

**TOWNSHIP OF SOUTH FRONTENAC  
COMPREHENSIVE ZONING BY-LAW  
BY-LAW NO. 2003-75**

**PASSED SEPTEMBER 16, 2003  
REVISED MAY 15, 2007  
REVISED DECEMBER 18, 2012  
REVISED JUNE 7, 2016  
REVISED AUGUST 5, 2021  
CONSOLIDATED January 19, 2023  
CONSOLIDATED May 31, 2023  
CONSOLIDATED January 23, 2024  
CONSOLIDATED January 29, 2025  
CONSOLIDATED January 28, 2026**

**AMENDMENTS TO ZONING BY-LAW NO. 2003-75  
CURRENT TO JANUARY 9, 2026**

<b>BY-LAW #</b>	<b>DATE PASSED</b>	<b>ZONING MAP/TEXT</b>	<b>PURPOSE</b>
2004-55	November 16, 2004	Schedule "A" and Text	From RU to RU-32
2004-59	July 13, 2004	Schedule "C"	From RRC-9 to RI-6
2004-63	August 3, 2004	Schedule "B" and Text	From RU to RW-21
2004-70	August 11, 2004	Schedule "A" and Text	From R to R-10
2004-71	May 18, 2004	Schedule "A" and Text	From RU to RU-28
2004-95	October 5, 2004	Schedule "H"	From EP to RLSI
2004-97	October 5, 2004	Schedule "C" and Text	From R-3-H to R-10
2004-102	January 24, 2006	Schedule "B" and Text	From RU to RU-29
2004-104	November 2, 2004	Schedule "C"	From RU to RLSW
2004-113	December 7, 2004	Schedule "A"	From RU to RI-1-H and From RI-1 to RU
2005-12	February 15, 2005	Schedule "D" and Text	From RW and RLSW to RW-21 and RW-22
2005-13	March 1, 2005	Schedule "E" and Text	From UR1 to UR1-5
2005-14	February 15, 2005	Schedule "E" and Text	From UI to UC-14
2005-21	March 15, 2005	Schedule "D"	From RU to RLSW
2005-22	March 15, 2005	Schedule "B"	From RU to RLSW
2005-31	April 19, 2005	Schedule "D"	From RU to Special R
2005-41	June 21, 2005	Schedule "A" and Text	From RLSW to RLSW-67
2005-49	May 17, 2005	Schedule "D" and Text	From RLSW to RRC-29
2005-51	June 7, 2005	Schedule "D"	From RU to RLSW
2005-52	June 7, 2005	Schedule "C" and Text	From RU to RU-30
2005-60	March 7, 2006	Text Change	R-5 (12 dwellings)
2005-61	July 5, 2005	Schedule "C" and Text	From RU to RU-31
2005-62	July 5, 2005	Schedule "E"	From UR1-H to UR1
2005-70	November 15, 2005	Schedule "C"	From OSP-5 to RU
2005-72	October 18, 2005	Schedule "C" and Text	From RRC-2 to RLSI-6 and RLSW-71
2005-78	September 6, 2005	Schedule "B"	From RU to RW

<b>BY-LAW #</b>	<b>DATE PASSED</b>	<b>ZONING MAP/TEXT</b>	<b>PURPOSE</b>
2005-79	September 6, 2005	Schedule "C" and Text	From RW to RLSW, RLSW-68 and RU
2005-80	September 6, 2005	Schedule "C" and Text	From RLSW to RLSW-69
2005-92	October 18, 2005	Schedule "F" and Text	From UR1 to UR2-1
2005-102	December 6, 2005	Schedule "C"	From RU to RLSW
2005-103	December 6, 2005	Schedule "E"	From CF to UR1
2005-104	December 6, 2005	Schedule "D"	From RLS-2 to RW
2006-01	January 10, 2006	Schedule "E"	From UC to UR2
2006-06	April 4, 2006	Schedule "E"	From RU to UR1
2006-08	September 5, 2006	Schedule "B"	From PB to RU-H
2006-09	February 7, 2006	Schedule "C"	From RU to RW
2006-15	March 7, 2006	Schedule "A"	From RU to RLSW
2006-16	March 17, 2006	Schedule "D" and Text	From RU to RU-33-H
2006-19	March 7, 2006	Schedule "D"	From RU to RLSW
2006-25	August 1, 2006	Schedule "D"	From RU-33-H to RU-33
2006-26	April 4, 2006	Schedule "D" and Text	From RLSW to RLSW-72-H
2006-30	March 21, 2006	Schedule "D"	From RRC-25 to RU
2006-37	April 18, 2006	Schedule "A" and Text	From RU to RU-34
2006-44	June 6, 2006	Schedule "A"	From RU to UC-15
2006-51	June 6, 2006	Schedule "E" and Text	From CF to UR1-6
2006-52	June 6, 2006	Schedule "B" and Text	From RU-24 and RLSW to RLSW-72
2006-53	OMB Approved June 1, 2006	Schedule "D" and Text	From RLS to RLSW and RLSW-70
2006-58	July 4, 2006	Schedule "E"	From RU to UR1
2006-59	July 4, 2006	Schedule "B" and Text	From EP to RW-17
2006-60	July 4, 2006	Schedule "C"	From RU to RLSW
2006-67	OMB Approved April 4, 2007	Schedule "A" and Text	From RLSW to RLSW-74
2006-68	August 1, 2006	Schedule "D"	From RU to RLSW
2006-79	September 5, 2006	Schedule B"	From RU-H to RU
2006-81	September 5, 2006	Schedule "E"	From CF to UR1
2006-85	September 19, 2006	Schedule "B" and Text	From RU to RW-24 and RW-25
2006-86	October 3, 2006	Schedule "B" and Text	From RC-10-H to RC-10

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2006-102	November 7, 2006	Schedule "D"	From RU to RLSW
2006-113	December 5, 2006	Schedule "B"	From RU to RLSW
2006-114	December 5, 2006	Text Change	RRC-22 (more trailers)
2007-02	January 9, 2007	Schedule "D" and Text	From RU to RU-35
2007-03	January 9, 2007	Schedule "C and Text	From RU to RLSW and RLSW-75
2007-17	February 20, 2007	Schedule "H" and Text	From UR1 to UR1-7
2007-29	May 1, 2007	Schedule "D" and Text	From RU to RLSW and RLSW-78
2007-39	May 15, 2007	Schedule "A" and Text	From RU to RU-36
2007-42	May 15, 2007	All Schedules and certain Text	Housekeeping By-law
2007-52	June 5, 2007	Schedule "C" and Text	From A to A-1
2007-64	September 4, 2007	Schedule "D"	From RU to RW
2007-65	September 4, 2007	Schedule "D" and Text	From RU to CF-3
2007-67	September 18, 2007	Schedule "B" and Text	From RU to RLSW-57 and From RW to RU
2007-76	November 6, 2007	Schedule "C" and Text	From RU to RW-26 and RLSW
2007-85	November 27, 2007	Schedule "B" and Text	From RLSW to RLSW-79
2007-87	December 4, 2007	Schedule "D"	From RU to RLSW
2007-92	December 18, 2007	Schedule "D"	From RU to RLSW
2007-93	December 18, 2007	Schedule "C"	From RU to RW
2008-02	January 8, 2008	Schedule "C" and Text	From RU to RW-27
2008-04	March 4, 2008	Text Change	RW-18 (setback)
2008-11	February 5, 2008	Schedule "B" and Text	From RU to UR1-8 and RU-37
2008-12	February 5, 2008	Schedule "D"	From RU to RLSW
2008-21	March 18, 2008	Schedule "C" and Text	From RU to RU-38
2008-38	December 16, 2008	Text Change	RRC-1 more units
2008-41	May 6, 2008	Schedule "A"	From UR1 to UI
2008-42	May 6, 2008	Schedule "C" and text	From RU to RU-40
2008-43	May 6, 2008	Schedule "B"	From OS to OSP and RW; From RU and RW to OS; Fr RLSW to OS
2008-47	June 17, 2008	Text Change	UC-14

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2008-51	June 17, 2008	Schedule "D"	From RU to RLSW
2008-54	July 8, 2008	Schedule "C" and Text	From R-9-H to R9 and R-19
2008-55	August 5, 2008	Schedule "B" and Text	From RU to UI-4
2008-61	August 5, 2008	Schedule "B"	From RU to RLSW
2008-66	September 2, 2008	Schedule "B" and Text	From RU to RI-8
2008-67	September 2, 2008	Schedule "C"	From RU to RLSW
2008-68	September 2, 2008	Schedule "B" and Text	From RU to RLSW and RLSW-28
2008-69	September 2, 2008	Schedule "C"	From RU to RLSW
2008-70	September 2, 2008	Schedule "D"	From RU to RLSW
2008-74	October 7, 2008	Schedule "C"	From RU to RLSW
2008-75	October 7, 2008	Schedule "G" and Text	From UR1 to and UC to UC-17
2008-82	December 2, 2008	Schedule "B" and Text	From RU to RU-39 temporary use
2008-87	December 16, 2008	Schedule "E" and Text	From UR1 to UC-18
2009-02	January 13, 2009	Schedule "C" and Text	From RW to RW-29
2009-06	February 3, 2009	Schedule "D"	From RU to RLSW
2009-07	February 3, 2009	Schedule "B" and Text	From RLSW-72 to RLSW-81
2009-13	March 3, 2009	Schedule "D" and Text	From RU to RLSW-82
2009-17	March 17, 2009	Schedule "C"	From RU to RLSW
2009-26	April 1, 2009	Schedule "E" and Text	From UR1 to UC-19
2009-28	April 21, 2009	Schedule "B" and Text	From RU to RC-11
2009-37	May 19, 2009	Schedule "E" and Text	From RU to UC-20
2009-41	June 2, 2009	Schedule "D" and Text	From RU to RRC-34 and RRC-61 and RLSW
2009-42	June 2, 2009	Schedule "C"	From RU to RLSW
2009-52	July 7, 2009	Schedule "C" and Text	From RU to RLSW-83 and RLSW-84
2009-53	July 7, 2009	Schedule "D" and Text	From RU to RRC-59
2009-54	July 7, 2009	Schedule "E"	From RU to UR1
2009-57	August 4, 2009	Schedule "B" and Text	From RU to CF-4
2009-66	September 1, 2009	Schedule "E"	From UC to UR1

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2009-72	September 15, 2009	Schedule "E" and Text	From RU to UR1-9
2009-77	October 20, 2009	Schedule "H" and Text	From UR1 to UI-5
2009-78	October 20, 2009	Schedule "B" and Text	From RW to RU and RLSW-85
2009-79	October 20, 2009	Schedule "D" and Text	From RRC-46 to RLSW & from RU to RRC-46
2009-83	November 17, 2009	Schedule "C"	From RU to RLSW
2009-87	December 15, 2009	Schedule "C" and Text	From RRC-55 to RLSW-86
2009-88	December 15, 2009	Text only	R-18 setback changed
2009-89	December 15, 2009	Schedule "D"	From RU to RLSW
2009-93	January 12, 2010	Schedule "A"	From RU to QB
2010-02	January 12, 2010	Schedule "B and Text	From UI-3 to CF-5 Township Initiated
2010-04	January 12, 2010	Schedule "C"	From RU to RW & from RLS to RW
2010-05	January 12, 2010	Schedule "F"	From OS and UR1 to CF
2010-06	January 12, 2010	Schedule "B"	From RW to RLSW
2010-07	January 12, 2010	Schedule "E" and Text	From UR1- to UR1-10
2010-12	February 16, 2010	Schedule "B"	From RU to RW
2010-13	February 16, 2010	Schedule "E" and Text	From RU to RU-41
2010-21	November 20, 2013	Schedule "F"	From UR1 to CF
2010-16	March 2, 2010	Schedule "B" and Text	From RU to RU-42 temporary use RU-42 Deleted by by-law 2020-14
2010-22	April 6, 2010	Schedule "D"	From RU to RLSW
2010-31	May 4, 2010	Schedule "C" and Text	From R-20 to R-6 and R-22
2010-32	May 4, 2010	Schedule "B" and Text	From RW and PB to RLSW and RLSW-87
2010-33	May 4, 2010	Schedule "D" and Text	From RU to RW-30 & RW-31
2010-37	May 18, 2010	Schedule "C" and Text	From RU to RU-43 temporary use
2010-43	June 15, 2010	Schedule "B"	From RW to RU & RLSW
2010-44	June 15, 2010	Text only.	Extend temporary use.
2010-45	June 15, 2010	Schedule "B" and Text	From R to R-23 temporary use.
2010-51	July 6, 2010	Schedule "C" and Text	From RU to RI-9

