macdonald, Meredith & Aberdeen Additional.
- **5.34.4** A public park shall be permitted in any Zone.
- 5.34.5 Every public use that is within the jurisdiction of the Council for the Township of Macdonald, Meredith and Aberdeen Additional shall comply with the zone provisions of the zone wherein such public use is located.

## **5.35** REDUCTION OF REQUIREMENTS

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

## 5.36 RESIDENTIAL BUILDINGS, STRUCTURES AND USES

## 5.36.1 RESTRICTION ON DWELLING UNIT TYPES

No truck, bus, coach or streetcar body, or structure of any kind, other than a dwelling unit erected and used in accordance with this By-law, The Building Code Act, as amended, and the Regulations passed thereunder, and all other By-laws of the Corporation, shall be used for human habitation whether or not the same is mounted on wheels.

## 5.36.2 DWELLING UNITS BELOW GRADE

A portion of a dwelling unit may be located in a cellar, basement or walkout basement, provided the finished floor level of such basement is not more than 1.8 meters (5.91 feet) below the adjacent finished grade. In addition, a dwelling house shall not consist of only a basement, walkout basement or cellar.

## 5.36.3 ACCESSORY RESIDENTIAL USES

- An accessory dwelling unit shall not be erected, altered or used for residential purposes within 3.0 meters (10 feet) of a permitted non-residential use, and in no case shall a dwelling unit be erected, altered or used within 7.5 meters (25 feet) of a motor vehicle service station, a motor vehicle repair garage or a motor vehicle dealership.
- 5.36.3.2 An accessory dwelling unit shall be permitted in a non-residential building other than in a motor vehicle facility or any other non-residential building where the sale, handling or a storage of gasoline or other fuels or similar flammable substances is undertaken.

## 5.36.4 BUILDING SPACING AND LOCATION

The following regulations apply to both residential and non-residential buildings containing one or more dwelling units or guest rooms.

### 5.36.4.1 DISTANCE BETWEEN BUILDINGS

Where two or more buildings are erected on the same lot, the minimum distance between two external walls facing and parallel to each other, both of which contain openings or windows to habitable rooms, shall be 15.0 meters (49.21 feet) provided that where only one of the walls contains openings or windows to habitable rooms the distance may be reduced to 7.5 meters (24.61 feet) and, where neither wall contains openings or windows to habitable rooms, the distance may be reduced to 3.0 meters (10 feet).

#### 5.36.4.2 EXTERIOR WALL

The minimum rear yard depth between a habitable room which contains a window, and the rear yard line shall be 6.0 meters (20 feet).

#### 5.36.4.3 PRIVATE SLEEPING CABIN

Notwithstanding subsection 5.37.4.1 above, to the contrary, where a private sleeping cabin is permitted on a lot, the minimum separation distance between the private sleeping cabin and the seasonal dwelling house shall be 6.1 meters (20 feet).

## 5.36.5 SATELLITE SIGNAL BROADCAST OR RECEIVING DISHES

Notwithstanding any other provisions for accessory uses or structures set forth in this By-law, satellite signal broadcast or receiving dishes and their supporting towers shall be permitted in all zones. When located either on or adjacent to lands zoned Village Residential 1 (VR1) and Village Residential 2 (VR2), Village Commercial (VC), Seasonal Residential (SR), or Rural Residential (RR) Zones, satellite signal broadcast or receiving dishes shall be permitted only in rear yards provided such dishes are not located closer to any lot line than the minimum separation distances required for an accessory building in the zone in which the satellite dish is located. The maximum height for satellite dishes located in residential zones shall be 6 meters (20 feet).

In all other zones, satellite dishes may be permitted only in rear or side yards, but shall not be permitted in parking areas, parking lots, loading spaces, or lanes.

These requirements shall not apply to satellite signal broadcast or receiving dishes associated with communication towers, as set forth in Section 5.36.

## 5.37 SETBACK FROM HIGH WATERMARK

Except as may otherwise be provided herein, no dwelling, building or structure shall be located within 15 meters (50 feet) of the high watermark of any surface water body.

## 5.38 SETBACK FROM RAILWAY LINE

The minimum setback for dwellings from a railway line right of way shall be as follows:

a) Main Lines

30 meters (100 feet)

b) Branch Lines

15 meters (50 feet)

## 5.39 SIGHT TRIANGLES

On a corner lot, within the triangular space formed by the street lines and a line drawn from a point in one street line to a point in the other street line, each such point being 6.1 meters (20 feet) measured along the street line from the point of intersection of the street lines, no motor vehicle shall be parked, or o building or structure which would obstruct the visions of drivers or motor vehicles shall be erected and no land shall be used for the purposes of growing shrubs or trees in excess of 0.6 meters (1.97 feet) in height. Such triangular space may hereinafter be referred to as a "sight triangle". Where the two street lines do not intersect at a point, the point of intersection of the

street lines shall be deemed to be the intersection of the projection of the street lines of the intersection of the tangents to the street lines.

#### **5.40 SIGNS**

The provisions of this By-law of this By-law shall not apply to prevent the erection, alteration or use of any sign provided such sign complies with any By-laws of the Corporation regulating signs. When erected adjacent to Provincial Highways, all signs shall conform to current Ministry of Transportation standards.

### 5,41 THROUGH LOTS

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

## 6.0 PARKING AREA REGULATIONS

## 6.1 PARKING SPACE AND AREA REQUIREMENTS

Parking spaces and areas are required under this By-law, in accordance with the Parking Space Requirements Table, and 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, each such parking space having a minimum width of 2.8 meters (9.19 feet) and a minimum length of 6 meters (20) feet.

Type or Nature of Use	Minimum Off-Street Parking Requirements
Assembly Hall, Community Centre, or Liquor Licensed Premises	1 parking space for each for (4) person legal capacity
Business or Professional Office, Commercial Establishments, Service Shop, Personal	1 parking space per 18 square meters (193.76 square feet) of gross floor area
Eating Establishment excluding a Liquor Licensed Premise	1 parking space per 9 square meters (96.88 square feet) of gross floor space.
Industrial Establishments	1 parking space per every 2 employees
Motel and other accommodation oriented commercial uses	1.25 parking spaces per guest room cottage or cabin
Residential School	2 parking spaces per dwelling unit The greater of: a. 1.5 parking spaces per classroom: or b. 1.0 parking space per 9 square
	b. 1.0 parking space per 9 square meters (96.99 square feet) of gross floor area in the gym or auditorium
Place of Worship	1 parking space for each five (5) persons legal capacity
Uses permitted by this By-law other than those listed in this Table	1 parking space per 37 square meters (333 square feet) of gross floor area

## 6.1.1 PARKING AREA SURFACE

Parking spaces, area and driveways connecting the parking space or area with a street shall be maintained with a stable surface which is treated so as to prevent the raising of dust. Such parking spaces or areas shall, before being used, be constructed of crushed stone, gravel, asphalt, concrete or similar material and shall include provisions for drainage facilities.

## 6.1.2 ACCESS

- 6.1.2.1 Access to the required parking spaces and areas shall be provided by means of unobstructed driveways or passageways at least 3.0 meters (9.84 feet) but not more than 9.0 meters (30 feet) in perpendicular width.
- 6.1.2.2 The aisles between parking spaces within a parking area shall have a minimum width of 5.5 meters (18.04 feet).
- 6.1.2.3 The maximum width of any combined ingress and egress driveway ramp measured along the street line shall be 9.0 meters (29.53 feet).
- 6.1.2.4 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 7.5 meters (25 feet).
- 6.1.2.5 The minimum angle of intersection between a driveway and a street line shall be 60 degrees.
- **6.1.2.6** Every lot shall be limited to the following number of driveways, namely:
  - a) up to the first 30.0 meters (100 feet) of lot frontage not more than two driveways with a combined width not exceeding thirty per cent (30 %) of the lot frontage.

And

b) for each additional 30.0 meters (100 feet) of frontage, not more than one additional driveway.

## 6.1.3 MORE THAN ONE USE ON A LOT

When a building or structure accommodates more than one type of use, the parking space requirement for the whole building shall be the sum of the requirements for the separate parts of the building occupied by the separate types of use, unless otherwise specified herein.

#### 6.1.4 YARDS WHERE PERMITTED

Notwithstanding the yard provisions of this By-law to the contrary, uncovered surface parking areas shall be permitted in all yards provided that no part of any parking area, other than a driveway, is located closer than 1.0 meter (3.28 feet) to any street or lot line, or, for parking areas located within Non-Residential Zones, closer than 7.5 meters (25 feet) to any Residential Zone.

## 6.1.5 ADDITIONS TO OR CHANGE IN USE OF BUILDINGS

The parking space requirements referred to herein shall not apply to any building or structure in existence at the date of passing of this By-law so long as the floor area, as it existed at such date, is not increased. 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 the Parking Space Requirement Table. Where a change in use of the building or structure occurs, parking spaces shall be provided in accordance with the requirements of the Parking Space Requirement Table.

### 6.1.6 USE OF PARKING SPACES AND AREAS

Parking spaces and areas required in accordance with this By-law shall be used for the parking of operative, currently licensed vehicles only, and for vehicles used in operations incidental to the permitted uses in respect of which such parking spaces and areas are required or permitted. No person shall use any lot, in any Residential Zone, for the parking or storage of more than one (1) of any commercial motor vehicle in excess of 0.5 tonnes (1,102 pounds) capacity, except that one additional commercial vehicle, not exceeding a rated capacity of 1 tonne (2,204 pounds), may be stored in a private garage.