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2010-52	July 6, 2010	Schedule "G" and Text	From UR1-2 to UC-21 and UI-5 and EP
2010-58	August 3, 2010	Schedule "B" and Text	From RU to RC-12
2010-59	August 3, 2010	Schedule "C" and Text	From RU to RU-44
2010-66	September 7, 2010	Schedule "C" and Text	From RU to RU-45
2010-74	October 5, 2010	Schedule "C"	From RU to RLSW
2010-75	May 3, 2011	Schedule "C" and Text	From RU to R, R-24, and CF; and from RRC-53 to R and RU
2010-76	October 5, 2010	Schedule "D"	From RU to RLSW
2010-82	November 2, 2010	Schedule "C"	From RLSW to RU & from RU to RLSW
2010-86	December 7, 2010	Schedule "A" and Text	From RU to QA-2
2011-04	January 18, 2011	Schedule "B" and Text	From RU to RLSW-88
2011-08	March 15, 2011	Text Change	Add new permitted use to UC-15
2011-16	March 15, 2011	Schedule "A" and Text	From RU to UR1 and RU-46
2011-18	March 15, 2011	Schedule "B"	From RU to CF, UMR-2, EP, R-25 & R-26
2011-19	March 15, 2011	Text Change	Remove 50 m setback requirement in R-18 Zone
2011-28	May 3, 2011	Schedule "A"	From RU to CF & RC
2011-30	May 17, 2011	Schedule "D"	From RU to RLSW
2011-31	May 17, 2011	Schedule "C"	From RI-2 to RU
2011-32	May 17, 2011	Text Change	Change RRC-1
2011-41	July 5, 2011	Schedule "D" and Text	From RU to RLSW, RLSW-82 and RLSW-89
2011-44	August 2, 2011	Schedule "H" and Text	From UR1 to UR1-11
2011-45	August 2, 2011	Schedule "C"	From RU to RLSW
2011-46	September 6, 2011	Schedule "A"	From RU-28 to RU
2011-62	October 4, 2011	Schedule "D"	From RU to RLSW
2011-68	November 1, 2011	Schedule "B"	From RU to RLSW
2011-69	November 1, 2011	Schedule "G" and Text	From UR1 to UR1-13
2011-82	December 20, 2011	Text Change	Temporary Use
2011-83	December 20, 2011	Text Change	Backyard Hens

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2011-84	December 20, 2011	Schedule "B" and Text	From RU to WD-3 and OS
2011-85	January 10, 2012	Schedule "B" and Text	From RU to RC-14
2012-05	January 24, 2012	Schedule "B"	From RU to RLSW & RU-40
2012-17	March 6, 2012	Schedule "H" and Text	From UR1 to UR1-12
2012-19	April 3, 2012	Schedule "C"	From RRC-3 to RW
2012-21	March 20, 2012	Schedule "G" and Text	From UC-5 to UC-22
2012-25	April 17, 2012	Schedule "D" and Text	From RW to RW-32
2012-26	April 17, 2012	Schedule "B"	From RLSW-81 to RLSW
2012-35	June 5, 2012	Schedule "C"	From RLSW to RU
2012-39	June 19, 2012	Schedule "D"	From RU to RLSW
2012-47	August 7, 2012	Schedule "B"	From RI-8 to RU
2012-49	August 7, 2012	Schedule "A"	From RU to RU-28
2012-54	October 2, 2012	Schedule "A" and Text	From RU to RC-13
2012-62	October 16, 2012	Schedule "C" and "G" and Text	From RU to UR1-14
2012-64	November 6, 2012	Schedule "C"	From RU to RLS
2012-75	December 18, 2012	All schedules and certain text	Housekeeping by-law
2013-02	January 8, 2013	Schedule "B" and Text	From RLSW to RW-33
2013-04	February 5, 2013	Schedule "B" and Text	From RU to RLSW-91 and RLSW-92
2013-09	February 5, 2013	Schedule "D"	From RU to RLSW, and RLSW to RU
2013-10	February 5, 2013	Schedule "E" and Text	From UR1 to UC-24
2013-17	March 5, 2013	Schedule "D" and Text	From RU to RW-34, RW-35 and RLSW-93
2013-20	March 5, 2013	Schedule "A"	From RU to RW
2013-21	March 5, 2013	Schedule "B"	From OS to RW
2013-32	June 4, 2013	Schedule "D" and Text	From RW to RRC-53
2013-34	June 4, 2013	Schedule "H" and Text	From UR1 to CF, R-27, R-27-H, and EP
2013-40	June 18, 2013	Schedule "B"	From RC to RU
2013-43	July 2, 2013	Schedule "E"	From UC to UR1
2013-49	August 6, 2013	Schedule "D"	From RU to RU-H



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2013-50	August 6, 2013	Schedule "D" and Text	From RLSW to RLSW-82 and RU
2013-51	August 6, 2013	Schedule "D"	From RLSW to RU
2013-55	September 3, 2013	Schedule "D"	From A to A1
2013-57	September 3, 2013	Schedule "C"	From A to RU
2013-62	October 1, 2013	Schedule "B" and Text	From RU to RU-47
2013-63	October 1, 2013	Schedule "C" and Text	From RRC-15 TO RRC-62
2013-75	December 17, 2013	Schedule "B"	From RLSW to RLSW-H
2013-76	December 17, 2013	Schedule "B" and Text	From RLSW-60 to RLSW-H-60
2013-77	January 20, 2014	Schedule "C" and Text	From RLSW to RLSW-95: Approved by OMB
2014-01	January 7, 2014	Schedule "B" and Text	From RW to RLSW and RLSW-94
2014-09	February 4, 2014	Schedule "B"	From RW to RU
2014-10	February 4, 2014	Schedule "C"	From RU to RW
2014-13	February 18, 2014	Schedule "A"	From RU to RLSW and RLSW-67
2014-15	March 4, 2014	Schedule "C" and Text	From UR1 to UR1-15
2014-19	March 18, 2014	Text Change	Uses added to UC-20
2014-28	May 6, 2014	Schedule "G" and Text	From UC-21 and UI-5 to UC-25
2014-38	June 17, 2014	Schedule "A" and Text	From RU to RU-48
2014-41	July 8, 2014	Schedule "B" and Text	From RU to RW and RW-36
2014-42	July 8, 2014	Schedule "G"	From UC-23 to UR1
2014-43	July 8, 2014	Schedule "D"	From RU to RLSW
2014-49	August 5, 2014	Schedule "C" and Text	From RLSW-83 to RLSW-94
2014-60	October 7, 2014	Schedule "D" and Text	From RRC-46 to RRC-63
2014-65	November 4, 2014	Schedule "D" and Text	From RU to RRC-64 & RRC-32: from RRC-32 to RU
2014-66	November 4, 2014	Schedule "C" and Text	From UR1 to R-27
2014-70	December 16, 2014	Schedule "D" and Text	From RU to RU-33
2015-04	January 20, 2015	Schedule "A" and Text	From RU to RU-49
2015-09	February 3, 2015	Schedule "C" and Text	From RU & RU-40 to RLSW-96-H From RU to RLS-5-H

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			From RU to OSP From RU to EP & From RU to RLSW-97-H
2015-20	June 2, 2015	Schedule "E" and Text	From UR1 to UR1-16
2015-27	June 2, 2015	Schedule "D" and Text	From RLSW-22 to RLSW & text (housekeeping)
2015-29	March 8, 2016	Schedule "E" and Text	From UR1 to UI-7 approved by OMB
2015-44	March 1, 2016 (OMB Settlement)	Schedule "C" and Text	From EP & RRC-2 to RLS-6-h, RLS-7-h, RLSW-99-h, RLSW-100-h & RLSW-101-h
2015-47	September 15, 2015	Schedule "D"	From CF-3 to RU
2015-55	October 20, 2015	Schedule "D"	From RU to RLSW
2015-63	January 19, 2015	Schedule "C" and Text	From RW to RW-37
2015-64	December 15, 2015	Schedule "D"	From RLSW and RRC-35 to RLSW and RLSW-102
2016-08	March 15, 2016	Schedule "C" and Text	From RU to RW-37
2016-09	March 15, 2016	Schedule "B" and Text	From RU to RI-10-h
2016-10	March 15, 2016	Schedule "D"	From RU to RLSW
2016-12	March 1, 2016	Schedule "B" and Text	From RU to RU-50
2016-13	March 1, 2016	Schedule "D"	From OSP-4 to RLSW
2016-20	June 7, 2016	Schedules "B," "C" and "D" and certain Text	Housekeeping by-law
2016-21	March 15, 2016	Schedule "A" and Text	From RU to QA-3
2016-32	May 17, 2016	Schedule "D"	From OS to RLSW
2016-38	June 21, 2016	Schedule "D" and Text	From RLS-2 to RW, RLSW and RLSW-111
2016-39	June 21, 2016	Schedule "B"	From RLSW-h to RLSW
2016-41	July 5, 2016	Schedule "C" and Text	From RLSW to RLSW-112 and RLSW-113
2016-45	August 2, 2016	Schedule "C" and Text	From RRC-12 to RLSW & reduce # of cabins
2016-55	September 6, 2016	Schedule "E" and Text	From UI to UC-26 and EP
2016-56	September 6, 2016	Schedule "B"	From RU to RW
2016-61	October 4, 2016	Schedule "D" and Text	From RW to RW-38
2016-74	December 6, 2016	Schedule "E" and Text	From RU to RLSW-114, UR1-17 and CF-6

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2017-06	February 21, 2017	Schedule "D" and Text	From RU to RRC-42 and RLSW-117
2017-07	February 21, 2017	Schedule "A"	From RU to RW
2017-12	March 21, 2017	Schedule "F"	From UR1 to CF-H
2017-17	April 4, 2017	Schedule "G" and Text	From UC to UC-27-H
2017-21	May 2, 2018	Schedule "G" and Text	From UR1 and RU to UC-28-H
2017-22	May 2, 2017	Schedule "C"	From RRC-4 to RLSW
2017-24	May 2, 2017	Schedule "G"	From UC-27-H to UC-27
2017-39	July 11, 2017	Text only	New section 5.35 MDS and add Appendix 4
2017-40	July 11, 2017	Schedule "C" and Text	From RLSW to RLSW-118
2017-41	July 11, 2017	Schedule "H"	From UR1 to CF
2017-53	September 5, 2017	Schedule "B"	From RLSW-60-H to RLSW-60
2017-58	December 5, 2017	Schedule "C" and Text	From RU-45 to RU and RLSW-115
2017-61	October 3, 2017	Schedule "E" and Text	From CF to UMR-2
2017-62	October 3, 2017	Schedule "H" and Text	From UR1 to UR1-18
2017-68	November 7, 2017	Schedule "B" and Text	From RU to RW-39
2017-69	November 7, 2017	Schedule "C" and Text	From RU to RU-51
2017-74	December 5, 2017	Schedule "C"	From RW to OSP
2017-78	December 19, 2017	Schedule "B" and Text	From RU to R-29 McFadden Subdivision
2017-79	December 19, 2017	Schedule "C"	From RU to RW and RLSW
2018-03	January 16, 2018	Schedule "C"	From RU to RLSW-119
2018-17	March 20, 2018	Schedule "C" and Text	From RU to RU-52
2018-18	March 20, 2018	Schedule "E" and Text	From RU to UC-29-H
2018-29	May 1, 2018	Schedule "C" and Text	From RLSW to RW-40
2018-39	June 19, 2018	Schedule "E"	From RU to UC-29-H
2018-40	June 19, 2018	Schedule "A" and Text	From RU to RW-41
2018-41	June 19, 2018	Schedule "G"	From UR1 to UC
2018-42	June 19, 2018	Schedule "C"	From RRC-4 to RLSW
2018-60	October 2, 2018	Schedule "C" and Text	From RU to RW-42

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2018-61	October 2, 2018	Schedule "B" and Text	From RU to RU-53 and RLSW-120
2018-62	October 2, 2018	Schedule "C" and Text	Uses added to UC-22, replaced 2012-21
2018-63	October 2, 2018	Schedule "B"	From RU to RLSW
PL160168	November 15, 2018	Schedule "E"	From RU to R-30 LPAT DECISION
2018-68	December 4, 2018	Schedule "B"	From RU to RLSW
2018-69	December 4, 2018	Schedule "A" and Text	From RU to RC-15 and RU-54
2018-72	December 4, 2018	Schedule "D"	From RU to RLSW
2018-73	December 4, 2018	Schedule "F" and Text	Amendments to UR1-19
2018-74	December 4, 2018	Schedule "D" and Text	From RU to RLSW-121
2018-75	December 4, 2018	Schedule "D"	From RU to RLSW
2018-76	December 4, 2018	Schedule "D"	From RU to RLSW
2018-79	December 18, 2018	Schedule "C" and Text	From RU to RU-55
2019-10	February 19, 2019	Schedule "C"	From RRC-4 to RLSW
2019-11	February 19, 2019	Schedule "D"	From RU to RLSW
2019-20	April 2, 2019	Schedule "B" and Text	From RU to RLSW-122
2019-21	April 2, 2019	Schedule "D"	From RU to RLSW-65
2019-30	June 4, 2019	Schedule "D"	From RU to RLS and RLSW to RW
2019-45	July 2, 2019	Schedule "B" and Text	From RRC-26 to RW-44
2019-46	July 2, 2019	Schedule "C" and Text	From RU to RW-42 and from RU to RW-43
2019-56	September 17, 2019	Schedule "C" and Text	Removal of "H" symbol from RLS-6-H and RLSW-99-H, RLSW-100-H and RLSW-101-H
2019-57	September 17, 2019	Schedule "B" and Text	RU to RU-56 and RU to RU-57
2019-70	December 3, 2019	Schedule "D"	From RU to RLSW
2020-07	February 18, 2020	Schedule "A"	From RRC-4 to RLSW
2020-13	March 17, 2020	Schedule "C" and Text	From R-10 to R-31 (noted as R-30 in by-law but updated to R-31 due to consolidation error)
2020-14	March 17, 2020	Schedule "B" and Text	From RU-42 (deleted) to RU-58

<b>BY-LAW #</b>	<b>DATE PASSED</b>	<b>ZONING MAP/TEXT</b>	<b>PURPOSE</b>
2020-38	August 11, 2020	Schedule "C"	From Rural (RU) to Pit "B" (PB)
2020-39	August 11, 2020	Schedule "D"	From Rural (RU) to Pit "B" (PB)
2020-40	August 11, 2020	Schedule "C" and Text	From RU to RLS-9-H, RLS-10-H, RLS-11-H, RLS-12-H & RLS-13-H <b>AND</b> from RU to RLSW-123H, RLSW-124-H, RLSW-125-H & RLSW-126-H <b>AND</b> from RU to OSP-H
2020-43	September 1, 2020	Schedule "D" and Text	From RU to RW-46
2020-50	October 6 <sup>th</sup> , 2020	Schedule "B" and Text	From RLSW to RW-47
2020-63	November 17, 2020	Schedule "A" and Text	From RU to RU-59
2020-64	November 17, 2020	Schedule "C"	From RU to RLSW
2020-72	December 15, 2020	Schedule "C"	From RU to RLSW
2020-73	December 15, 2020	Schedule "B" and Text	From RU to RU-60
2021-02	January 26, 2021	Schedule "A" and Text	From RU to RU-61
2021-12	March 16, 2021	Schedule "C"	From UR1 to RLSW
2021-10	April 6, 2021	Schedule "B" and Text	From RW to RLSW-127
2021-19	April 20, 2021	Schedule "C" and Text	From RLS-2 and RLSW to RLSW-128
2021-20	April 20, 2021	Schedule "B" and Text	From RU to RU-62
2021-33	June 15, 2021	Schedule "B"	From RLSW to RW and from RLSW to RLSW-59 (already existing special zone – lot addition)
2021-37	July 13, 2021	Schedule "C" and "H" and Text	From UR1 to UR1-20 and UR1-21-H
2021-38	July 13, 2021	Schedule "A", "B", "C", "D", "E" and Text	General Zoning By-law Amendment
2021-47	September 7, 2021	Schedule "C" and Text	From RU to RLSW and RLSW-129
2021-48	September 7, 2021	Schedule "C"	From RU-3 to RU
2021-49	September 7, 2021	Schedule "D"	From RW to RU
2021-52	September 21, 2021	Schedule "C" and Text	Removal of "H" symbol from RLS-5-H and RLSW-96-H

<b>BY-LAW #</b>	<b>DATE PASSED</b>	<b>ZONING MAP/TEXT</b>	<b>PURPOSE</b>
2021-61	November 2, 2021	Schedule "C" and Text	From OSP-5 to RLSW-130
2021-62	November 2, 2021	Schedule "C"	From RU to UC-28
2021-63	November 2, 2021	Schedule "A"	From RU to RLSW
2021-67	November 16, 2021	Schedule "C"	From RLS to RU
2022-02	January 11, 2022	Schedule "D" and Text	From RU to RU-63
2022-03	January 11, 2022	Schedule "C" and "H" and Text	From UR1 to UI-8
2022-05	January 25, 2022	Schedule "B" and "F" and Text	From UC to UR2-2
2022-06	January 25, 2022	Schedule "D" and Text	From RLS to RLS-14
2022-16	February 15, 2022	Schedule "B" and Text	From RU to RU-64
2022-17	February 15, 2022	Schedule "A" and Text	From RU to RU-65
2022-18	February 15, 2022	Schedule "B" and "F"	From UC to UR1
2022-14	February 15, 2022	Schedule "A" and "E" and Text	From UC to UC-30
2022-15	February 15, 2022	Schedule "D"	From RU to RLSW
2022-23	February 15, 2022	Schedule "D" and Text	From RU to RU-66
2022-35	April 19, 2022	Text	UC-27 - amended
2022-34	May 3, 2022	Schedule "A" and Text	From A to A-2
2022-41	May 17, 2022	Schedule "B" and Text	RLSW-88 & RU to RW-48
2022-55	June 21, 2022	Schedule "C"	From OS to RLSW
2022-56	June 21, 2022	Schedule "C" and text	From RRC-4 to RLSW-131
2022-57	June 21, 2022	Schedule "A" and "E" and text	From UR1 to UR1-22
2022-63	July 12, 2022	Schedule "C" and text	From RU to RW-48, RW-49 & RW-50
2022-64	July 12, 2022	Schedule "D" and text	From RU to RLSW-132
2022-77	September 6, 2022	Schedule "B" and Text	From RLSW to RLSW-133
2022-78	September 6, 2022	Schedule "D"	From RU to RW
2022-79	September 6, 2022	Schedule "D" and Text	From RLSW to RLSW-134
2022-84	September 6, 2022	Schedule "C" and Text	From RU to RU-67
2022-95	October 11, 2022	Schedule "C" and "G" and Text	From UR1 to UR1-123

<b>BY-LAW #</b>	<b>DATE PASSED</b>	<b>ZONING MAP/TEXT</b>	<b>PURPOSE</b>
2022-101	December 6, 2022	Schedule “D” and Text	From RC to RRC-65
2023-03	January 31, 2023	Schedule “H”	From UI-6 to URI
2023-13	February 7, 2023	Schedule “B” and Text	From RU to RU-69
2023-14	February 7, 2023	Schedule “B” and Text	From RU to RU-68
2023-24	March 21, 2023	Schedules “C” and “G” and Text	From UR1 to UR1-24
2023-28	April 11, 2023	Schedule “F”	From CF-H to CF (Remove Holding Symbol)
2023-32	April 18, 2023	Schedule “C” and Text	From RU to RU-70 and RU-71
2023-37	May 2, 2023	Text	General Zoning By-law Amendment regarding zoning by-law administrator, model homes, seasonal dwellings in Rural zone, and accessory buildings and structures
2023-38	May 2, 2023	Schedule “D” and Text	From PA and RU to PB-1 and RU-72
2023-50	June 6, 2023	Schedule “B”	From RU to RLSW and RLSW-36
2023-52	June 20, 2023	Schedule “A” and Text	From RU to RU-73
2023-53	June 20, 2023	Schedule “B” and Text	From RU to RU-H
2023-74	September 19, 2023	Text	General Zoning By-law Amendment regarding additional dwelling units; new Schedule “I” Holding Overlay
2023-75	September 19, 2023	Schedule “A” and Text	From RU to RU-74
2023-79	October 3, 2023	Schedule “D” and Text	From RU to RU-75
2023-80	October 3, 2023	Schedule “D” and Text	From RRC-39 to RLSW and RLSW-135
2023-87	November 7, 2023	Schedule “G” and Text	From UC and UR1 to UC-31
2023-88	November 7, 2023	Schedule “A” and Text	Amend RI-1 zone and remove -H symbol
2023-96	December 5, 2023	Schedule “D” and Text	Amend RLSW-3 zone, add – H symbol, and split into RLSW-136-H and RLSW-

<b>BY-LAW #</b>	<b>DATE PASSED</b>	<b>ZONING MAP/TEXT</b>	<b>PURPOSE</b>
			137-H
2023-105	December 19, 2023	Schedule “B” and Text	From RU to RLS-15-H
2023-106	December 19, 2023	Schedule “H” and Text	From UR1 to UR1-25 and UR1-26
2024-08	January 16, 2024	Schedule “H” and Text	From RLSW to RLSW-138
2024-12	February 6, 2024	Schedule “B” and Text	From RU to RU-76-H
2024-16	February 20, 2024	Schedule “H” and Text	From EP to EP and RLSW-139
2024-17	February 20, 2024	Schedule “D” and Text	From RU to RU-77
2024-20	March 5, 2024	Schedule “B” and Text	From RU to RLSW-140
2024-25	March 19, 2024	Schedule “F” and Text	From UR1 to UMR-4-H
2024-31	April 9, 2024	Schedule “A” and Text	From RU to RU-78
2024-32	April 9, 2024	Schedule “D” and Text	From OPS-9 to RLSW-141
2024-34	April 16, 2024	Schedule “B” and Text	From RLSW to RLS-16 and RLSW-142
2024-35	April 16, 2024	Schedule “G” and Text	From UR11 to UR1-27-H
2024-37	April 16, 2024	Schedule “D” and Text	From RU to RU-79
2024-41	May 7, 2024	Schedule “C” and Text	From RU and RI to RI-11 and RI-12
2024-01-DA	May 8, 2024	Schedule “B”	Remove -H symbol
2024-43	May 21, 2024	Schedule “B” and Text	From RU to RU-81
2024-02-DA	May 22, 2024	Schedule “C”	Remove -H symbol
2024-48	June 18, 2024	Schedule “C” and Text	From R to RU-80
2024-49	June 18, 2024	Schedules “B”, “E”, “I” and Text	General Zoning By-law Amendment to amend Administration section, add violations and penalties, correct Schedule “I”, amend and add sections on holding zones, and add a holding zone to a property.
2024-54	July 16, 2024	Schedule “A”	From RC-8 to RU



<b>BY-LAW #</b>	<b>DATE PASSED</b>	<b>ZONING MAP/TEXT</b>	<b>PURPOSE</b>
2024-03-DA	July 28, 2024	Schedule "F"	Remove -H symbol
2024-04-DA	September 4, 2024	Schedule "C"	Remove -H symbol
2024-05-DA	September 4, 2024	Schedule "C"	Remove -H symbol
2024-63	September 10, 2024	Schedule "C"	Add -H3 symbol
2024-75	November 19, 2024	Schedule "D"	From RLSW to RLSW-143
2024-06-DA	November 19, 2024	Schedule "A"	Remove -H symbol
2024-07-DA	October 31, 2024	Schedule "D"	Remove -H symbol from RLSW-3, RLSW-136, RLSW-137
2024-08-DA	November 19, 2024	Schedule "A"	Remove -H symbol
2024-80	December 17, 2024	Schedule "D"	From RU to RLSW
2024-09-DA	December 17, 2024	Schedule "A"	Remove -H symbol
2024-10-DA	December 17, 2024	Schedule "C"	Remove -H symbol
2024-11-DA	January 14, 2025	Schedule "A"	Remove -H symbol
2025-05	February 11, 2025	Schedule "C"	From RU to RU-82
2025-06	February 11, 2025	Schedule "B"	From RU to RLSW
2025-15	March 11, 2025	Schedule "A"	From RLSW-1 to RLSW-144 and RU-83
2025-27	April 15, 2025	Schedule "A"	From RU to RLSW-145 and RLSW-146
2025-28	April 15, 2025	Schedule "H"	From UI-8 to UR1
2025-29	April 15, 2025	Schedule "E"	Add -H4 symbol
2025-43	June 10, 2025	Schedule "B"	From RU to RI-13
2025-01-DA	June 10, 2025	Schedule "A"	Remove -H symbol
2025-02-DA	July 15, 2025	Schedule "B"	Remove -H symbol
2025-03-DA	July 15, 2025	Schedule "G"	Remove -H symbol
2025-04-DA	July 15, 2025	Schedule "A"	Remove -H symbol
2025-47	July 15, 2025	Schedules "C" and "F"	From RU and CF to UR1; from UR1 to CF; from CF to RU
2025-48	July 15, 2025	Schedule "G"	From UC-27 to UC-22
2025-52	August 12, 2025	Schedule "B"	From RU to RU-84
2025-55	August 12, 2025	Schedule "B"	From RLSW to RU; from RU to RLSW-147
2025-56	August 12, 2025	Schedule "D"	From RU to RLSW-148
2025-05-DA	August 19, 2025	Schedule "B"	Remove -H symbol
2025-61	October 7, 2025	Schedule "A"	From RU to RLSW and EP
2025-66	October 21, 2025	Schedule "D"	From RU to RLSW

BY-LAW #	DATE PASSED	ZONING MAP/TEXT	PURPOSE
2025-06-DA	November 26, 2025	Schedule "B"	Remove -H symbol

# TOWNSHIP OF SOUTH FRONTENAC

## ZONING BY-LAW

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Appendix 1 - Shoreline Setbacks (Excerpt From “Rideau Lakes Study”)

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Appendix 3 - Cemeteries - Type A Land Uses For MDS II Setback Calculations

**THE CORPORATION OF THE TOWNSHIP OF SOUTH FRONTENAC  
COMPREHENSIVE ZONING BY-LAW  
(By-law No. 2003-75)**

**SECTION 1 - PURPOSE**

The purpose of the Comprehensive Zoning By-law is to implement the Official Plan which contains the goals and objectives of the municipality.

This comprehensive Zoning By-law is intended to prohibit the use of land and the erection or use of buildings or structures for or except for such purposes as set down in this by-law; to prohibit the erection or use of buildings on land which is subject to flooding, or on land by reason of its rocky, marshy or unstable character where the cost of construction of satisfactory waterworks, sewage, or drainage facilities is prohibitive; to regulate the height, bulk, location, size, floor area, spacing, character and use of buildings or structures; to regulate the minimum frontage and depth of a parcel of land and the portion of the area thereof that any building or structure may occupy; to require loading and parking facilities for buildings or structures erected or used for certain purposes; to prohibit the making or establishment of pits and quarries within defined areas and to regulate the making or establishment of pits and quarries within defined areas of the Township of South Frontenac.

**SECTION 2 - TITLE**

This By-law shall be cited as "Zoning By-law No. 2003-75" and shall apply to all land included within the Township of South Frontenac as shown on the attached schedules.