## 6.1.7 PARKING SPACE LOCATED ON OTHER LOT FOR NON-RESIDENTIAL BUILDINGS

Where the owner of a non-residential building or structure proposes to provide the required parking spaces and areas in a location other than on the same lot as the use that require such spaces and areas, then such shall be located not more than 150.0 meters (492.13 feet) from the said lot.

#### **ZONE PROVISIONS**

## 7 AGRICULTURE (AG) ZONE

#### 7.1 PERMITTED USES

No person shall within an Agricultural (AG) Zone use any land or erect, alter or use any building or structure except as specified hereunder:

## 7.1.1 Non-Residential Uses:

- a) farm or nursery farm and related greenhouses;
- b) farm product retail outlet;
- c) forestry and reforestation;
- d) specialized farm;
- e) wayside pit or wayside quarry; and
- f) sawmill & ancillary exterior storage
- g) commercial kennel

### 7.1.2 Residential Uses:

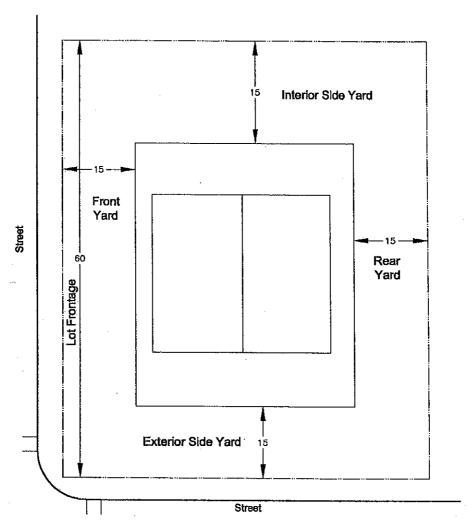
- a) home occupation
- b) dwelling unit for farm help;
- c) single detached dwelling unit.

## 7.2 REGULATIONS FOR NON-RESIDENTIAL USES

Minimum Lot Area Requirement	16 ha (40 acres)
Minimum Lot Frontage Requirement	60 m (200 feet)
Maximum Lot Coverage of all Buildings	25%
Minimum Yard Requirements:	
Front Yard Depth	15 m (50 feet)
Exterior Side yard Width	15 m (50 feet)
Rear Yard Depth	15 m (50 feet)
Interior Side Yard Depth	15 m (50 feet)
Minimum Setback from Street	In Accordance with Ministry of
Centerline	Transportation requirements
Maximum Height of Buildings	9 m (30 feet)

## **Illustration One**

## Agricultural (AG) Zone - Non-Residential Uses



## Notes:

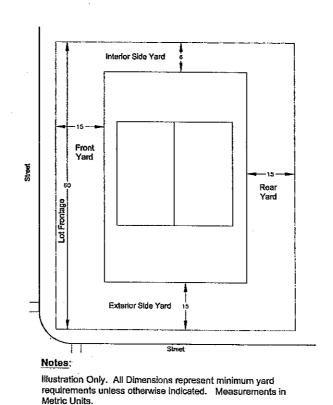
Illustration Only. All Dimensions represent minimum yard requirements unless otherwise indicated. Measurements in Metric Units.

## 7.3 REGULATIONS FOR RESIDENTIAL USES

Minimum Lot Area	16 ha (40 acres)
Minimum Lot Frontage	60 m (200 feet)
Maximum Lot Coverage of all	25%
Buildings	
Minimum Yard Requirements:	
Front Yard	15 m (50 feet)
Exterior Side yard Width	15 m (50 feet)
Rear Yard Depth	15 m (50 feet)
Interior Side Yard Width	6 m (20 feet)
Minimum Setback from Street	In Accordance with Ministry of
Centerline:	Transportation Requirements
Minimum Dwelling Unit Area	80 m2 (860 square feet)
Requirement	
Maximum Number of Dwelling	1
Houses Per Lot	
Maximum Number of Dwelling Units	1
Per Lot	
Maximum Height of Building	9 m (30 feet)

## **Illustration Two**

## Agricultural (AG) Zone - Residential Uses



## 7.4 ACCESSORY USES

Uses, buildings or structures accessory to any of the foregoing permitted uses.

## 7.5 SERVICE REQUIREMENT

Development may be permitted on private services provided that such development is in accordance with the policies of the local Health Authority and/or Ministry of the Environment and the Council are satisfied that no adverse effects will be experienced.

## 7.6 GENERAL ZONE PROVISIONS

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

## 8 COMMUNITY FACILITY (CF) ZONE

#### 8.1 PERMITTED USES

No person within a Community Facility (CF) Zone use any land or erect, alter or use any building or structure except as specified hereunder:

## 8.1.1 Non-Residential Uses:

- a) ambulance service;
- b) arena;
- c) auditorium;
- d) cemetery;
- e) clinic;
- f) community centre;
- g) elderly persons centre;
- h) fire hall;
- i) fraternal lodge;
- j) hospital;
- k) library;
- municipal administration complex;
- m) place of worship;
- n) private park; and
- o) school

## 8.1.2 Residential Uses;

**Prohibited** 

## 8.1.3 Accessory Uses:

Uses, buildings or structures accessory to any of the foregoing permitted uses.

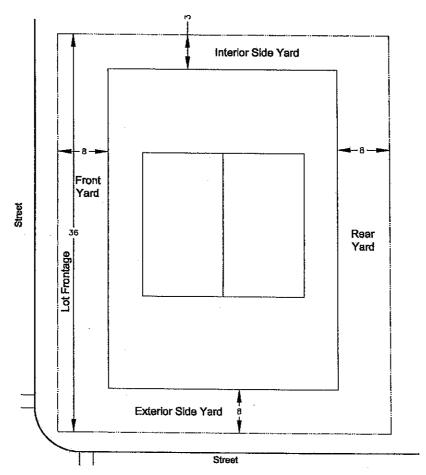
## 8.2 REGULATION FOR NON-RESIDENTIAL USES

Minimum Lot Area Requirement	1,860 m2 (20,022 feet squared)
Minimum Lot Frontage Requirement	36 m (120 feet)
Maximum Lot Coverage of all Buildings	25%
Minimum Yard Requirements:	
Front Yard Depth	8 m (25 feet)
Exterior Side Yard Width	8 m (25 feet)
Rear Yard Depth	8 m (25 feet)
Interior Side Yard Width	3 m (10 feet)
Minimum Setback from Street Centerline	In Accordance with Ministry of Transportation Requirements

Maximum Height of Buildings	9 m (30 feet)
Minimum Landscaped Open Space	20%
Planting Strip Requirements	Where the interior side or rear lot line of a lot within the Community Facility (CF) Zone abuts a Residential Zone, an area adjoining such abutting lot line or position thereof shall be used for no other purpose than for a buffer strip in accordance with the requirements of Section 4

## **Illustration Three**

## **Community Facilty (CF) Zone**



## Notes:

Illustration Only. All Dimensions represent minimum yard requirements unless otherwise indicated. Measurements in Metric Units,

## 8.3 SERVICE REQUIREMENT

Development may be permitted on private services provided that such development is in accordance with the policies of the local Health Authorities and/or the Ministry of the Environment and the Council are satisfied that no adverse effects will be experienced.

## 8.4 GENERAL ZONE PROVISIONS

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

## 9 DEVELOPMENT CONSTRAINT (DC) ZONE

#### 9.1 PERMITTED USES

No person shall within a Development Constraint (DC) Zone use any land or erect, alter or use any building or structure except as specified hereunder;

## 9.1.1 Non-Residential Uses:

- a) agriculture, exclusive of any permanent buildings or structures;
- b) conservation or other similar uses which provides for the preservation of the natural environment, exclusive of any permanent buildings or structures;
- c) flood, erosion and siltation control/works;
- d) public park, exclusive of any permanent building sand structures.

## 9.1.2 Residential Uses:

**Prohibited** 

## 9.1.3 Accessory Uses:

Uses, exclusive of buildings or structures, accessory to any of the foregoing listed permitted uses are permitted provided such are in accordance with the provisions of Section 4.

#### 9.2 GENERAL PROVISIONS

All provisions of Section 4 of the By-law where applicable to the use of any land, building or structure permitted within the Development Constraint (DC) Zone shall apply and be compiled within.

## 10 INDUSTRIAL 1 (M1) ZONE

## 10.1 PERMITTED USES

No person shall within an Industrial 1 (M1) Zone use any land or erect, alter or use any building of structure except as specified hereunder:

## 10.1.1 Non-Residential Uses:

- a) builder's supply and lumber outlet, including the outside storage and display of goods and materials;
- b) bulk fuel storage facility;
- business or professional office provided such use is ancillary and incidental to a permitted non-residential use otherwise specified herein;
- d) cartage or transport depot and yard;
- e) custom workshop;
- f) farm implement and supply dealership;
- g) feedmill;
- h) general contractor's yard and related workshop facilities;
- i) light equipment sales and rental establishment;
- j) light manufacturing, processing, assembling or fabricating plant;
- k) machine shop;
- motor vehicle body shop;
- m) motor vehicle repair garage;
- n) municipal or provincial maintenance yard;
- o) motor vehicle wash;
- p) printing establishment;
- q) railway use;
- r) service shop;
- s) warehouse;
- t) welding shop;
- wholesale establishment or retail establishment provided such is accessory and incidental to a permitted non-residential use otherwise specified herein; and
- v) workshop;
- w) sawmill.

## 10.1.2 Residential Uses;

a) One dwelling unit with a minimum floor area of 50 square meters (538.21 square feet) for a caretaker or maintenance person directly involved in the operation of a permitted industrial use, except where the building is used for a motor vehicle repair garage, a motor vehicle service shop or a bulk fuel storage use.

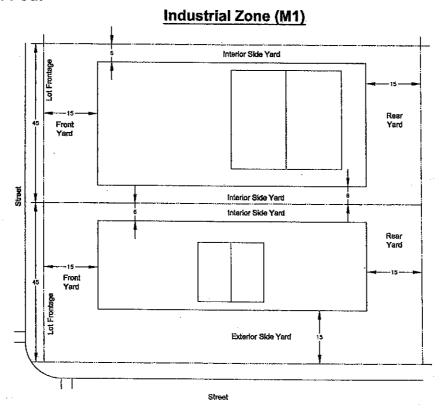
## 10.1.3 Accessory Uses

Uses, buildings or structures accessory to any of the forgoing permitted uses.

## 10.2 REGULATIONS FOR NON-RESIDENTIAL USES

Minimum Lot Area Requirement	0.4 ha (1 acre)
Minimum Lot Frontage Requirement	45 m (150 feet)
Maximum Lot Coverage of all Buildings	25 %
Minimum Yard Requirements	
Front Yard Depth:	15 m (50 feet)
Exterior Side yard Width	15 m (50 feet)
Rear Yard Width	15 m (50 feet)
Interior Side Yard Width	6 m (20 feet)
Minimum Setback from Street Centerline	In Accordance with Ministry of Transportation Regulations
Maximum Height of Buildings	9 m (30 feet)

## **Illustration Four**



## Notes:

Illustration Only. All Dimensions represent minimum yard requirements unless otherwise indicated. Measurements in Metric Units.

- 10.3 REGULATIONS FOR DWELLING UNITS IN NON-RESIDENTIAL BUILDINGS
- A maximum of one dwelling unit with a minimum floor area of 50 square meters (538.21 square feet) is permitted in a portion of a non-residential building permitted within the Industrial 1 (M1) Zone, subject to 5.4.1.2.

## 10.4 SERVICE REQUIREMENTS

Development may be permitted on private services provided that such development is in accordance with the policies of the Algoma Health Unit and/or the Ministry of the Environment and the Council are satisfied that no adverse effects will be experienced.

## 10.5 PROVISIONS FOR OPEN STORAGE

No portion of a lot shall be used for the storage of goods or materials unless such storage is within a building, unless the following provisions are complied with, in the event that the storage is in the open:

- a) such open storage is accessory to the use of the principal or main building on the lot;
- such open storage is behind the front or exterior side wall of the principal or main building facing any street, and complies with all yard requirements of this By-law;
- c) such open storage does not cover more than twenty (20) per cent of the lot area, or cover an area which is in excess of twice the ground floor area of the principal or main bu8ilding on the lot, whichever is the lesser; and
- any portion of a lot used for such open storage is screened from adjacent uses and streets adjoining the lot, by buildings and/or a planting strip at least 1.8 meters (5.9 feet) in height from the ground. All fences, except those constructed of aluminum, shall be painted and kept painted, from time to time, so as to maintain the wood and/or metal in good condition.

## 10.6 GENERAL ZONE PROVISIONS

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, buildings or structure permitted within the industrial 1 (M1) Zone shall apply.

## 11 INDUSTRIAL 2 (M2) ZONE

## 11.1 PERMITTED USES

No person shall within an Industrial 2 (M2) Zone use any land or erect, alter or use any building or structure except as specified hereunder:

## 11.1.1 Non-Residential Uses:

- a) Waste Disposal Site; and
- b) Waste Recycling Depot

## 11.1.2 Residential Uses

**Prohibited** 

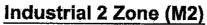
## 11.1.3 Accessory Use:

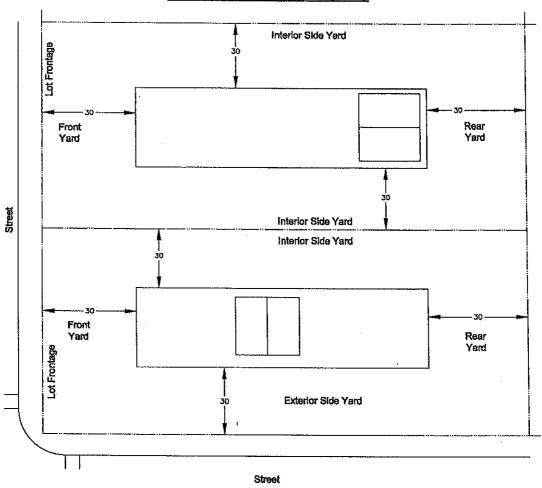
Uses, or structures accessory to any of the foregoing permitted uses

## 11.2 REGULATIONS FOR NON-RESIDENTIAL USES

Minimum Yard Requirements:	,
Front Yard Depth	30 m (100 feet)
Exterior Side Yard Width	30 m (100 feet)
Rear Yard Depth	30 m (100 feet)
Interior Side Yard Width	30 m (100 feet)
Minimum Setback from Street Centerline	In Accordance with Ministry of Transportation Requirements
Minimum Landscaped Open Space	10%







#### Notes

Illustration Only. All Dimensions represent minimum yard requirements unless otherwise indicated. Measurements in Metric Units.

Typical Building

## 11.3 GENERAL ZONE PROVISIONS

All provisions of Section 4, General Zone Provisions, of this By-law where Applicable to the use of any land, building or structure permitted within the industrial 2 (m2) Zone shall apply.

## 12 RESOURCE AREA (RA) ZONE

## 12.1 PERMITTED USES

No person shall within a Resource Area (RA) Zone use any land or erect, alter or use any building or structure except as specified hereunder:

## 12.1.1 Non-Residential Uses:

- a) conservation or other similar uses that provide for the preservation of the natural environment;
- b) farm or nursery farm;
- c) farm produce outlet;
- d) forestry and reforestation;
- e) pit;
- f) quarry;
- g) specialized farm; and
- h) wayside pit or wayside quarry;
- i) sawmill & ancillary exterior storage

### 12.1.2 Residential Uses

- a) a single dwelling house that is ancillary to a permitted non-residential use and occupied by the owner, caretaker, watchman or other similar person and his family as is or are employed on the lot on which such dwelling is located.
- b) A dwelling unit within a portion of a permitted non-residential building.

## 12.1.3 Accessory Uses:

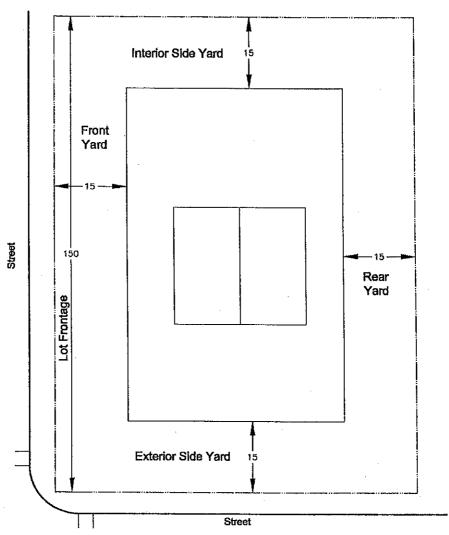
Uses, buildings or structures accessory to any of the foregoing uses.

## 12.2 REGULATIONS FOR NON-RESIDENTIAL USES EXCEPTING PITS, QUARRIES AND WAYSIDE PITS AND QUARRIES.

Minimum Lot Area Requirement	2 ha. (5 acres)
Minimum Lot Frontage Requirement	150 m (500 feet)
Maximum Lot Coverage of All Buildings	15%
Minimum Yard Requirements	
Front Yard Depth	15 m (50 feet)
Exterior Side Yard Depth	15 m (50 feet)
Rear Yard Depth	15 m (50 feet)
Interior Side Yard Width	15 m (50 feet)
Minimum Setback from Street Centerline	In Accordance with Ministry of
	Transportation requirements
Maximum Height of Buildings	9m (30 feet)

## **Illustration Six**

## Resource Area (RA) Zone



## Notes:

Illustration Only. All Dimensions represent minimum yard requirements unless otherwise indicated. Measurements in Metric Units.

Typical Building

## 12.3 REGULATIONS FOR PITS AND QUARRIES AND WAYSIDE PITS AND QUARRIES

Refer to Section 4.20 of this By-law

## 12.4 REGULATIONS FOR RESIDENTIAL USES

The regulation applicable to a single family dwelling house in the Rural Residential (RR) Zone shall apply to an accessory dwelling house permitted in the Resource Area (RA) Zone.

## 12.5 REGULATIONS FOR DWELLING UNITS IN NON-RESIDENTIAL BUILDINGS

A maximum of one dwelling unit with a minimum floor area of 50 square meters (540 square feet) is permitted in a portion of a non-residential building permitted within the Resource Area (RA) Zone.

## 12.6 SERVICE REQUIREMENTS

Development may be permitted on private services provided that such development is in accordance with the policies of the Algoma Health Unit and/or the Ministry of the Environment and the Council are satisfied that no adverse effects will be experienced.

## 12.7 GENERAL ZONE PROVISIONS

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

## 13 RECREATIONAL COMMERCIAL (RC) ZONE

## 13.1 PERMITTED USES

No person shall within a Recreational Commercial (RC) Zone use any land or erect, alter or use any building or structure except as specified hereunder:

## 13.1.1 Non-Residential Uses:

- a) boat rental establishment
- b) cabin;
- c) camping facility:
- d) convenience store;
- e) home occupation;
- f) hunt camp;
- g) marina;
- h) marine dealership;
- i) motel;
- j) motor vehicle fuel establishment;
- k) private park;
- resort establishment;
- m) summer camp; and
- n) tourist establishment.