**ZONING BY-LAWS OF THE FORMER TOWNSHIPS OF BEDFORD (BY-LAW 1997-16), LOUGHBOROUGH (BY-LAW 89-75), PORTLAND (BY-LAW 90-30) AND STORRINGTON (BY-LAW 1995-52) ARE HEREBY REPEALED.**

**READ A FIRST TIME THIS 16<sup>TH</sup> DAY OF SEPTEMBER, 2003.**

**READ A SECOND TIME THIS 16<sup>TH</sup> DAY OF SEPTEMBER, 2003.**

**READ A THIRD TIME AND FINALLY PASSED THIS 16<sup>TH</sup> DAY OF SEPTEMBER, 2003.**

**Original Signed by:  
Mayor**

**Original Signed by:  
Administrator & Clerk**

**I hereby certify that the following is a true copy of By-law No. 2003-75 as enacted by the Council of the Corporation of the Township of South Frontenac on the 16<sup>th</sup> day of September, 2003.**

---

**Clerk, Township of South Frontenac**

### **SECTION 3 - DEFINITIONS**

For the purposes of this By-law, the definitions and interpretations in this Section shall govern unless the context indicates otherwise. The word "shall" is mandatory and not directory. Words used in the present tense include the future tense and the reverse. Words used in the plural number include the singular number and the reverse.

**"ABATTOIR"** shall mean a slaughter-house designed for the purpose of killing animals, skinning, dressing and cutting up of carcass, wrapping for sale for human consumption with cooler and freezer storage and may include indoor confinement of animals while awaiting slaughter but shall not include the manufacturing of meat by-products or any process related to rendering plants such as the manufacture of tallow, grease, glue, fertilizer, or any other inedible product.

**"AGRICULTURE/AGRICULTURAL USE"** shall mean the use of land, buildings or structures for the purposes of the growing of field crops, flower gardening, truck gardening, berry crops, tree crops, nurseries, aviaries, apiaries, maple syrup production, mushroom cultivation or farms for the grazing, breeding, raising, boarding of livestock or any other similar uses carried on in the field of general agriculture and aquaculture, including the sale of such produce, crops or livestock on the same lot.

**"AGRICULTURE, INTENSIVE"** shall mean land on which the predominant use is the commercial raising or feeding of cattle, hogs, poultry, rabbits or animals raised exclusively for their furbearing qualities, managed to maximize production and output in a confined area.

**"AGRICULTURAL PRODUCE SALES OUTLET"** shall mean a use accessory to a farm which consists of the retail sale of agricultural products produced on the farm where such outlet is located.

**"ALTER"** shall mean any alteration in a bearing wall or partition, column, beam, girder or other supporting member of a building or structure or any increase in the area or cubic contents of a building or structure.

**"AREAS OF NATURAL AND SCIENTIFIC INTEREST (ANSI)"** shall mean areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study, or education.

**"ASSEMBLY OPERATION"** shall mean the assembling of finished parts or materials into a final product but shall not include any large scale manufacturing operation or any operation discharging large amounts of liquids.

**"AUCTION OUTLET"** shall mean a building or part of a building where goods, merchandise, substances, articles or things are sold at a public sale to the person who bids or offers a higher price than any other is willing to pay.

**"AUTOMOBILE"** shall mean any vehicle propelled or driven otherwise than by muscular power, but does not include railway cars powered by steam, electricity or diesel fuel or other vehicles running upon rails.

**"AUTOMOBILE BODY SHOP"** shall mean a building where automotive cleaning, polishing, body repair and repainting is conducted but shall not include any other automotive use.

**"AUTOMOBILE SALES AGENCY (New and Used)"** shall mean a building and/or lot used for the display and sale of new and used automobiles and may include the servicing and repair of automobiles, the leasing or renting of utility or boat trailers and automobiles and the sale of automotive accessories and related products, but shall not include any other defined automotive use.

**"AUTOMOBILE SERVICE STATION"** shall mean a building or place where gasoline, propane, natural gas, diesel, oil, grease, anti-freeze, tires, tubes, tire accessories, spark plugs, batteries and other related items for automobiles, trucks, motorcycles, and snowmobiles are stored or kept for sale, or where such vehicles may be oiled, greased, washed or have their ignitions or brakes adjusted, tires inflated, batteries charged or more generally where repair or equipping of motor vehicles is executed or performed. An automobile service station may operate on a self-serve basis.

**"BASEMENT"** shall mean that portion of a building or structure which is partly underground and below the first floor and which has at least one half of its clear height above the adjoining ground level.

**"BED AND BREAKFAST ESTABLISHMENT"** shall mean a home occupation in a single detached dwelling containing not more than 4 guest rooms used or maintained for the short-term accommodation of the public, in which the owner or head lessee supplies, for hire or gain, lodgings with or without meals for 4 or more persons but does not include other establishments otherwise defined or classified herein.

**"BOARDING OR ROOMING HOUSE"** shall mean a dwelling in which long-term lodging with or without meals is supplied for gain to three (3) or more persons other than the lessee, tenant or owner of said dwelling, but does not mean or include a motel, hotel, hospital or similar commercial, community facility or institutional use, an apartment building or a bed and breakfast establishment.

**"BUILDING (when used as a noun)"** shall mean any structure whether temporary or permanent, used or built for the shelter, accommodation or enclosure of persons, animals, materials, or equipment. Any tent, awning, bin, silo, vessel or vehicle used for any of the said purposes shall be deemed a building.

**"BUILDING, ACCESSORY"** (when used as a noun) shall mean a detached, subordinate building or structure that is naturally and normally incidental and subordinate to a principal use of a building or structure and is located on the same lot, and shall include a detached private garage, detached carport and a shipping container.

**"BUILDING HEIGHT"** shall mean the vertical distance between the average established grade and the highest point of the building or structure but does not include chimneys, antennas or other similar objects.



**"BUILDING LINE, ESTABLISHED"** shall mean the average setback of the existing buildings. A building line is considered to be established when at least three buildings have been erected on any one side of a continuous 300 metres (984.3 ft.) of land with street frontage.

**"BUILDING, SUPPLY OUTLET"** shall mean an establishment involved in the storage, display and sales of building supplies including lumber, millwork, siding, roofing, plumbing, electrical, heating, air conditioning and similar items.

**"BUILDING, PRINCIPAL"** shall mean a building or structure in which the primary use is conducted.

**"BULK STORAGE YARD"** shall mean a place where land is used for the storage in the open of goods and materials, machinery, petroleum products and/or equipment, but does not include the storage of such items as would require approval under the Health Protection and Promotion Act, as amended, nor does it include a salvage yard as defined by this by-law.

**"BUNKHOUSE"** shall mean a separate building used or intended to be used for the seasonal accommodation of workers on a farm, in which lodging with or without meals is supplied or is intended to be supplied to such employees, and which use is not for profit, reward or gain.

**"BUSINESS OFFICE"** shall mean any building or part of a building in which one or more persons are employed in the management or direction of any agency, business, brokerage, labour or fraternal organization.

**"BY-LAW ENFORCEMENT OFFICER"** shall mean the officer or employee of the Township of South Frontenac appointed by the Corporation with the duty of administering and enforcing the provisions of all municipal by-laws.

**"CARPORT"** shall mean a building or structure of which at least forty percent (40%) of the area of the perimeter faces is open and unobstructed by any wall, door, post or pier and is used for the temporary parking or storage of private passenger motor vehicles or commercial vehicles of less than one tonne capacity and wherein neither servicing nor repairing of motor vehicles is carried on for remuneration.

**"CAR WASH"** shall mean building or structure for the operation of automobile washing.

**"CAR WASH, AUTOMATIC"** shall mean a car wash where the labour is not supplied by the patron.

**"CAR WASH, COIN OPERATED"** shall mean a car wash where the patron supplies the labour.

**"CARTAGE OR EXPRESS TRUCK TERMINAL"** shall mean 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 warehouse.

**"CELLAR"** shall mean the portion of a building or structure which is partly underground and below the first floor and which has at least one half of its clear height below the adjoining ground level.

**"CEMETERY"** shall mean a cemetery or columbarium within the meaning of the Cemetery Act, as amended.

**"CERTIFICATE OF OCCUPANCY"** shall mean a certificate issued by the Chief Building Official for the occupancy of any land, building or structure, residential, commercial or industrial purposes to the effect that the proposed use or activity complies with this By-law.

**"CHIEF BUILDING OFFICIAL"** shall mean the officer or employee of the Township of South Frontenac appointed by the Corporation with the duty of administering the provisions of the Ontario Building Code, Building By-law and Zoning By-law.

**"CHIP TRUCK"** shall mean a vehicular and mobile facility where light meals and drinks are prepared and served to the public and which does not necessarily provide for consumption thereof on the premises other than in parking areas.

**"CHURCH"** means a building for public worship and which may include a Church Hall, Auditorium, Sunday School, Convent, Monastery or other related uses, dedicated to public worship by a recognized religion that is:

- a. charitable according to the laws of Ontario;
- b. organized for the conduct of religious worship; and
- c. permanently established both as to the continuity of its existence and as to its religious beliefs and practices.

**"CLINIC"** shall mean a building or part thereof used by qualified medical practitioners, dentists, osteopaths, or drugless practitioners, numbering more than two for public or private medical, surgical, physiotherapeutic or other human health purposes, but does not include a private or public hospital.

**"CLUB"** see "PRIVATE CLUB" and "COMMERCIAL CLUB".

**"COMMERCIAL"** shall mean the use of land, buildings or structures for the purpose of buying and selling commodities and supplying services as distinguished from such uses as the manufacturing or assembling of goods, warehousing, transport terminals, construction and other similar uses.

**"COMMERCIAL CLUB"** shall mean any club other than a private club.

**"CONSERVATION/CONSERVATION USES"** shall mean the preservation, protection, improvement and use of land and/or water for the purpose of planned management of these natural resources.

**"COMMUNITY CENTRE"** shall mean any tract of land, building or buildings used for community activities whether used for commercial purposes or not, the control of which is operated under the Community Centres Act, as amended from time to time.

**"CONTRACTOR'S YARD"** shall mean a place where land is used for the storage in the open, of goods and materials, machinery and/or equipment normally utilized by the construction industry and may include the repair of machinery, but does not include the storage of such items as would require approval under the Health Protection and Promotion Act, as amended, nor does it include a salvage yard as defined by this by-law nor equipment or materials used for blasting.

**"CONVERTED DWELLING"** see "DWELLING, CONVERTED".

**"CORNER LOT"** see "LOT, CORNER".

**"CORPORATION"** shall mean the Corporation of the Township of South Frontenac.

**"COUNCIL"** shall mean the Municipal Council of the Corporation of the Township of South Frontenac.

**"CRAFT BREWERY"** shall mean a small scale brewery/cidery/distillery dedicated to producing craft beverages for sale to establishments and/or liquor stores within a local distribution area. Ancillary permitted uses shall include tasting of beverages brewed on-site, a licenced patio, brewery tours, merchandise sales and retail sale of beverages brewed on-site for off-site consumption.

**"CRAFT SHOP"** shall mean a building or structure where manufacturing is performed by tradesmen or craftsmen requiring manual or mechanical skills and may include a carpenter's shop, a locksmith's shop, a gunsmith's shop, a tinsmith's shop, a potter's shop, a jeweller's shop, sculptor's studio or similar uses. A craft shop may also involve the sale of goods or materials manufactured on the premises.

**"DECK"** shall mean a horizontal surface supported on piers, free of any roof or other covering, and which may be surrounded by a railing the height of which is governed by the Ontario Building Code.

**"DEVELOPMENT"** shall mean the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act, but does not include activities that create or maintain infrastructure authorized under an environmental assessment process or works subject to the Drainage Act.

**"DOCK"** shall mean a structure built at the shoreline or anchored over water at which watercraft are berthed or stored and includes such structure whether floating or permanently anchored to the shore or the lake bed, but which excludes any structure used for human habitation.

**"DRY CLEANING SHOP"** see "LAUNDRY AND DRY CLEANING SHOP".

**"DRIVE-IN RESTAURANT"** see "RESTAURANT, DRIVE-IN".

**"DRIVEWAY"** shall mean an area of land which provides vehicular access from the travelled portion of a street to a parking aisle.

**"DRY INDUSTRY"** shall mean an industry which does not require the excessive use of water or other fluids in an industrial process.

**"DUPLEX"** see "DWELLING, DUPLEX".

**"DWELLING"** shall mean a separate residential building containing one or more dwelling units but does not include a hotel, a travel trailer, a bunkhouse or other similar use.

**"DWELLING, ACCESSORY"** shall mean a single detached dwelling which is accessory to a permitted non-residential use, located on the same lot therein and is occupied by either the owner or the person employed on the lot where such dwelling is located.

**"DWELLING, SECONDARY"** shall mean a self-contained residential household unit with kitchen and bathroom facilities located within an existing single detached dwelling - development of which is subject to the Building Code, Fire Code and the Township's property standards by-laws.

**"DWELLING, CONVERTED"** shall mean a dwelling altered to contain a greater number of dwelling units.

**"DWELLING, DUPLEX"** shall mean a building that is divided horizontally into two dwelling units, each of which has an independent entrance either directly or through a common vestibule.

**"DWELLING, MULTIPLE"** shall mean a separate building containing three or more dwelling units which are horizontally and vertically attached with masonry walls and which have separate private entrances from the exterior of the building or from a common hallway.

**"DWELLING, SENIOR CITIZEN MULTIPLE"** shall mean any multiple dwelling for senior citizen's sponsored and administered by any public agency or any service club, church or non-profit organization, either of which obtains its financing from Federal, Provincial or Municipal governments, or by public subscription or donation, or by any combination thereof, and such multiple dwellings shall include auxiliary uses such as club and lounge facilities, usually associated with senior citizen's development.