## 13.1.2 Residential Uses:

- a single dwelling house that is ancillary to a permitted non-residential use and occupied by the owner, caretaker, watchman or other similar person and his family as is or are employed on the lot on which such dwelling is located
- b) a dwelling unit within a portion of a permitted non-residential building

## 13.1.3 Accessory Uses

Uses, buildings or structures accessory to any of the foregoing permitted uses

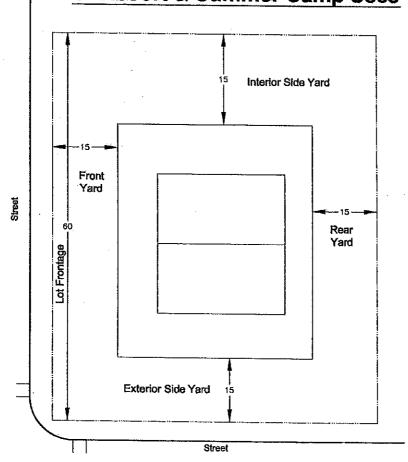
## 13.2 REGULATIONS FOR CABIN, CAMPING OR RESORT ESTABLISHMENT AND SUMMER CAMP USES

Minimum Lot Area Requirement	1 ha (2.5 acres)
Minimum Lot Frontage Requirement	60 m (200 feet)
Maximum Lot Coverage of All Buildings	25 %
Minimum Yard Requirements:	
Front Yard Depth	15 m (50 feet)
Exterior Side Yard Width	15 m (50 feet)

Rear Yard Depth Interior Side Yard Width	15 m (50 feet) 15 m (50 feet)
Minimum Setback from Street Centerline	In Accordance with Ministry of Transportation Requirements
Maximum Height of Buildings	9 m (30 feet)
Minimum Landscaped Open Space	10%

**Illustration Seven** 

# Recreational Commercial (RC) Zone - Cabin/Camping or Resort & Summer Camp Uses



#### Notes:

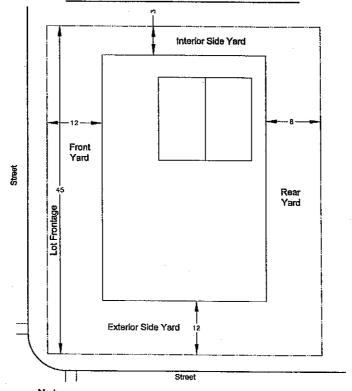
Illustration Only. All Dimensions represent minimum yard requirements unless otherwise indicated. Measurements in Metric Units.

## 13.3 REGULATIONS FOR MOTOR VEHICLE FUEL ESTABLISHMENT

Minimum Lot Area Requirement	0.4 ha (1.0 acres)
Minimum Lot Frontage Requirement	45 m (147.6 feet)
Maximum Lot Coverage of All Buildings	25 %
Minimum Yard Requirements;	11000000
Front Yard Depth	12 m (40 feet)
Exterior Side Yard Width	12 m (40 feet)
Rear Yard Depth	8 m (26 feet)
Interior Side Yard Width	3 m (10 feet)
Minimum Setback from Street	In Accordance with Ministry of
Centerline	Transportation Requirements
Maximum Height of Buildings	9 m (30 feet)
Minimum Landscaped Open Space	10 %

## **Illustration Eight**

# Recreational Commercial (RC) Zone - Motor Vehicle Fuel Establishment



#### Notes:

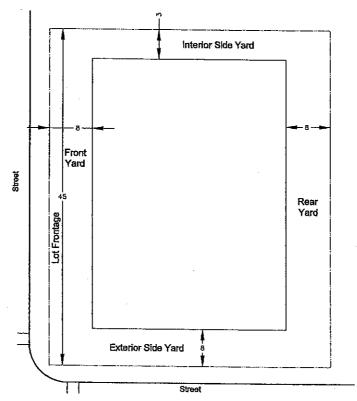
Illustration Only. All Dimensions represent minimum yard requirements unless otherwise indicated. Measurements in Metric Units.

## 13.4 REGULATIONS FOR OTHER NON-RESIDENTIAL USES

Minimum Lot Area Requirement	0.4 Ha (1 acre)
Minimum Lot Frontage Requirement	45 m (147.6 feet)
Maximum Lot Coverage of All Buildings	25 %
Minimum Yard Requirements: Front Yard Depth Exterior Side Yard Width Rear Yard Depth Interior Side Yard Width	8m (26 feet) 8 m (26 feet) 8 m (26 feet) 3 m (10 feet)
Minimum Setback from Street Centerline	In Accordance with Ministry of Transportation Requirements
Maximum Height of Buildings	9 m (30 feet)
Minimum Landscaped Open Space	10%

## **Illustration Nine**

# Recreational Commercial (RC) Zone - Other Non-Residential Uses



#### Notes:

Illustration Only. All Dimensions represent minimum yard requirements unless otherwise indicated. Measurements in Metric Units.

#### 13.5 REGULATIONS FOR RESIDENTIAL USES

The regulations applicable to a single family dwelling house in the Rural Residential 1 (RR1) Zone shall apply to an accessory dwelling house permitted within the Recreational Commercial (RC) Zone.

## 13.6 REGULATIONS FOR DWELLING UNITS IN NON-RESIDENTIAL BUILDINGS

A maximum of one dwelling unit with a minimum floor area of 50 square meters (538.2 square feet) is permitted in a portion of a non-residential building permitted within the Recreational Commercial (RC) Zone

#### 13.7 SERVICE REQUIREMENTS

Development may be permitted on private services provided that such development is in accordance with the policies of the Algoma Health Unit and/or the Ministry of the Environment and the Council are satisfied that no adverse effects will be experienced.

#### 13.8 GENERAL ZONE PROVISIONS

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

#### 14 RURAL RESIDENTIAL (RR) ZONE

#### 14.1 PERMITTED USES

No person shall within any Rural Residential Zone, use any land, or erect, alter or use any building or structure except as specified hereunder.

#### 14.1.1 Non-Residential Uses:

a) conservation or other similar uses that provide for the preservation of the natural environment.

#### 14.1.2 Residential Uses:

- a) Home occupation;
- b) Single detached dwelling house; and
- c) Single detached dwelling house with one additional dwelling unit

### 14.1.3 Accessory Uses:

Uses, buildings or structures accessory to any of the forgoing permitted uses.

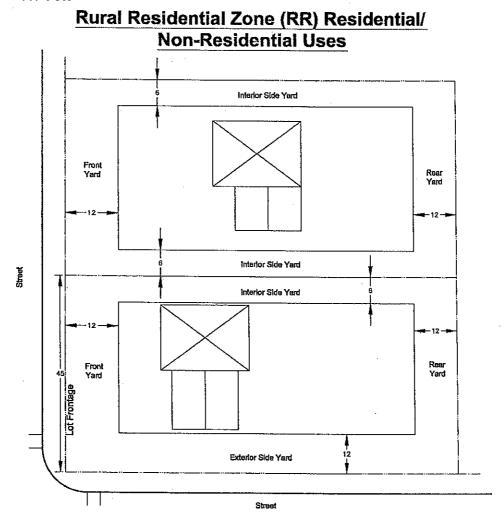
#### 14.2 REGULATIONS FOR NON-RESIDENTIAL USES

Minimum Lot Area Requirement	0.4 ha ( 1 acre)
Minimum Lot Frontage	45 m (150 feet)
Maximum Lot Coverage of all Buildings	5%
Minimum Yard Requirements	·
Front Yard Depth	12m (40 feet)
Exterior Side Yard Width	12m (40 feet)
Interior Side Yard Width	6m (20 feet)
Rear Yard Depth	12 m (40 feet)
Minimum Setback from Street	In Accordance with Ministry of
Centerline	Transportation Requirements
Maximum Height of Buildings	9 m (30 feet)

#### 14.3 REGULATIONS FOR RESIDENTIAL USES

Minimum Lot Area Requirement	0.4 ha (1 acre)
Minimum Lot Frontage Requirement	45m (150 feet)
Maximum Lot Coverage of All Buildings	10%
Minimum Yard Requirements	The state of the s
Front Yard Depth	12 m (40 feet)
Exterior Side yard Width	12 m (40 feet)
Interior Side Yard Width	6m (20 feet)
Rear Yard Depth	12 m (40 feet)
Minimum Setback from Street	In Accordance with the Ministry
Centerline	of Transportation Requirements
Minimum Dwelling Unit Area	80 sq. m (860 square feet)
Requirement-Single Family Residential	,
Maximum Number of Dwelling Houses	1
Per Lot	
Maximum Number of Dwelling Units per	2
Lot-Single Family Units	
Maximum Height of Building	9 m (30 feet)

#### **Illustration Ten**



#### Notes:

Illustration Only. All Dimensions represent minimum yard requirements unless otherwise indicated. Measurements in Metric Units.

Typical Building

#### 14.4 SERVICE REQUIREMENT

Development may be permitted on private services provided that such development is in accordance with the policies of the Algoma Health Unit and/or the Ministry of the Environment and the Council are satisfied that no adverse effects will be experienced.

#### 14.5 GENERAL ZONE PROVISIONS

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

#### 15 RURAL (RU) ZONE

#### 15.1 PERMITTED USES

No person shall within a Rural (RU) Zone use any land or erect, alter or use any building or structure except as specified hereunder.

#### 15.1.1 Non-Residential Uses:

- a) commercial kennel;
- b) conservation. Or other similar uses that provide for the preservation of the natural environment;
- c) farm or nursery farm and related greenhouses;
- d) farm produce outlet;
- e) forestry and reforestation;
- f) wayside pit or wayside quarry;
- g) systems to provide for the wind and solar power facilities for the primary purpose of on-site consumption

#### 15.1.2 Residential Uses

- a) single detached dwelling unit;
- b) single detached dwelling unit with one additional dwelling unit;
- c) seasonal residential dwelling unit; and
- d) home occupation

#### 15.1.3 Hunt Camp Uses

A building or structure for use as a hunt camp as defined in this By-law.

#### 15.1.4 Accessory Uses

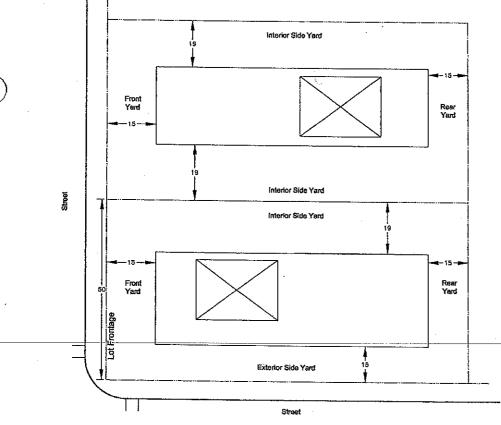
Uses, buildings or structures accessory to any of the foregoing permitted uses.

## 15.2 REGULATIONS FOR NON-RESIDENTIAL USES

Minimum Lot Area Requirement	10 ha (25 acres)
Minimum Lot Frontage	50 m (165 feet)
Maximum Lot Coverage of All Buildings	25 %
Minimum Yard Requirements:	
Front Yard Depth	15 m (50 feet)
Exterior Side Yard Width	15 m (50 feet)
Rear Yard Depth	15 m (50 feet)
Interior Side Yard Width	19 m (60 feet)
Minimum Setback from Street	In Accordance with Ministry of
Centerline	Transportation Requirements
Maximum Height of Buildings	9 m (30 feet)

## Illustration Eleven

### Rural Zone (RU) Non-Residential Uses



#### Notes:

Illustration Only. All Dimensions represent minimum yard requirements unless otherwise indicated. Measurements in Metric Units.

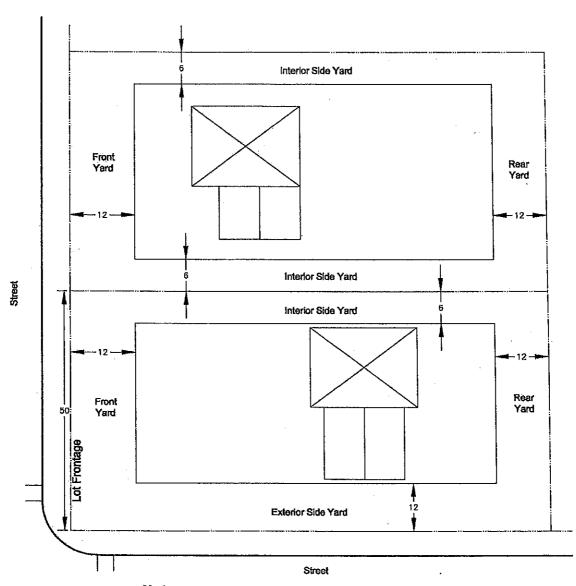
Typical Building

## 15.3 REGULATIONS FOR RESIDENTIAL USES

2	
Minimum Lot Area	10 ha (25 acres)
Minimum Lot Area for a Lot Created By a	0.4 ha (1 acre)
Consent of Any Remaining Part or Parts	, ,
Minimum Lot Frontage	50 m (165 feet)
Minimum Lot Frontage for a Lot Created	45 m (150 feet)
by a Consent or Any Remaining Part or	,
Parts	
Maximum Lot Coverage of All Buildings	10%
Minimum Yard Requirements	
Front Yard Depth	12 m (40 feet)
Exterior Side Yard Width	12 m (40 feet)
Interior Side Yard Width	6 m (20 feet)
Rear Yard Depth	12 m (40 feet)
Minimum Setback from Street Centerline	In Accordance with Ministry of
	Transportation Requirements
Minimum Dwelling Unit Area	
Requirement:	
Single Family Residential	80 m sq. (860 square feet)
Seasonal Residential	50 m sq. (538 square feet)
Maximum Number of Dwelling Houses	1
Per Lot	
Maximum Number of Dwelling Units Per	
Lot:	
Single Family Unit	2
Seasonal Residential Unit	1
Maximum Height of Building	9 m (30 feet)

#### **Illustration Twelve**

## Rural Zone (RU) Residential Uses



#### Notes:

Illustration Only. All Dimensions represent minimum yard requirements unless otherwise indicated. Measurements in Metric Units.

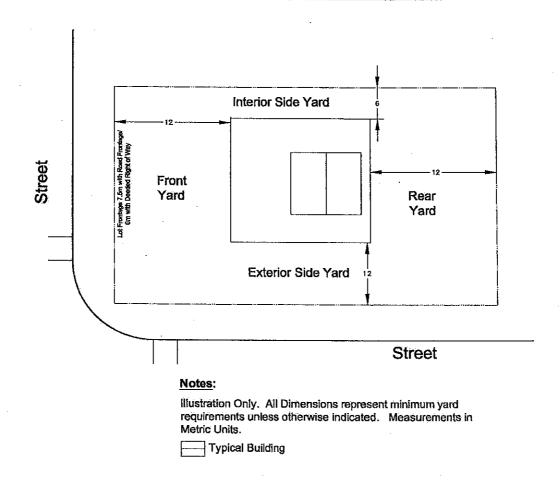
Typical Building

### 15.4 REGULATIONS FOR HUNT CAMP USES

Minimum Lot Area	10 ha (25 acres)
Minimum Lot Frontage	
With Road Frontage	7.5 m (25 feet)
With Deeded Right of Way Access	0 m (0 feet)
Maximum Building Gross Floor Area	46 m sq. (500 square feet)
Minimum Yard Requirements:	
Front Yard Depth	12 m (40 feet)
Exterior Side Yard Width	12 m (40 feet)
Interior Side Yard Width	6 m (20 feet)
Rear Yard Depth	12 m ( 40 feet)
Minimum Setback from Centerline	In Accordance with Ministry of
	Transportation Requirements
Maximum Number of Hunt Camps Per	1
Lot	
Maximum Height of Building	9m (30 feet)

#### **Illustration Thirteen**

## Rural (RU) Zone - Hunt Camp Uses



#### 15.5 SERVICE REQUIREMENT

Development may be permitted on private services provided that such development is in accordance with the policies of the Algoma Health Unit and/or the Ministry of the Environment and the Council are satisfied that no adverse effects will be experienced.

#### 15.6 GENERAL ZONE PROVISIONS

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

#### 16 SEASONAL RESIDENTIAL (SR) ZONE

#### 16.1 PERMITTED USES

No person shall within any Seasonal Residential Zone, use any land or erect, alter or use any building or structure except as specified hereunder.

#### 16.1.1 Non-Residential Uses

a) conservation or other similar uses that provide for the preservation of the natural environment

#### 16.1.2 Residential Uses

- a) seasonal residential dwelling unit; and
- b) home occupation

#### 16.1.3 Accessory Uses

Uses, buildings or structures accessory to any of the foregoing permitted uses.

#### 16.2 REGULATIONS FOR NON-RESIDENTIAL USES

Minimum Lot Area Requirement	0.4 ha (1 acre)
Minimum Lot Frontage Requirement	45 m (150 feet)
Maximum Lot Coverage of All Buildings	5%
Minimum Yard Requirements	
Front Yard Depth	12 m ( 40 feet)
Exterior Side Yard Width	12 m ( 40 feet)
Interior Side Yard Width	6 m (20 feet)
Rear Yard Depth	12 m (40 feet)
Minimum Setback from Street Centerline	In Accordance with Ministry of Transportation Requirements
Maximum Height of Buildings	9 m (30 feet)

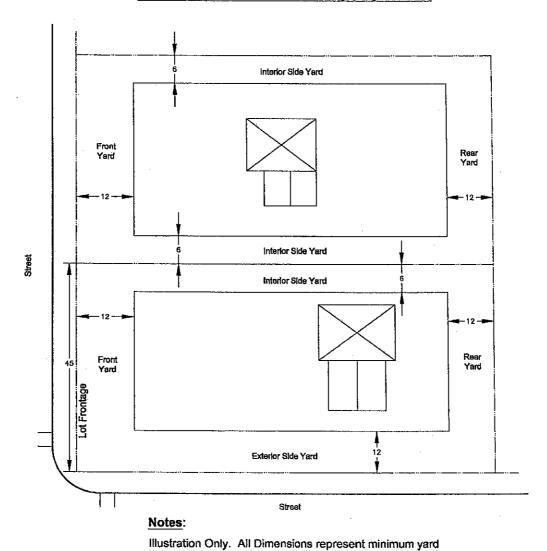
#### 16.3 REGULATIONS FOR RESIDENTIAL USES

Minimum Lot Area Requirement	0.4 ha (1 acre)
Minimum Lot Frontage Requirements	45 m (150 feet)
Maximum Lot Coverage of All Buildings	10%
Minimum Yard Requirements	
Front Yard Depth	12 m (40 feet)
Exterior Side Yard Width	12 m (40 feet)
Interior Side Yard Width	6 m (20 feet)
Rear Yard Depth	12 m (40 feet)

Minimum Setback from Street Centerline	In Accordance with Ministry of Transportation Requirements
Minimum Dwelling Unit Area Requirement Seasonal Residential	50 m sq (538 square feet)
Maximum Number of Dwelling Houses Per Lot	1
Maximum Number of Dwelling Units Per Lot	1
Maximum Height of Building	9 m (30 feet)

#### **Illustration Fourteen**

## Seasonal Residential (SR) Uses



requirements unless otherwise indicated. Measurements in

Metric Units.