**"DWELLING, SEASONAL"** shall mean a detached building constructed and used as a secondary place of residence for seasonal vacations and recreational purposes and not as the principal residence of the owner or occupant thereof.

**"DWELLING, SEMI-DETACHED"** shall mean a separate building containing two dwelling units separated vertically by a common wall, each unit having separate entrance and exit facilities. The addition of an additional dwelling unit to a semi-detached dwelling does not change a semi-detached dwelling into any other type of residential building. (Amended by By-law 2023-74)

**"DWELLING, SINGLE DETACHED"** shall mean a separate building designed and intended to be occupied as a single housekeeping unit. The addition of an additional dwelling unit to a

single detached dwelling does not change a single detached dwelling into any other type of residential building. (Amended by By-law 2023-74)

**"DWELLING UNIT"** shall mean a group of rooms in a building which is designed and used or intended to be used as a single, independent and separate housekeeping establishment in which food preparation and sanitary facilities are provided for the use of the occupants, and which has a private entrance from outside the building or from a common hallway or stairway inside the building, but does not mean or include a tent, cabin, trailer, mobile home, seasonal residence or a room or suite of rooms in a boarding house, hotel, motel, motor hotel, or tourist home.

**"DWELLING UNIT, ACCESSORY"** shall mean a dwelling unit which is part of and accessory to a permitted non-residential building other than an automobile service station or commercial garage. Such dwelling unit shall be occupied by the owner of the non-residential building or by a person employed on the lot where such dwelling unit is located.

**"DWELLING UNIT, ADDITIONAL"** shall mean a dwelling unit, which is accessory to a principal dwelling, and is located on the same lot as the principal dwelling. (Added by By-law 2023-74)

**"DWELLING UNIT, SECOND"** shall mean an additional dwelling unit, which is the first accessory dwelling unit in chronological order of development located on the same lot as the principal dwelling unit. (Added by By-law 2023-74)

**"DWELLING UNIT, THIRD"** shall mean an additional dwelling unit, which is the second accessory dwelling unit in chronological order of development located on the same lot as the principal dwelling unit. (Added by By-law 2023-74)

**"EATING ESTABLISHMENT"** shall mean a building or part of a building where food is prepared and/or cooked for sale to the public, and includes a restaurant, a drive-in restaurant, a take-out restaurant and a snack bar.

**"ENDANGERED SPECIES"** shall mean any native species, as listed in the Regulations under the Endangered Species Act, that is at risk of extinction throughout all or a significant portion of its Ontario range if the limiting factors are not reversed.

**"ERECT"** when used in this By-law includes construction, reconstruction, and relocation of buildings and structures, and without limiting the generality of the work, also includes:

- a. any preliminary physical operation such as excavating, filling, regrading or draining;
- b. altering any existing building or structure by adding, enlarging, extending, remodelling, renovating, moving, demolishing, or effecting other structural changes.

**"ESTABLISHED GRADE"** shall mean the average elevation of the ground level or sidewalk adjoining all outside walls of the building or structure.

**"EXISTING"** unless otherwise described, shall mean existing as of the date of the passing of this By-law.

**"EXTERIOR SIDE LOT LINE"** see "LOT LINE, EXTERIOR".

**"EXTERIOR SIDE YARD"** see "YARD, SIDE".

**"FARM IMPLEMENT DEALER"** shall mean an establishment for the repair and/or sale of agricultural implements including the sale of fuel, lubricants and related items for agricultural equipment on the same premises.

**"FACTORY OUTLET"** shall mean a building or part of a building in which the wholesale sale of products to the general public is carried on. The outlet may or may not be in the factory in which the goods were produced nor must the outlet be located on the same property in which the factory is located.

**"FIRST FLOOR"** shall mean the floor of a building at or immediately above the established grade.

**"FISH HABITAT"** shall mean the spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

**"FLOOD PLAIN"** shall mean:

- a. the area, usually low lands, adjoining a watercourse which has been, or may be, covered by flood waters; or
- b. where the high water mark is not known, any land situated between a watercourse and a line parallel to and at a distance of 15 metres (49.2 ft.) measured at right angles from the top of the bank of a watercourse; or
- c. where the high water mark is not known and the bank of a watercourse is not discernible, the horizontal area, 20 metres (65.6 ft.) wide, on either side of the centre of a watercourse.

**"FLOOR AREA, GROSS"** shall mean the total floor area of all the storeys of a building and shall include the floor area of any apartment or areas common to the tenants, which floor areas are measured between exterior faces of the exterior walls of the building at each floor level, but excluding car parking areas within the building and any finished or unfinished basement or cellar. For the purpose of this definition, the walls of an inner court are and shall be deemed to be exterior walls.

**"FLOOR AREA, GROUND"** shall mean the floor area of the lowest storey of a building, approximately at or first above the finished grade level, of which the area is measured between the exterior faces of the exterior walls at the floor level of such storey, but excludes car parking areas within the building and any finished or unfinished basement or cellar. For the purpose of this paragraph, the walls of an inner court are and shall be deemed to be exterior walls.

**"FORESTRY/FORESTRY USES"** shall mean the commercial management, development, cultivation and harvesting of timber resources to ensure the continuous production of wood or wood products, provision of proper environmental conditions for wildlife, protection against

floods and erosion, protection and production of water supplies, and preservation of the recreation resource.

**"FRONT LOT LINE"** see "LOT LINE, FRONT".

**"FRONT YARD"** see "YARD, FRONT".

**"FUNERAL HOME"** shall mean a building, or a portion of a building, designed for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the dead human body for interment or cremation.

**"GARAGE, PRIVATE"** shall mean a separate building or a part of the principal building used for the parking or storage of private passenger motor vehicles or commercial vehicles of less than one tonne capacity and wherein neither servicing nor repairing is carried on for remuneration.

**"GARDEN SUITE"** shall mean a manufactured detached dwelling consisting of separate modular or panelized sections which are designed to permit easy delivery to and assembly into one integral unit on a specific site, and which are reusable and designed to permit easy disassembly for transport back to the factory or to another site at an appropriate time. Under no circumstances shall a garden suite be defined to include a single wide or double wide mobile home, a travel trailer, tent trailer or trailer otherwise designed.

**"GIFT SHOP"** shall mean a building or part of a building where crafts, souvenirs, gifts or similar items are offered or kept for sale at retail to the general public but shall not include any other establishment otherwise defined or classified in this By-law.

**"GOLF COURSE"** shall mean a public or private area operated for the purpose of playing golf and includes a par 3 or larger golf course.

**"GREENHOUSE"** shall mean a building for the growing of plants, shrubs, trees and similar vegetation which are primarily intended to be transplanted outdoors.

**"GROUP HOME"** shall mean a premise used to provide supervised living accommodation, licensed or funded under Province of Ontario or Government of Canada legislation, for up to ten persons, exclusive of staff, living together in a single housekeeping unit because they require a supervised group living arrangement.

**"HEALTH SPA"** shall mean a building or buildings and associated land, facilities and accessory buildings and uses which provide for the physical and emotional treatment of the human body.

**"HEREAFTER"** shall mean after the date of the passing of this By-law.

**"HEREIN"** shall mean in this By-law and shall not be limited to any particular section of this By-law.

**"HIGH WATER MARK"** shall mean the mark made by the action of water under natural conditions on the shore or bank of a waterbody, which action has been so common and usual

and so long continued that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark.

**"HOBBY FARM"** shall mean an agricultural use as defined in Section 3.2 of this By-law which is carried out on a parcel of land which is 9.9 ha (24.2 acres) or less in size.

**"HOME INDUSTRY"** shall mean an industry which is clearly incidental or secondary to the residential use of a single detached dwelling and is conducted either entirely within a single detached dwelling or in an accessory building to a single detached dwelling, by an inhabitant thereof. Such industries shall include: a veterinary hospital or clinic; woodworking; welding; plumbing; a machine or automobile body shop, a blacksmith or similar use. Retail uses may be permitted as a secondary use to a home industry provided the goods offered for sale have been manufactured or assembled on site.

**"HOME OCCUPATION"** shall mean a use which is clearly incidental or secondary to the residential use of a dwelling and is conducted entirely within such a dwelling by an inhabitant thereof and shall not use more than 25% of the gross floor area, including any basement, of the dwelling. Such uses may, among others, include: an outlet or office for a real estate agent; hairdresser; dressmaker; dentist; doctor; chiropractor; physiotherapist; licensed masseur or masseuse or osteopath or other professional; or a bed and breakfast establishment.

**"HOSPITAL, PRIVATE"** shall mean a hospital as defined by the Public Hospitals Act, as amended from time to time.

**"HOSPITAL, PUBLIC"** shall mean a hospital as defined by the Public Hospitals Act, as amended from time to time.

**"HOTEL"** which includes a motel, motor hotel or inn, shall mean a building or structure used for the purpose of catering to the needs of the travelling public by supplying sleeping accommodations, food and refreshments.

**"INSTITUTION" AND "COMMUNITY FACILITY"** shall mean a building or part of a building used for non-commercial purposes by a public authority, organized body, religious group or society such as a public hospital, library, church, school, nursery school, convent or similar use.

**"INTERIOR SIDE YARD"** see "YARD, SIDE".

**"KENNEL"** shall mean a building or structure for the care of four (4) or more dogs, cats or other domestic household pets where such animals are kept commercially for boarding, training, propagation, grooming or sale.

**"LANDSCAPED"** shall mean an area not built upon and not used for any purpose other than as a landscaped area and which shall include at least a hedgerow of hardy shrubs or similar type of vegetation not less than .3 metres (0.98 ft.) in height at the time of planting and which, when fully grown, will reach a height of not less than 2 metres (6.6 ft.), extending the full



length of the landscaped area and be maintained in a healthy growing condition. A landscaped area does not include driveways, parking spaces or parking aisles.

**"LAUNDRY AND DRY CLEANING SHOP"** shall mean a building or part of a building used for the purpose of receiving articles or goods of fabric to be subjected to a commercial process of laundering, dry cleaning, dry dyeing or cleaning elsewhere and for the pressing and distribution of any such articles or goods which have been subjected to any such process and shall include self-service laundry and/or self-service dry cleaning establishments.

**"LIVESTOCK FACILITY"** shall mean a manure storage system, feedlot or a building used to house livestock and poultry such as dairy and beef cattle, horse, swine, sheep, pigs, mink, rabbits, goats, geese, hens, turkeys and chickens.

**"LOADING SPACE"** shall mean an unencumbered area of land which is provided and maintained upon the same lot or lots upon which the principal use is located and which area:

- a. is provided for the temporary parking of one commercial motor vehicle while merchandise or materials are being loaded or unloaded from such vehicle, and such parking shall not be for the purpose of sale or display;
- b. is suitable for the temporary parking of one commercial motor vehicle;
- c. is not upon or partly upon any street, lane or alley; and
- d. has adequate access to permit ingress and egress of a commercial motor vehicle from a street by means of driveways, aisles, manoeuvring areas or similar areas, no part of which shall be used for the temporary parking or storage of one or more motor vehicles.

**"LODGE"** shall mean an establishment catering to the holidaying public by providing meals, and sleeping accommodation to at least five (5) guests in rooms or cabins, but shall not include any establishment otherwise defined herein.

**"LOT"** shall mean a parcel of land, the boundaries of which are defined in the last registered instrument by which legal or equitable title to the said parcel was lawfully and effectively conveyed or which is a whole lot as shown on a Registered Plan of Subdivision subject to the provisions of the Planning Act.

**"LOT AREA"** shall mean the total horizontal area within the lot lines of a lot, and in the case of a corner lot having street lines rounding at the corner with a radius of 6 metres (19.7 ft.) or less, the lot area of such lot is to be calculated as if the lot lines were projected to their point of intersection.

**"LOT, CORNER"** shall mean a lot situated at the intersection of two or more streets or private lanes, having an angle of intersection of not more than 135 degrees. The front lot line on a corner lot is deemed to be either lot line abutting the street.

**"LOT COVERAGE"** shall mean that percentage of the lot area covered by all buildings or structures but excluding any part of a building or structure which is constructed entirely below grade. For the purposes of calculating lot coverage, the lot coverage of each zone shall be deemed to apply only to that portion of such lot that is located within the said zone.

**"LOT DEPTH"** shall mean the horizontal distance between the midpoints of the front and rear lot lines, and where there is no rear lot line, lot depth means the length of a line within the lot between the midpoint of the front lot line and the most distant point of the apex(s) of a triangle formed by the side lot lines.

**"LOT FRONTAGE"** shall mean the horizontal distance between the side lot lines measured along the front lot line, but where the front lot line is not a straight line or where the side lot lines are not parallel, the lot frontage is to be measured 9 metres (29.5 ft.) back from the front lot line and parallel to the chord of the lot frontage. For the purpose of this paragraph the chord of the lot frontage is a straight line joining the two points where the side lot lines intersect the front lot line.