Typical Building

#### 17 VILLAGE COMMERCIAL (VC) ZONE

#### 17.1 PERMITTED USES

No person shall with a Village Commercial (VC) Zone use any land or erect, alter or use any building or structure except as specified hereunder:

#### 17.1.1 Non-Residential Uses:

- a) antique shop
- b) bank or financial institution;
- c) bakery shop:
- d) business professional or administrative office;
- e) convenience store
- f) craft store
- g) custom workshop
- h) dry cleaners;
- i) eating establishment;
- j) medical clinic;
- k) motel or hotel:
- l) motor vehicle fuel establishment;
- m) motor vehicle service station;
- n) municipal garage;
- o) parking lot;
- p) place of entertainment;
- q) police station;
- r) post office;
- s) printing or publishing shop;
- t) public library;
- u) recreational centre;
- v) recreational vehicle sales and service;
- w) retail;
- x) service shop personal; and
- y) tavern

#### 17.1.2 Residential Uses:

a) one (1) dwelling unit in a portion of each non-residential building, except where the building is used for a motor vehicle service station, a motor vehicle dealership, or a municipal garage

#### 17.1.3 Accessory Uses:

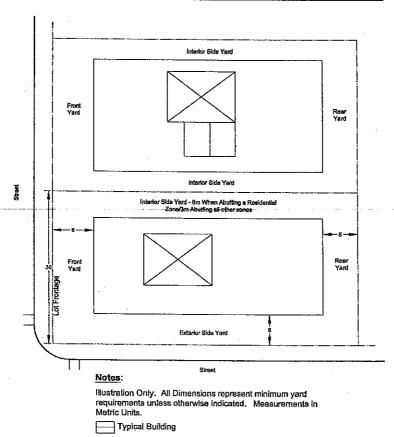
Uses, buildings or structures accessory to any of the foregoing permitted uses.

### 17.2 REGULATIONS FOR NON-RESIDENTIAL USES

Minimum Lot Area Requirement	0.2 ha (0.5 acres)
Minimum Lot Frontage Requirement	36 m (118 feet)
Maximum Lot Coverage of All Buildings	25%
Minimum Yard Requirements:	
Front Yard Depth	8 m (26 feet)
Exterior Side yard Width	8 m (26 feet)
Rear Yard Depth	8 m (26 feet)
Interior Side yard Width	, ,
Abutting a Residential Zone	6 m (20 feet)
Interior Side Yard Width	
Abutting All Other Zones	3 m (20 feet)
Minimum Setback from Street Centerline	In Accordance with Ministry of
	Transportation Requirements
Maximum Height of Buildings	9 m (30 feet)
Minimum Landscaped Open Space	10%
Planting Strip Requirement	As per Section 4.3 of this By-law

#### **Illustration Fifteen**

#### Village Commercial (VC) Zone - None Residential Uses



#### 18 VILLAGE RESIDENTIAL 1 (VR1) ZONE

#### 18.1 PERMITTED USES

No person shall within a Village Residential 1 (VR1) Zone use any land or erect, alter or use any building or structure except as specified hereunder:

#### 18.1.1 Residential Uses:

- a) single detached dwelling house;
- b) home occupation;
- c) duplex dwelling house; and
- d) modular dwelling house

#### 18.1.2 Accessory Uses:

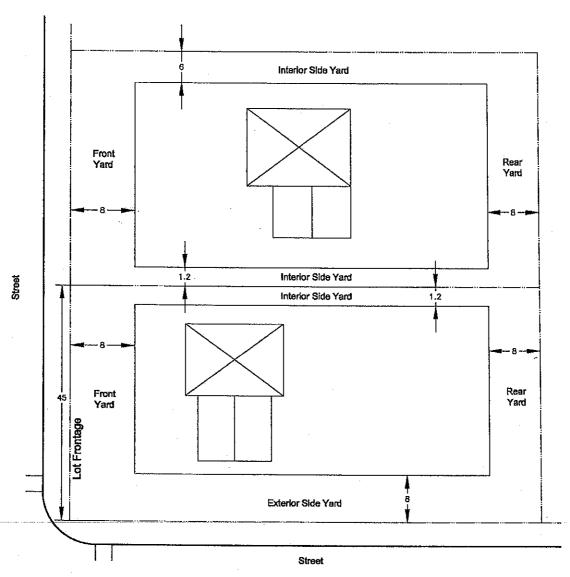
Uses, buildings or structures accessory to any of the foregoing permitted uses

#### 18.2 REGULATIONS FOR RESIDENTIAL USES

Minimum Lot Area	0.2 ha (0.5 acres)
Minimum Lot Frontage	30 m (100 feet)
Maximum Lot Coverage	25%
Minimum Yard Requirements:	
Front Yard Depth	8 m (26 feet)
Exterior Side Yard Width	8 m (26 feet)
Rear Yard Depth	8 m (26 feet)
Interior Side Yard Width	1.2 m (4 feet)
Minimum Setback From Street	In Accordance with the Ministry of
Centerline	Transportation Requirements
Minimum Dwelling Unit Area	80 m sq (860 square feet)
Requirement	
Maximum Number of Dwelling Houses	1
Per Lot	
Maximum Number of Dwelling Units	
Per Lot:	
Single Detached Dwelling House	1
Duplex Dwelling House	2
Semi-detached House	2
Maximum Height of Building	9 m (30 feet)

#### Figure Seventeen

## Village Residential 1 (VR1) Uses



#### Notes:

Illustration Only. All Dimensions represent minimum yard requirements unless otherwise indicated. Measurements in Metric Units.

Typical Building

#### 18.3 SERVICE REQUIREMENTS

Sewer and Water Services available

#### 18.4 GENERAL ZONE PROVISIONS

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Village Residential 1 (VR1) Zone shall apply.

#### 19 VILLAGE RESIDENTIAL 2 (VR2) ZONE

#### 19.1 PERMITTED USES

No person shall within a Village Residential 2 (VR2) Zone use any land or erect, alter or use any building or structure except as specified hereunder:

#### 19.1.1 Residential Uses:

- a) all uses permitted in the Village Residential 1 (VR1) Zone,
- b) apartment dwelling house;
- c) converted dwelling house, triples; and
- d) senior citizens' apartment.

#### 19.1.2 Accessory Uses:

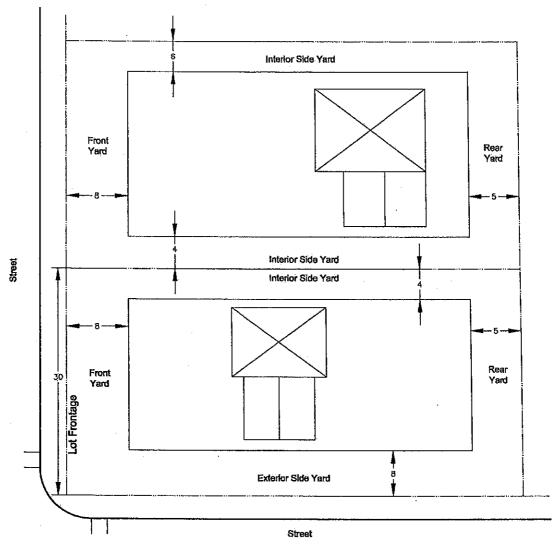
Uses, buildings or structures accessory to any of the foregoing permitted uses.

## 19.2 REGULATIONS FOR RESIDENTIAL USES

Minimum Lot Area	1,200 square meters (13,000 square feet)
Innimant Lot Aloa	
	minimum per unit for each of the first four
·	(4) dwelling units, plus 1,000 square
	meters (10,765 square feet) for each
	additional dwelling unit
Minimum Lot Frontage	30 m (100 feet)
Maximum Lot Coverage of All Buildings	40%
Minimum Yard Requirements	
Front Yard Depth	8 m (26 feet)
Exterior Side Yard Width	8 m (26 feet)
Rear Yard Depth	5 m (16 feet)
Interior Side Yard Width	4 m (12 feet)
Minimum Setback from Street Centerline	In Accordance with Ministry of
	Transportation Requirements
Minimum Dwelling Unit Area	
Requirements:	
Bachelor	30 m sq. (320 square feet)
One Bedroom	40 m sq. (430 square feet)
Two Bedroom	50 m sq. (538 square feet)
Three Bedroom	60 m sq. (645 square feet)
More than Three Bedrooms	60 m sq. (645 square feet) plus 10 m sq
·	for each additional bedroom in excess of
	three
Maximum Number of Dwelling Houses	1
Per Lot	
Maximum Number of Dwelling Units Per	
Lot	
Single Detached Dwelling House	1
Apartments or converted	
Dwelling Units	5
Maximum Height of Buildings	10 m (33 feet)
Minimum Landscaped Open Space	10%
	1 - 4 / 9

### Figure Eighteen

## Village Residential 2 (VR2) Uses



#### Notes:

Illustration Only. All Dimensions represent minimum yard requirements unless otherwise indicated. Measurements in Metric Units.

Typical Building

### 19.3 SERVICE REQUIREMENT

Sewer & Water Services provided to Village

#### 19.4 GENERAL ZONE PROVISIONS

All provisions of Section 4, General Zone provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Village Residential 2 (VR2) Zone shall apply.

#### 20. SPECIAL EXCEPTIONS

#### DC-1, Part of Section 18, Macdonald Potion

In addition to the uses permitted in the Development Constraint (DC) Zone, within the Development Constraint Exception No. 1 (DC-1) Zone, a private recreational park, shall also be permitted

For the purposes of the DC-1 Zone a "Private Recreations Park" shall mean a park, other than a public park as herein defined, which is primarily use for recreational activities, but shall not include buildings or structures.

#### M1-1 Zone, Part of Section 19, Macdonald Portion

Notwithstanding the Non-Residential uses permitted within the Industrial 1 (M1) Zone, to the contrary, within the industrial exception No. 1 (M1-1) Zone, only the following Non-Residential uses shall be permitted:

- a) retail sales and warehousing'
- b) petroleum storage; and
- c) a private gasoline bar not for public use

#### M1-2 Zone, Part of Section 22, Macdonald Portion

Notwithstanding the Non-Residential uses permitted within the Industrial 1 (M1) Zone, to the contrary, within the Industrial Exception No. 2 (M1-2) Zone, only the following Non-Residential uses shall be permitted;

- a) storage of buses; and
- b) accessory facilities for the repair and maintenance of only buses stored on the premises, as well as a gasoline bar for use only by buses stored on the premises

#### M1-3 Zone, Part of Sections 9, 30 and 35 Macdonald Portion

Notwithstanding the Non-Residential uses permitted within the Industrial 1 (M1) Zone to the contrary, within the Industrial Exception No. 3 (M1-3) Zone, only the following Non-Residential uses shall be permitted;

- a) a commercial trucking operation; and
- b) a general construction operation

#### M1-4 Zone, Part of Section 16, Macdonald Portion

Notwithstanding the Non-Residential uses permitted within the Industrial 1 (M1) Zone, to the contrary, within the Industrial Exception No. 4 (M1-4) Zone, only the following Non-Residential uses shall be permitted.

- a) a metal fabrication operation; and
- b) ancillary non-residential uses to the foregoing

#### M1-5 Zone, Part of Section 30, Macdonald Portion

Notwithstanding the Non-Residential uses permitted within the industrial 1 (M1) Zone to the contrary, within the Industrial Exception No. 5 (M1-5) Zone, only the following Non-Residential uses shall be permitted;

- a) automobile wrecking or salvage yard; and
- b) a wholesale and/or retail establishment accessory and incidental to the permitted Non-Residential use of the foregoing.

#### M1-6 Zone, Part of Section 21, Macdonald Portion

Notwithstanding the Non-Residential uses permitted within the Industrial 1 (M1) Zone, to the contrary, within the Industrial Exception No. 6 (m1-6) Zone only the following Non-Residential uses shall be permitted;

- a) the manufacturing of ceramics only; and
- b) accessory retail sales of ceramics manufactured on the premises

### M1-7 Zone, Part of Section 29, Macdonald Portion

Notwithstanding the Non-Residential uses permitted within the Industrial 1 (M1) Zone, to the contrary, within the Industrial Exception No. 7 (M1-7) Zone, only the following Non-Residential uses shall be permitted;

- a) a contractor's yard; and
- b) accessory retail sales of associated building and home improvement materials

#### M1-8 Zone, Part of Section 29, Macdonald Portion

Notwithstanding the Non-Residential uses permitted within the Industrial 1 (M1) Zone, to the contrary, within the Industrial Exception No. 8 (M1-8) Zone, only the following Non-Residential uses shall be permitted;

- a) a farm implement and supply dealership; and
- b) ancillary Non-Residential uses to the foregoing

#### M1-9 Zone, Part Section 33, Macdonald Portion

Notwithstanding the uses permitted in the Industrial 1 (M1) Zone, to the contrary, within the Industrial 1 Exception No. 9 (M1-9) Zone, only the following uses shall be permitted;

a) a pet food manufacturing operation

Notwithstanding the minimum lot area, minimum lot frontage, minimum rear yard and maximum lot coverage, all buildings, of the Industrial 1 (M1) Zone to the contract within the Industrial 1 Exception No. 9 (M1-9) Zone, the following minimum provisions shall apply;

a) Minimum Lot Area 0.7 Ha (1.8 acres.)
b) Minimum Lot Frontage 30 m (100 feet)
c) Minimum Rear Yard 13.5 m (45 feet)

d) Maximum Lot Coverage, All Buildings 731 m2 &7,865 feet squared)

#### M1-10 Zone, Part of Section 30, Macdonald Portion

Notwithstanding the Non-Residential uses allowed in the Industrial 1 (M1) Zone, to the contrary, in the Industrial Exception No. 10 (M1-10) Zone, only the following Non-Residential uses shall be allowed;

a) motor vehicle repair shop;

- b) retail sale of new and used tires; and
- c) retail sale of farm equipment

### M1-11 Zone, Part of Section 9, Macdonald Portion

Notwithstanding the Non-Residential uses allowed in the Industrial 1 (M1) Zone, to the contrary, in the Industrial Exception No.11 (M1-11) Zone, only the following Non-Residential uses shall be allowed;

a) welding and machine shop

#### M1-12 Zone, Part of Section 16, Macdonald Portion

Notwithstanding the Non-Residential uses allowed in the Industrial 1 (M1) Zone, to the contrary, in the Industrial exception No, 12, (M1-12) Zone, only the following Non-Residential uses shall be allowed;

- a) saw and/or planning mill
- b) heavy equipment repair shop; and
- c) pallot manufacturing plant

#### RA-1 Zone, Part of Sections 9 & 10, Macdonald Portion

Notwithstanding the minimum interior side yard requirement for the Resource Area (RA) Zone, to the contrary, within the Resource Area Exception No. 1 (RA-1) Zone, no minimum interior side yard width shall be required where an interior side lot line of lands in the RA-1 Zone abuts an interior side lot line of lands held under distinct and separate ownership which are also placed within the RA-1 Zone.

#### RC-1 Zone, Part of Section 18, Macdonald Portion

Notwithstanding the Non-Residential uses permitted within the Recreational Commercial (RC) Zone, to the contrary, within the Recreational Commercial Exception No. 1 (RC-1) Zone, only the following Non-Residential uses shall be permitted;

- a) a marina;
- b) a motor vehicle service station
- c) an accessory retail sales;
- d) a restaurant:
- e) a small engine repair shop

#### RC-2 Zone, Part Section 18, Macdonald Portion

Notwithstanding the Non-Residential uses permitted within the Recreational Commercial (RC) Zone, to the contrary, within the Recreational Commercial Exception No. 2 (RC-2) Zone, only the following Non-Residential uses shall be permitted;

- a) a boat rental operation
- b) an accessory rental of goods and equipment;
- c) an accessory retail sales;
- d) a convenience store
- e) a cabin facility; and
- f) a camping facility

### RC-3 Zone, Part of Section 31, Meredith Portion

Notwithstanding the Non-Residential uses permitted within the Recreational Commercial (RC) Zone, to the contrary, within the Recreational Commercial Exception No. 3 (RC-3) Zone, only the following Non-Residential uses shall be permitted;

- a) a convenience store;
- b) gasoline pumps;
- c) boat docking facilities; and
- d) a boat rental operation

#### RC-4 Zone, Part of Section 32, Meredith Portion

Notwithstanding the Non-Residential uses permitted in the Recreational Commercial (RC) Zone, to the contrary, within the Recreational Commercial Exception No. 4 (RC-4) Zone, only the following Non-Residential uses shall be permitted;

a) a summer camp

#### RC-5 Zone, Part of Section 9, Macdonald Portion

Notwithstanding the Non-Residential uses permitted in the Recreational Commercial (RC) Zone, to the contrary, within the Recreational Commercial Exception No. 5 (RC-5) Zone, only the following Non-Residential uses shall be permitted;

- a) a cabin and camping establishment;
- b) an accessory retail sale of goods and equipment; and
- c) an accessory rental of goods and equipment, including boat rentals

#### RC-6 Zone, Part of Section 3 and 30, Macdonald Portion

Notwithstanding the Non-Residential uses permitted in the Recreational Commercial (RC) Zone, to the contrary, within the Recreation Commercial Exception No. 6 (RC-6) Zone, only the following Non-Residential uses shall be permitted;

- a) a cabin establishment
- b) accessory retail sale of goods and equipment; and
- c) accessory rental of goods and equipment including boat rentals

#### RR-1 Zone, Part of Section 16, former Township of Macdonald

Notwithstanding the minimum lot area and the minimum lot frontage requirements for the Rural Residential (RR) Zone, to the contrary, within the Rural Residential Exception No. 1 (RR-1) Zone, the following provisions shall apply;

a) Minimum Lot Areab) Minimum Lot Frontage1.8 Ha (2 acres)1.8 Ha (2 acres)1.8 Ha (2 acres)1.8 Ha (2 acres)

#### RR-2 Zone, Parts of Section 29, former Township of Macdonald

Notwithstanding the minimum lot area and the minimum lot frontage requirements for the Rural Residential (RR) Zone, to the contrary, within the Rural Residential Exception No. 2 (RR-2) Zone, the following provisions shall apply;

a) Minimum Lot Area

1.6 ha (4 acres)

b) Minimum Lot Frontage

15 m (50 feet)

#### RR-3 Zone, Part of Section 16, Township of Macdonald

Notwithstanding the minimum lot frontage requirement for the Rural Residential (RR) Zone, to the contrary, within the Rural Residential Exception No. 3 (RR-3) Zone, the following provision shall apply;

a) Minimum Lot Frontage

42 m (140 feet)

#### RR-4 Zone, Part of Section 16, Macdonald Portion

Notwithstanding the minimum lot area and lot frontage requirements for the Rural Residential (RR) Zone, to the contrary, within the Rural Residential Exception No. 4 (RR-4) Zone, the following provisions shall apply;

a) Minimum Lot Area

2.8 ha (7 acres)

b) Minimum Lot Frontage

185 m (600 feet)

#### RR-5 Zone, Part of Section 32 Macdonald Portion

Notwithstanding any other requirement of this By-law for the Rural Residential (RR) Zone, to the contrary, within the Rural Residential Exception No. 5 (RR-5) Zone, the minimum lot area requirement, minimum lot frontage requirement, maximum lot coverage of all buildings, minimum yard requirements, minimum set back from street centerline, minimum dwelling unit area requirement, maximum number of dwelling units per lot, and maximum height of building shall be as existing on the date of passing of this By-law.