**"LOT, INTERIOR"** shall mean a lot other than a corner lot.

**"LOT LINE"** shall mean any boundary of a lot.

**"LOT LINE, EXTERIOR SIDE"** shall mean the longer of the lot lines of a corner lot which abuts a street.

**"LOT LINE, FRONT"** shall mean the line that divides a lot from a street, a private lane or a navigable waterway. In the case of a lot with frontage on a street, the front lot line shall be deemed to be the line that divides the lot from the street. In the case of a lot with frontage on a private lane and a navigable waterway, the lot line between the waterway and the lot shall be deemed to be the front lot line. In the case of a corner lot either lot line may be deemed to be the front lot line. In the case of a lot with frontage on a public road and a navigable waterway, the lot line between the street and the lot shall be deemed to be the front lot line.

**"LOT LINE, REAR"** shall mean the lot line farthest from and opposite to the front lot line and where the side lot lines converge at the rear of the lot to form a triangular shaped parcel of land, the rear lot line shall mean the apex of the triangle formed by the side lot lines. Furthermore, where the rear lot line is situated adjacent to a body of water, such lot line shall be the line formed by the high water mark of a body of water.

**"LOT LINE, SIDE"** shall mean any lot line other than the rear or front lot line.

**"LOT, THROUGH"** shall mean a lot bounded on two opposite sides by streets provided however that if any lot qualifies as being both a corner lot and a through as herein defined, such lot shall be deemed a corner lot for the purpose of this By-law.

**"MARINA"** shall mean a building or structure with access to a body of water, where boats and boat accessories are berthed, stored, serviced, repaired or kept for sale and where facilities for the sale of marine fuels and lubricants may be provided.

**"MARINE FACILITY"** shall mean a dock, a boat launch, or a pumphouse, and shall not include boat houses.

**"MARKET GARDEN"** shall mean the use of land for the intensive commercial cultivation of vegetables, fruits or flowers.

**“MERCHANDISING SERVICE SHOP”** shall mean a building or part of a building in which persons are employed in furnishing the repair or servicing of articles, machines, goods or materials as opposed to the manufacture of same. Merchandising repair shops include such establishments as small engine repair of such items as lawn mowers, chain saws and snowmobiles.

**“MINERAL AGGREGATE”** shall mean gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailing or other material prescribed under the Mining Act.

**“MINERAL AGGREGATE OPERATION”** shall mean:

- a. lands under license or permit, other than for a wayside pit or quarry, issued in accordance with the Aggregate Resources Act, or successors thereto;
- b. for lands not designated under the Aggregate Resource Act, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- c. associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate, or the production of secondary related products.

**“MINERAL MINING OPERATION”** shall mean mining operations and associated facilities, or, past producing mines with remaining mineral development potential that have not been permanently rehabilitated to another use.

**“MINIMUM DISTANCE SEPARATION”**, as amended from time to time, shall mean a separation requirement as provided for in the Ministry of Agriculture, Food and Rural Affairs, Publication 853 “The Minimum Distance Separation (MDS) Document”, as amended.

- a. Minimum Distance Separation I provides minimum distance separation for new or expanding development from existing livestock facilities.
- b. Minimum Distance Separation II provides minimum distance separation for new or expanding livestock facilities from existing or approved development.

**“MOBILE HOME”** shall mean any dwelling that is designed to be made mobile, and constructed or manufactured in accordance with CSA standards for mobile homes to provide a permanent residence for one or more persons, but does not include a modular home or travel trailer as defined herein.

**“MODEL HOME”** shall mean a single detached house, semi-detached house or townhouse used temporarily for the purpose of an office and/or show room and/or sales centre to promote the sale of residential units within a draft approved plan of subdivision under the Planning Act or a description under the Condominium Act, 1998 proposed for registration. (Added by By-law 2023-37)

**“MODULAR HOME”** shall mean a transportable factory built, single detached dwelling unit at least 6 metres (19.7 ft.) in width designed in more than one unit to be towed on its own

chassis by a special towing vehicle or transported on a railway flat and assembled on the site into one integral unit, and which is designed for continuous occupancy on a year-round basis but shall not include a mobile home or travel trailer, as defined herein.

**"MODULAR HOME SITE"** shall mean a parcel of land for placement of a modular home and for the exclusive use of the occupants.

**"MULTIPLE DWELLING"** see "DWELLING, MULTIPLE".

**"MUNICIPALITY"** shall mean the Corporation of the Township of South Frontenac.

**"NAVIGABLE WATERWAY"** shall mean a body of water or a stream pursuant to the Beds and Navigable Waters Act or the Navigable Waters Protection Act.

**"NON-COMPLYING USE"** shall mean a permitted land use, building or structure existing at the date of the passing of this By-law which does not comply with a setback provision or provisions of the zone within which it is located.

**"NON-CONFORMING USE"** shall mean a building, structure or land existing at the date of the passing of this By-law which is used for purposes not permitted in the respective zone in which it is located.

**"NURSERY OR GARDEN CENTRE"** shall mean a place where young trees are grown to be sold for transplanting and may also include the sale of related accessory garden supplies as well as the sale of fruits and vegetables provided such sale is subordinate to the select nursery stock.

**"NURSING HOME"** shall mean a nursing home within the meaning of the Nursing Homes Act, as amended from time to time.

**"NURSERY SCHOOL"** shall mean a day nursery within the meaning of the Day Nurseries Act, as amended from time to time, and shall include a day care centre.

**"OPEN SPACE/OPEN SPACE USES"** shall mean the open, unobstructed space on a lot, including the open, unobstructed space accessible to all occupants of any residential or commercial building or structure, which is suitable and used for the growth of grass, flowers, bushes and other vegetation and may include any surface pedestrian walk, patio, pool, or similar area, but does not include any driveway, ramp or parking spaces, parking aisles, loading spaces, vehicular manoeuvring areas or similar areas.

**"OUTSIDE STORAGE"** shall mean an accessory storage area outside of the principal or main building on the lot.

**"PARK, PRIVATE"** shall mean a park other than a public park.

**"PARK, PUBLIC"** shall mean a recreational area owned or controlled by the Corporation or by any Board, Commission or other Authority established under any statute of the Province of Ontario or Government of Canada.

**"PARKING AISLE"** shall mean an area of land which abuts and provides direct vehicular access to one or more parking spaces.

**"PARKING AREA"** shall mean an off-street area of land which is provided and maintained and which area comprises all parking spaces of at least the minimum number and size required according to the provisions of this By-law, and all driveways, aisles, vehicular manoeuvring areas, entrances, exits and similar areas used for the purpose of gaining access to or egress from the said parking spaces.

**"PARKING SPACE"** shall mean an off-street area of land, exclusive of aisles or any other land used for access or vehicular manoeuvring, for the temporary parking of one motor vehicle. A parking space may be located in the open or within a private garage, carport, building or other covered area and shall have adequate access to permit ingress and egress of a motor vehicle from a street by means of driveways, aisles or similar areas.

**"PERSON(S)"** shall mean any human being, association, firm, partnership, private club, incorporated company, corporation, agent, or trustee and the heirs, executors, or other legal representatives of a person to whom the context can apply according to law.

**"PERSONAL SERVICE SHOP"** shall mean 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. Personal service shops, include such establishments as barber shops, hairdressing salons, shoe repair and shoeshine shops and depots for collecting drycleaning and laundry.

**"PET CEMETERY"** shall mean land used as a burial ground for domestic pets and may include accessory buildings or structures.

**"PIT"** shall mean land or land under water from which unconsolidated aggregate is being or has been excavated, and that has not been rehabilitated, but does not mean land or land under water excavated for a building or other work on the excavation site or in relation to which an order has been made under the Aggregate Resources Act.

**"PRIVATE CLUB"** shall mean a building or part of a building used as a meeting place for members of an organization and includes a lodge, a fraternity, and a labour union hall. Such private clubs shall not be operated for profit.

**"PRIVATE GARAGE"** see "GARAGE, PRIVATE".

**"PRIVATE HUNTING CAMP"** shall mean a premises designed to provide temporary sleeping accommodation for one or more persons engaged in hunting.

**"PRIVATE LANE"** shall mean a street other than a "Street" as defined in this By-law.

**"PRIVATE PARK"** see "PARK, PRIVATE".

**"PROFESSIONAL OFFICE"** for the purposes of this By-law, is defined as one or more of the following: the office of an Accountant, Advertising Agent, Architect, Auditor, Chiropractor, Dentist, Engineer, Hairdresser, Insurance Agent, Lawyer, Ontario Land Surveyor,

Optometrist, Physician, Planner, and Real Estate Agent or other similar professional occupations.

**"PUBLIC AUTHORITY"** shall mean the Corporation of the Township of South Frontenac and any Boards or Commissions thereof, the Bell Telephone Company of Canada, any company supplying natural gas or electricity to the Township and any Department of the Government of Ontario and Canada, or other similarly recognized agencies.

**"PUBLIC PARK"** see "PARK, PUBLIC".

**"QUARRY"** shall mean land or land under water from which consolidated aggregate is being or has been excavated and that has not been rehabilitated, but does not mean land or land under water excavated for a building or other work on the excavation site or in relation to which an order has been made under the Aggregate Resources Act.

**"REAR LOT LINE"** see "LOT LINE, REAR".

**"REAR YARD"** see "YARD, REAR".

**"RECREATIONAL USE"** shall mean the use of land for parks, playgrounds, tennis courts, lawn bowling greens, indoor and outdoor skating rinks, athletic fields, golf courses, picnic areas, swimming pools, riding clubs, day camps, community centres, snow skiing and all similar uses, together with necessary and accessory buildings and structures, but does not include an arcade, a track for the racing of animals, motor vehicles, snowmobiles or motorcycles.

**"RECREATIONAL USE, ACTIVE OUTDOOR"** shall mean uses such as golf courses, lawn bowling greens, tennis courts, outdoor skating rinks and swimming pools, together with necessary and accessory buildings and structures.

**"RECREATIONAL USE, PASSIVE OUTDOOR"** shall mean such uses as hiking and ski trails, nature observation locations and open space as opposed to (for example) tennis courts, golf courses and baseball diamonds.

**"RECREATIONAL ESTABLISHMENT, COMMERCIAL"** shall mean a building used or intended to be used for a theatre, bowling alley, curling rink, swimming pool, billiard parlour, health club, athletic club or similar uses.

**"RELIGIOUS INSTITUTION"** shall mean buildings used as dwellings by religious orders for their own members, such as a convent or monastery.

**"RESEARCH FACILITY"** shall mean a building or part of a building or an area of open space in which investigation or inquiry for the purpose of producing new information or products is carried on, and shall be conducted in accordance with the provisions of Sections 5.20 and 5.21 of this By-law.

**"RESIDENTIAL"** shall mean the use of land, buildings, or structures for human habitation.

**"RESORT"** shall mean a tourist establishment that operates throughout all or part of the year and that has facilities for serving meals and furnishing equipment, supplies or services to persons in connection with recreational or health enhancement purposes (eg. a spa).

**"RESTAURANT"** shall mean a building or part of a building where food is prepared and/or cooked and offered for sale or sold to the public and where dining tables and table service are provided.

**"RESTAURANT, DRIVE-THROUGH"** shall mean premises consisting of a building or structure, together with a parking lot, where food is prepared and/or cooked and offered for sale or sold to the public for consumption either in a motor vehicle parked on the parking lot or for consumption on the premises and where dining tables may be provided but table service is not provided.

**"RESTAURANT, TAKE-OUT"** shall mean a building or part of a building where food is prepared and/or cooked and offered for sale or sold to the public and where neither dining tables nor table service are provided.

**"RETAIL STORE"** shall mean a building or part of a building where goods, merchandise, substances, articles or things are offered for retail sale directly to the general public and includes storage on the store premises of such goods, merchandise, substances, articles or things sufficient only to service such store.

**"RETAIL STORE, CONVENIENCE"** shall mean a retail store serving the daily or occasional needs of the residents in the immediate area with a variety of goods such as groceries, meats, beverages, dairy products, patent medicines, sundries, tobacco, stationery, hardware, magazines and newspapers.

**"RIDEAU CANAL"** shall mean the bed of Cranberry Lake, Dog Lake, the Cataraqui River, Beupre and adjacent federal crown islands which form part of the Rideau Canal system.

**"RIDING CLUB"** shall mean an organization devoted to the use of a stable in which horses are sheltered and fed and which is used to facilitate equestrian events and which use may include riding arenas and training tracks.

**"SALVAGE YARD"** shall mean a fenced lot and/or land for the storage and/or handling of scrap material, which, without limiting the generality of the foregoing, may include a junk yard, a scrap metal yard and an automobile wrecking yard, but shall not include the storage of tires.

**"SCHOOL"** shall mean a public, separate, or high school under the jurisdiction of the Board of Education or the Roman Catholic Separate School Board, a private school, a continuation school, a technical school, a vocation school, a college, a university or other educational institution, but not a commercial school.

**"SEASONAL RESIDENCE"** see "DWELLING, SEASONAL".

**"SEMI-DETACHED DWELLING"** see "DWELLING, SEMI-DETACHED".

**"SENIOR CITIZEN HOUSING"** shall mean housing owned and operated by the government or a non-profit housing authority to provide residential accommodation for senior citizens.

**"SERVICE SHOP"** shall mean a building or part of a building, whether connected with a retail shop or not, used for the repair or servicing of articles, small engines, machines, goods, or materials as distinguished from manufacturing of same.

**"SETBACK"** shall mean the least horizontal dimension between the centreline of a street allowance or highwater mark, measured at right angles to such right-of-way or highwater mark, and the nearest part of any excavation, building or structure on the lot, or the nearest open storage use on the lot.

**"SHIPPING CONTAINER"** shall mean a standardize, reusable steel box originally constructed to contain materials and products for storage and movement securely in the global containerized freight transport system – also termed 'sea containers', 'storage containers' and 'cargo containers'.