#### VC-1 Zone, Part of Section 17, Macdonald, Portion

Notwithstanding the uses permitted within the Village Commercial (VC) Zone, to the contrary, within the Village Commercial Exception No. 1 (VC-1) Zone, only the following uses shall be permitted;

a) a single detached dwelling house; and

b) a hairstyling salon in a portion of the single detached dwelling house.

### VR-1 Zone, Part of Section 17, Macdonald Portion

Notwithstanding the minimum interior side yard width requirement for the Village Residential 1 (VR-1) Zone, to the contrary, within the Village Residential 1 Exception No. 1 (VR-1) Zone, the following shall apply;

- a) Minimum interior side yard width from pool deck existing on June 24, 1988......0.1 m (4 inches)

#### VR1-2 Zone, Part of Section 20, Macdonald Portion

Notwithstanding the minimum lot area requirement of the Village Residential 1 (VR-1) Zone, to the contrary, within the Village Residential 1 Exception No. 2 (VR1-2) Zone, the following shall apply;

a) Minimum Lot Area 1.5 Ha (3.7 acres)

#### VR2-1 Zone, Part of Section 17, Macdonald Portion

Notwithstanding the regulation for Residential uses of the Village Residential 2 (VR2) Zone, to the contrary, within the Village Residential 2 Exception No. 1 (VR2-1) Zone, the following shall apply:

Minimum Lot Area	1,400 m sq. (16,000 square feet)
Minimum Lot Frontage	27 m (90 feet)
Minimum Front Yard Depth	As existing on Oct. 16, 1990
Minimum Exterior Side Yard Width	As existing on Oct. 16, 1990
Minimum Interior Side Yard Width	5.5m (18 feet)
Minimum Rear Yard Depth	15 m (50 feet)
Maximum yard Coverage	As existing on Oct. 16, 1990
Minimum Setback from Church Street Centerline	As existing on Oct. 16, 1990
Maximum Number of Dwelling Houses	1
Maximum Number of Dwelling Units	1
Maximum Building Height	9 m (30 feet)

## M1-8 Zone, Part of Section 20 Township of Macdonald being Part of Lot 48 H-781

Notwithstanding the uses permitted within the Light Industrial (M1) Zone, to the contrary within the Light Industrial Exception No. 8 (M1-8) Zone only the following shall apply

- a) Motor vehicle body shop
- b) Welding shop

Repealed by By-law #91-1109

## VR 2-2 Zone, Part of Section 19, Township of Macdonald being Lots 40, 41, 50 and 76 H-776

Notwithstanding the permitted uses and the provisions for residential uses for the Village Residential 2 Zone (VR-2) the contrary, within the Village Residential Exception No. 2 (VR2-2) Zone, the following apply;

a) Permitted uses-Two (2) one-storey buildings with a total of no more than 10 dwelling units and accessory uses, buildings and structures.

#### AG Zone, Part of Section 28, Township of Macdonald being Lot 5, H-770

Notwithstanding the permitted uses and provisions for the Agriculture (AG) Zone the following shall apply;

 a) to rezone that portion of Lot 5 H-770 presently zoned as Agricultural to Rural so that all of aforesaid Lot 5 is zoned Rural. This will allow Rural Zone policies to apply to all of Lot 5

## RU Zone, Part of Section 15, Township of Macdonald being Part of Lot 4 H-767

Notwithstanding the permitted uses and provisions for the Rural (RU) Zone the following shall apply;

 a) to rezone that portion of Lot 4 H-767 lying northerly of the Centra Gas Rightof-Way presently zoned as Rural (RU) to Resource Area Zone (RA)

## AG Zone, Part of Lot 4 H-771 being Part 1 on 1R-8735 Township of Macdonald

Notwithstanding the permitted uses and provisions for the Agricultural (AG) Zone the following shall apply;

a) to rezone a portion of Lot 4 H-771 being Part 1 on 1R-8735 in the Township of Macdonald presently zoned as Agricultural (AG) to Agricultural Exception Zone 1 (AG-1) to allow one Agricultural Residential lot having a maximum area of 8090 square meters.

## RR Zone, Part of Lot 2 H-766 being Part 1 on IR-8585 in the Township of Macdonald

Notwithstanding the permitted uses and provisions in the Rural Residential (RR) Zone the following shall apply;

a) to rezone a portion of Lot 2 H-766 being Part 1 on 1R-8585 in the Township of Macdonald to allow Recreational Commercial (RC) uses thereon.

## M1-7 Light Industrial Exception No. 7 being Part of Lot 7 H-771 in the Township of Macdonald.

Notwithstanding the permitted uses and provisions in the Light Industrial Exception No. 7 (M1-7) the following shall apply;

a) to rezone that part of Lot 7 H-771 in the Township of Macdonald to change to Agricultural Zone (AG).

## Seasonal Residential being Part of Lot 8, Concession 1 in the Township of Aberdeen Additional

Notwithstanding the permitted uses and provisions in the Seasonal Residential (SR) Zone the following shall apply;

a) to rezone part of Lot 8, Concession 1 in the Township of Aberdeen Additional to Season Residential with a Special Exception (SR-S) to permit as an additional use the parking of vehicles and the storage and docking of boats utilized on the parcel of land described as Part of the North Half of Broken Section 32 in the Township of Meredith being Part 1 on 1R-9924 only.

## Village Residential 1 (VR-1) being Part of Lot 48 and part of Lot 49 H-776 in the Township of Macdonald

Notwithstanding the permitted uses and provisions in the Village Residential 1 (VR-1) Zone, the following shall apply;

a) to rezone Part of Lot 48 and Part of Lot 49 H-776 in the Township of Macdonald zoned Village Residential 1 (VR-1) to Village Commercial with a Special Exception (VC-S) to be more compatible with zoning on remainder of service station property and to allow a proposed car wash facility.

### Agricultural (AG) being Part of Lot 2 on H-765 in the Township of Macdonald

Notwithstanding the permitted uses and provisions in the Agricultural (AG) Zone, the following shall apply;

a) to rezone Part of Lot 2 H-765 in the Township of Macdonald zoned Agricultural (AG) is changed to Rural (RU)

### Village Commercial (VC) being Lot 15 H-781 in the Township of Macdonald

Notwithstanding the permitted uses and provisions in the Village Commercial (VC) Zone, the following shall apply;

a) to rezone Lot 15 H-781 in the Township of Macdonald, zoned Village Commercial (VC) is changed to Village Residential 2-2 (VR2-2) with Exception Provisions being a minimum Lot Area 2,071 square meters (22,290 sq. ft.) minimum set back from Church St. as existing on May 7<sup>th</sup>, 2002 minimum westerly interior side yard as existing on May 7<sup>th</sup>, 2002, Maximum Number of Dwelling Units, 7.

## Village Residential-1 (VR-1) being Lot 33 H-780 in the Township of Macdonald

Notwithstanding the permitted uses and provisions in the Village Residential-1 (VR-1) the following shall apply;

 a) to rezone Lot 33 H-780 in the Township of Macdonald, zoned Village Residential-1 (VR-1) is changed to VR-s with a Special Exception (VR-1S) to allow a Commercial Art Studio.

#### 21. EFFECTIVE DATE & APPROVAL OF BYLAW

## THE CORPORATION OF THE TOWNSHIP OF MACDONALD, MEREDITH AND ABERDEEN ADDITIONAL

#### **ZONING BY-LAW # 10-1699**

# BEING A ZONING BY-LAW PASSED PURSUANT TO THE PROVISIONS OF SECTION 34 OF THE PLANNING ACT, RSO 2000, CHAPTER P.13

WHEREAS the Council of the Township of Macdonald, Meredith and Aberdeen Additional considers it desirable to enact a Zoning By-law in accordance with the provisions of Section 34 of the Planning Act, RSO 2000, Chapter P.13, to regulate the use of lands and the character, location, and use of buildings and structures; and to prohibit certain uses of land and the erection and use of certain buildings and structures within the Township of Macdonald, Meredith and Aberdeen Additional:

AND WHEREAS the Council of the Township of Macdonald, Meredith and Aberdeen Additional considers it advisable to implement the approved policies and designations set forth under the Official Plan of the Township of Macdonald, Meredith and Aberdeen Additional insofar as is necessary to restrict, prohibit and regulate the use of land situated within various defined areas of the Township of Macdonald, Meredith and Aberdeen Additional so as to ensure proper and orderly development within the whole of the Municipality;

AND WHEREAS the enactment of this By-law 10-1699 rescinds By-law 91-1087;

NOW THEREFORE the Council of the Township of Macdonald, Meredith and Aberdeen Additional enacts as follows:

Read a first and second time this 6th day of July 2010:

Read a third time in open Council and enacted this 20th day of July 2010.