**"SHOPPING CENTRE"** shall mean a group of commercial uses which has been designed and developed as a unit by a single owner or group of owners, as distinguished from a business area consisting of unrelated individual commercial uses.

**"SHORELINE"** shall mean any lot line or portion thereof that abuts a waterbody.

**"SIDE LOT LINE"** see "LOT LINE, SIDE".

**"SIDE YARD"** see "YARD, SIDE".

**"SIGHT TRIANGLE"** shall mean an area free of buildings or structures, which area is determined by measuring from the point of intersection of street lines on a corner lot or where a corner is rounded from the point at which the extended street lines meet, the distance required by this By-law along each such street line and joining such points with a straight line thereby creating a triangular-shaped parcel of land. This triangular-shaped parcel of land located between the intersecting street lines and the straight line joining the points located the required distance along the street lines is the sight triangle.

**"SITE ALTERATION"** shall mean activities, such as fill, grading and excavation, that would change the landform and natural vegetative characteristics of a site.

**"SLEEPING CABIN"** shall mean an accessory and subordinate, single storey (with no basement), detached building or structure with a maximum footprint of 27.9 sq. metres (300 sq. ft.) designed as sleeping accommodation only, to permit the better or more convenient enjoyment of the principal residential dwelling and may contain plumbing or sanitary waste disposal systems provided such system is connected to the system accommodating the principal dwelling and approved by the local Health Unit. No kitchen facilities shall be included in a sleeping cabin. In no case shall the definition of a sleeping cabin be deemed to include premises for the temporary accommodation of members of the public for a fee.



**"SOLAR COLLECTOR"** shall mean any structure subordinate to a principal structure designed specifically for the collection of solar energy for experimental or ornamental purposes or for the purposes of converting such energy for heating, lighting, water production or any other domestic or commercial use that may be obtained from such source. For the purposes of this By-law a solar collector shall be considered an accessory structure.

**"STREET"** shall mean a public highway as defined under the Highway Traffic Act, as amended, from which access may be taken to an abutting lot and which is dedicated, assumed and maintained by the municipality. A street does not include an unopened road allowance, a lane or an unassumed road on a Registered Plan which has been deemed not to be a Registered Plan under the Planning Act.

**"STREET LINE"** shall mean the limit of the street allowance and is the dividing line between a lot and a street.

**"STRUCTURE"** shall mean anything constructed or erected, the use of which requires location on the ground, or which is attached to something having location on the ground.

**"TAKE-OUT RESTAURANT"** see "RESTAURANT, TAKE-OUT".

**"TAVERN"** shall mean "a tavern" as defined by the Liquor Licence Act, as amended from time to time.

**"TILLABLE AREA"** shall mean lands where the depth of soil to bedrock is a minimum of six (6) inches.

**"THROUGH LOT"** see "LOT, THROUGH".

**"TOP OF BANK"** (Slope) shall mean a point which is the beginning of a significant change in the land surface, then from which the land surface slopes downward (at a grade of 30% or more) towards an abandoned or existing waterbody or watercourse. When there are two (2) or more slopes located together, separated by plateaus, the slope that is the closest to the highwater mark is the slope that is considered for the top of bank calculation.

**"TOURIST ESTABLISHMENT"** shall mean an operation that provides sleeping accommodation for the travelling 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, and without limiting the generality of the term, also includes a cabin establishment and a housekeeping cottage but does not include:

- a. a camp operated by a charitable corporation approved under the Charitable Institutions Act;
- b. a summer camp within the meanings of the regulations under The Health Protection and Promotion Act; or
- c. a club owned by its members and operated without profit or gain.

**"TOURIST HOME"** shall mean a private dwelling that is not part of or used in conjunction with any other tourist establishment and in which there are at least five (5) rooms for rent to the travelling or holidaying public, whether rented regularly, seasonally or occasionally.

**"TOWNHOUSE"** shall mean a building divided vertically into three or more attached dwelling units, each of which has a separate entrance from an outside yard area. The addition of an additional dwelling unit to a townhouse does not change a townhouse into any other type of residential building. (Added by By-law 2023-74)

**"TRAVEL TRAILER"** shall mean any vehicle so constructed that is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle, notwithstanding that such vehicle is jacked-up or that its running gear is removed, but not including any vehicle unless it is used or intended for the temporary living, sleeping or eating accommodation of persons therein, and shall be deemed to include a tent trailer and a motorhome.

**"TRAVEL TRAILER PARK"** shall mean a parcel of land maintained for the temporary parking of tents or travel trailers on individual sites, and shall be subject to the provisions of this By-law.

**"TRAVEL TRAILER SITE"** shall mean an area of land within a travel trailer park that is or is intended to be occupied by one tent or one trailer or similar vehicle within the meaning of a trailer as defined above with adequate access to a driveway or public street.

**"USE"** shall mean the purpose for which any land, building or structure is arranged, designed, or intended to be used, occupied or maintained.

**"USE, ACCESSORY"** shall mean a use customarily incidental and subordinate to the principal use or building located on the same lot.

**"VETERINARY ESTABLISHMENT"** shall mean a building or structure or part thereof used for the purpose of consultation, diagnosis and treatment of small domestic household animals, birds and pets and may also include boarding of such animals, birds and pets and accessory sales of pet supplies.

**"WAREHOUSE"** shall mean an establishment used for the storage and distribution of goods, ware, merchandise, substances, articles or things and may include an accessory retail use, but does not include a cartage or express truck terminal.

**"WASTE DISPOSAL SITE"** shall mean any land or land covered by water (such as in the case of a sewage lagoon) upon, into, in or through which or building or structure in which waste is deposited or processed and any machinery or equipment or operation required for the treatment or disposal of waste.

**"WASTE MANAGEMENT SYSTEM"** shall mean all facilities, equipment and operations for the complete management of waste including the collection, handling, transportation, storage, processing and disposal thereof and may include one or more waste disposal sites.

**"WATER FRONTAGE"** shall all property abutting a waterbody measured perpendicular to the side lot lines in a straight line between the two said lot lines at a point where the side lot lines intersect with the highwater mark.

**"WATERBODY"** shall mean any natural or constructed body of water including lakes, rivers, streams, channels, wetlands and navigable waterways, but excludes a drainage or irrigation channel.

**"WATERCOURSE"** shall mean any surface stream or river and includes a natural channel for an intermittent stream and a municipal drain as defined by "The Drainage Act", as amended.

**"WAYSIDE PIT"** shall mean:

- a. a temporary sand or gravel pit opened and used by a governmental authority or authorized contractor for the purpose of a particular public project such as road construction, or
- b. a minor sand and gravel pit on a farm unit required only for the use of that farm unit.

**"WAYSIDE QUARRY"** shall mean a temporary quarry opened and used by a governmental authority or authorized contractor for the purpose of a particular public project such as road construction.

**"WINDMILL/WIND POWERED ELECTRICAL GENERATOR"** shall mean a structure consisting of rotating blades used to generate electrical energy from wind.

**"WOODLOT"** shall mean a wooded area in which the majority of trees are at least 10.2 centimetres (4.0 in.) in diameter and in which there is a minimum of a fifty (50) percent closed canopy of tree foliage.

**"YARD"** shall mean the space appurtenant to a building or structure on the same lot which is open, uncovered, and unoccupied except for such accessory buildings, structures, or uses which are specifically permitted by this By-law. In determining yard measurements, the minimum horizontal distance from the respective lot lines shall be used.

**"YARD, FRONT"** shall mean the yard extending across the full width of the lot between the front lot line of the lot and the nearest part of any buildings or structures on the lot. The "minimum" front yard shall mean the distance between the front lot line and the nearest wall of any principal or accessory building on the lot, according to the context in which the term is used.

**"YARD, REAR"** shall mean the yard extending across the full width of the lot between the rear lot line of the lot and the nearest part of any principal building or structure on the lot. Where a rear yard is required for an accessory building in this By-law then this definition shall apply except that the words "accessory building" shall be substituted for "principal building". The "minimum" rear yard shall mean the minimum distance between the rear lot line and the nearest wall of any principal building or accessory building on the lot, according to the context in which the term is used.

**"YARD, SIDE"** shall mean the yard extending from the front yard to the rear yard between the side lot line and the nearest part of any building or structure on the lot.

**"YARD, INTERIOR SIDE"** shall mean the side yard extending from the front yard to the rear yard between the side lot line and the nearest part of any building or structure on any lot and

excluding any exterior side yard. The "minimum" interior side yard shall mean the minimum distance between an interior side lot line and the nearest wall of any principal or accessory building on the lot, according to the context in which the term is used.

**"YARD, EXTERIOR SIDE"** shall mean the side yard of a corner lot in which the side yard extends from the front yard to the rear yard between the side street line and the nearest part of any building or structure on the corner lot. The "minimum" exterior side yard shall mean the distance between the exterior side lot line and the nearest wall of any principal or accessory building on the lot, according to the context in which the term is used.

**"ZONE"** shall mean a designated area of land use shown on the schedules of this By-law.

## **SECTION 4 - ADMINISTRATION**

### **4.1 ZONING ADMINISTRATION**

This By-law shall be administered and enforced by the Director of Development Services or their designate. (Amended by By-law 2023-37)

### **4.2 ISSUANCE OF BUILDING PERMITS**

Where land is proposed to be used or a building or structure is proposed to be erected or used in violation of this By-law, no permit or licence required under any by-law of the Corporation for the use of the land or for the erection or the use of the building or structure shall be issued.

### **4.3 APPLICATIONS FOR BUILDING PERMITS**

In addition to the requirements of the Ontario Building Code, the Corporation's Building By-law or any other by-law of the Corporation, every application for a building permit shall be accompanied by plans which, depending on the nature and location of the work to be undertaken, may be required by the Corporation to be based upon an actual survey prepared by an Ontario Land Surveyor drawn to an appropriate scale and showing the following:

- 4.3.1** the true shape and dimensions of the lot to be used or upon which it is proposed to erect any building or structure;
- 4.3.2** the proposed location, height and dimensions of the building, structure or work in respect of which the permit is being applied for;
- 4.3.3** the location of every building or structure already erected or partly erected on such lot;
- 4.3.4** the proposed locations and dimensions of yards, landscaped open spaces, parking areas, and loading spaces required by this By-law;
- 4.3.5** proposed grading or change in elevation or contour of the land and the proposed method for the disposal of storm and surface water from the land and from any building or structures thereon;
- 4.3.6** a statement signed by the owner or his agent duly authorized thereunto in writing, filed with the Chief Building Official, which statement shall set forth in detail the intended use of each building and structure or part thereof and giving all information necessary to determine whether or not every such building or structure conforms with the regulations of this By-law;
- 4.3.8** in addition to the above requirements, every application which involves the installation, enlargement or reconstruction of a sewage disposal system shall be accompanied by approval in writing from the appropriate responsible authority for the method of sewage disposal;
- 4.3.9** in addition to the above, where lands lie within established fill or flood lines, any building permit application in respect of such land shall be accompanied by the written

approval and technical recommendations of the Conservation Authority having jurisdiction;

**4.3.10** in addition to the above, the applicant shall indicate the source of potable water appropriate to the proposed development;

**4.3.11** in addition to the above and where required, an Environmental Impact Study, site plan or other information which might be required by the Official Plan or this Comprehensive Zoning By-law.

#### **4.4 INSPECTION OF LAND OR BUILDINGS**

Where the Director of Development Services has reason to believe that any person has used land or used a building or structure contrary to this By-law, he/she, or an employee of the Township authorized by him/her, may at any reasonable hour, enter and inspect the land, building or structure.

#### **4.5 VIOLATIONS AND PENALTIES**

Any person who contravenes any provisions of the By-law is guilty of an offence, and for the purposes of this By-law, each day that a breach of this By-law continues shall constitute a separate offence and on summary, the offender shall be liable to be fined under the provisions of the Provincial Offences Act.

The conviction of an offender upon the breach of any of the provisions of this By-law shall not operate as a bar to a prosecution against the same offender upon any continued or subsequent breach of any such provision and any court of competent jurisdiction may convict any offender repeatedly for repeated breaches of the By-law.

**4.5.1** Every person who contravenes any of the provisions of this by—law and, if the person is a corporation, every director or officer of the corporation who knowingly concurs in the contravention, is guilty of an offence and on conviction is liable:

- a. on a first conviction, to a fine of not more than \$25,000.00; and
- b. on a subsequent conviction, to a fine of not more than \$10,000.00 for each day or part thereof upon which the contravention has continued after the day on which the person was first convicted.

**4.5.2** Where the person convicted of a breach of any of the provisions of this by-law is a corporation, the penalty that may be imposed is:

- a. on a first conviction, a fine of not more than \$50,000.00; and
- b. on a subsequent conviction a fine of not more than \$25,000.00 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted, and not as set out in subsection 4.5.1.

**4.5.3** Where a conviction of a breach of any of the provisions of this by-law has been entered, in addition to any other remedy or any penalty provided by law, the court in which the conviction has been entered, and any court of competent jurisdiction thereafter, may make an order prohibiting the continuation or repetition of the offence by the person convicted.

#### **4.6 OCCUPATION OF BUILDINGS**

Occupation of all new buildings and converted dwellings shall require a Certificate of Occupancy from the Township Building Department in accordance with the Ontario Building Code and any other Township By-laws.

#### **4.7 VALIDITY, EFFECTIVE DATE AND EXISTING BY-LAWS**

##### **4.7.1 Validity**

If any section, clause or provision of the By-law, including anything contained on the schedules attached hereto, is for any reason declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-law as a whole or any part thereof other than the section, clause, or provision so declared to be invalid and it is hereby declared to be the intention that all the remaining sections, clauses or provisions of this By-law shall remain in full force and take effect until repealed, notwithstanding that one or more provisions thereof shall have been declared to be invalid.

##### **4.7.2 Effective Date**

This By-law shall, subject to the approval of the Ontario Municipal Board, come into force and take effect upon being passed by the Council of the Township of South Frontenac.

##### **4.7.3 Existing By-laws**

All by-laws in force within the Corporation regulating the use of lands and the character, location, bulk, height and use of buildings and structures be and the same, are amended insofar only as it is necessary to give effect to the provisions of this By-law and the provisions of this By-law shall govern unless otherwise specified.

#### **4.8 TECHNICAL REVISIONS**

Revisions may be made to this By-law without the need for a Zoning By-law amendment in the following cases:

**4.8.1** Correction of numbering, cross-referencing, grammar, punctuation or typographical errors or revisions to format in a manner that does not change the intent of a provision.

**4.8.2** Adding or revising technical information on maps or schedules that does not affect the zoning of lands including, but not limited to, matters such as updating and correcting infrastructure information, keys, legends, or title blocks.

**4.8.3** Changes to formatting, appendices, footnotes, headings, indices, marginal notes, tables of contents, illustrations, historical or reference information, page numbering, footers, and headers, which do not form a part of this By-law and are editorially inserted for convenience of reference only.

**4.8.4** For the purpose of preparing a Zoning By-law consolidation of amendments.

## **SECTION 5 - GENERAL PROVISIONS**

### **5.1 APPLICATION**

This By-law shall apply to all lands within the Township of South Frontenac, and shall take effect on the day it is enacted.

### **5.2 INTERPRETATION**

Nothing in this By-law shall be construed to exempt any person from complying with the requirement of any by-law of the Municipality or the County of Frontenac or from any law of the Province of Ontario or Canada, or any regulations under the provisions of the Conservation Authorities Act of a Conservation Authority having jurisdiction or from any other law in force from time to time.

**5.2.1** In this By-law, the word "shall" is mandatory.

### **5.3 ZONES**

**5.3.1** For the purpose of this By-law, the Township of South Frontenac has been divided into zones, the boundaries of which are shown on the attached schedules.

**5.3.2** The zones are referred to by the following names or symbols and are identified on the attached schedules by the following symbols:

ZONE	SYMBOL
AGRICULTURAL ZONE	A
RURAL ZONE	RU
WATERFRONT RESIDENTIAL ZONE	RW
LIMITED SERVICE RESIDENTIAL ZONE	RLS
LIMITED SERVICE RESIDENTIAL - WATERFRONT ZONE	RLSW
LIMITED SERVICE RESIDENTIAL - ISLAND ZONE	RLSI
RESIDENTIAL ZONE	R
MOBILE HOME RESIDENTIAL ZONE	MHR
URBAN RESIDENTIAL - FIRST DENSITY ZONE	UR1
URBAN RESIDENTIAL - SECOND DENSITY ZONE	UR2
URBAN MULTIPLE RESIDENTIAL ZONE	UMR
RURAL COMMERCIAL ZONE	RC
RECREATIONAL RESORT COMMERCIAL ZONE	RRC
URBAN COMMERCIAL ZONE	UC
RURAL INDUSTRIAL ZONE	RI
URBAN INDUSTRIAL ZONE	UI
PIT "A" ZONE	PA
PIT "B" ZONE	PB
QUARRY "A" ZONE	QA
QUARRY "B" ZONE	QB
MINING ZONE	M
WASTE DISPOSAL ZONE	WD
SALVAGE INDUSTRIAL ZONE	SI
COMMUNITY FACILITY ZONE	CF



OPEN SPACE - PUBLIC ZONE  
OPEN SPACE - PRIVATE ZONE  
ENVIRONMENTAL PROTECTION ZONE

OS  
OSP  
EP

- 5.3.4** Where the boundary of any zone is uncertain, and the boundary is shown following a street, lane, railway right-of-way, electric transmission line, right-of-way or watercourse, then the centre line of the street, lane, railway right-of-way, electric transmission line, right-of-way or watercourse is the zone boundary.
- 5.3.5** Where the boundary line of a zone does not correspond to a property line, to the centre line of a street, highway line, right-of-way or watercourse, the location of said boundary line shall be scaled from the scale shown on the attached schedules.
- 5.3.6** Where the boundary of any zone is uncertain and notwithstanding the provisions of this subsection, the dimensions contained in any amending by-law shall apply.
- 5.3.7** Where the regulations of a zone include a requirement that the minimum yard of a lot or parcel of land shall be a specific number of metres, such minimum yard shall be determined by measuring at right angles from either the street line of the public street or the lot line abutting such yard in the direction of such lot or parcel of land a distance equal to the said specific number of metres in the relevant regulation of such zone.
- 5.3.8** Subject to the provisions of Section 5.12, the minimum lot area shall be as contained in the appropriate section of this By-law for the zone in which the lot is located or such larger area as may be required by the appropriate authority pursuant to the provisions of the Health Protection and Promotion Act.

## **5.4 HOLDING OVERLAYS AND ZONES**

- 5.4.1** Holding Overlays are created by identifying specific lands on Schedules of this By-law and have the effect of restricting the development or use of a lot or building in accordance with the corresponding provisions until this By-law has been amended to remove the lot from the Holding Overlay in accordance with Section 36 of the Planning Act.
- 5.4.2** (Amended by By-law 2024-49)
- 5.4.3** Where the symbol “H” appears on a zoning map as a prefix to any Zone symbol, the lands have been placed in a ‘Holding Zone’ and Holding Zone provisions as set out in Section 33 of this By-Law apply.

## **5.5 PROHIBITIONS**

- 5.5.1** No person shall use any land or erect any building or structure within a zone except for a permitted use established or erected in accordance with the regulations provided by this By-law for the zone in which it is located.
- 5.5.2** No person, except a public authority engaged in the implementation of public works or services shall reduce in area or frontage any lot already built upon, either by

conveyance or alteration, so that the lot coverage of the building exceeds the maximum permitted by this By-law, or so that the area or frontage of the lot will be less than the minimum permitted by this By-law for the zone in which the lot is located.

- 5.5.3** Except in a commercial or industrial zone, not more than one permitted use shall be allowed on a lot unless specifically permitted in this By-law. This section shall not prohibit the establishment of a home occupation or home industry in conjunction with a dwelling where such use is permitted.
- 5.5.4** The purpose for which any land or building is used shall not be changed, no new building or addition to any existing building shall be erected and no land shall be severed from a lot, if such change, erection or severance creates a situation that contravenes any of the provisions of this By-law applicable to each individual remaining building, accessory building or lot.
- 5.5.5** Except as otherwise provided in this By-law, no building or structure shall be erected, altered, extended or enlarged except upon a lot nor shall any land be used for any permitted use unless it comprises a lot as defined herein; but this provision shall not prevent the use of any parcel or tract of land for agricultural purposes excluding the erection or enlargement of any building or structure except a fence.
- 5.5.6** No person shall erect or use any building as a dwelling upon any lot whereon there then exists, or is in the course of construction, or for which a building permit has been issued, a building erected or used or intended to be used as a dwelling.
- 5.5.7** No person shall occupy or permit to be occupied a building or part of it, unless the chief building official or a person designated by the chief building official has issued a permit authorizing occupation of the building or part of it.
- 5.5.8** Mining or mine exploration shall be prohibited in any Waterfront Residential, Limited Service Residential, Limited Service Residential-Waterfront and Limited Service Residential-Island Zones.
- 5.5.9** No commercial clear cutting of trees shall be permitted within 90 metres of the highwater mark of any waterbody in the Township.
- 5.5.10** No development shall be permitted within 30 metres of the fill area of a sanitary landfill operation.

## **5.6 SETBACK FROM PRIVATE LANES AND PUBLIC ROADS**

- 5.6.1** Notwithstanding any other provision contained in this By-law, all development shall be set back a minimum of 5 metres (16.4 ft.) from either the travelled portion or the surveyed edge, whichever is greater, of all private lanes.
- 5.6.2** Notwithstanding any other provision contained in this By-law, no building or structure shall be hereafter erected in any zone closer than the sum of the front yard or exterior side yard requirement for such zone and the following where applicable:

**5.6.2.1** 15.25 metres (50.0 ft.) from the centre of the right-of-way of the road allowance of former provincial highway 38 and former County of Frontenac roads; and

**5.6.2.2** 10 metres (32.8 ft.) from the centre of the right-of-way of all other public roads in the Township of South Frontenac

**5.6.3** Notwithstanding the provisions of this by-law to the contrary, where a building, structure or accessory use thereto is to be erected in a built-up area where there is an established building line, such dwelling or accessory use is not to be erected closer to the street line or to the centre of the right-of-way of the road or street, as the case may be, than the established building line on the date of passing of this By-law.

## **5.7 APPROVAL FOR SEWAGE DISPOSAL SYSTEMS**

No building permit shall be issued for any building or structure which requires a private sewage disposal system unless the building permit application is accompanied by approval in writing from the appropriate responsible authority for the proposed method of sewage disposal.

## **5.8 FLOODING AND SHORELINE EROSION HAZARDS**

**5.8.1** No building or structure shall be located within the flood plain of a watercourse or waterbody, including a municipal drain, except where a municipal drain forms part of a road allowance, notwithstanding that such watercourse is not shown on any schedule forming part of this By-law without the written consent of the Conservation Authority.

**5.8.2** Notwithstanding anything in this By-law, no building or structure (other than a marine facility as defined in this by-law), or septic tank installation including the weeping tile field shall be located:

a. within 30 metres (98.4 ft.) horizontal of the highwater mark of a waterbody or permanent watercourse, notwithstanding that such body of water or watercourse is not shown on any schedule forming part of this By-law. Additional setbacks of up to a maximum of 90 metres (295.3 ft.) horizontal may be required and will be determined through the rezoning and/or building permit approval process in accordance with the guidelines contained in Appendix 1 'Shoreline Setbacks'. Notwithstanding the above, one accessory building or structure not exceeding 2.97 sq. metres (32 sq. ft.) may be permitted no closer than 8 metres (26.2 ft.) from any waterbody in the Township; or

b. within 15 metres (49.2 ft.) horizontal of the top of bank of any embankment, the slope of which is greater than 30% from horizontal (see illustration); or

c. within 30 metres (98.4 ft.) horizontal of an Environmental Protection zone

**5.8.3** In the absence of detailed mapping, and where a flooding or erosion hazard is suspected, Council, in consultation with the local Conservation Authority, will require that a proponent of development detail the extent of any hazard lands and the measures that would be required to address the following requirements:

- a. that vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
- b. that new hazards are not created and existing hazards are not aggravated and that no adverse environmental impacts result;
- c. the hazards can be safely addressed and carried out using established standards and procedures and the Conservation Authority has approved any floodproofing measures which are proposed;
- d. a site plan and site plan agreement, if necessary, have been completed to the satisfaction of the Municipality in consultation with the appropriate Conservation Authority;
- e. an amendment to the Zoning By-law setting out any applicable provisions has been obtained where required

Note: These provisions shall not apply to buildings, structures, and services requiring direct access to the water as an operational necessity such as a marina, marina service building or facility, pumphouse or other similar structure

**5.8.4** Natural vegetative buffers should be maintained within 30 metres (98.4 ft.) of the highwater mark.

## **5.9 LEGAL NON-CONFORMING USES**

### **5.9.1 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 day of passing of this By-law, so long as it continues to be used for that purpose.

### **5.9.2 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 of any building or structure, the plans for which have prior to the passing of this By-law been approved and a permit issued by the Township of South Frontenac's Chief Building Official so long as the building or structure when erected is used and continues to be used for the purpose for which it was erected and provided that the erection of such a building or structure is commenced within one year after the day of the passing of this By-law and the building or structure is completed within a reasonable time after the erection thereof is commenced.

### **5.9.3 Restoration to a Safe Condition**

The provisions of this By-law shall not apply to prevent the strengthening to a safe condition of any non-conforming building or structure or part thereof provided such strengthening generally does not increase the height, size or volume, of such building or structure.

## **5.10 LEGAL NON-COMPLYING STRUCTURES**

### **5.10.1 Buildings on Existing Lots**

Where a building has been legally erected prior to the date of the passing of this By-law on a lot having less than the minimum frontage and/or area, or having less than the minimum front yard, side yard, rear yard or usable open space required by this By-law, the said building may be enlarged, reconstructed, repaired or renovated provided said enlargement, reconstruction, repair or renovation does not serve to further reduce a required yard or required usable open space and provided all other provisions of this By-law are complied with including the 30 metre (98.4 ft.) setback from the highwater mark of any waterbody or watercourse.

### **5.10.2 Existing Buildings Within 30 Metres (98.4 ft.) of a Waterbody or Watercourse**

Where a building has been erected prior to the date of passing of this By-law on an existing lot and said building has less than the minimum 30 metre (98.4 ft.) setback from the highwater mark of a waterbody or watercourse, then said building may be repaired, renovated or strengthened to a safe condition provided there is no enlargement of the gross floor area or increase in height. In addition, no living space shall be added below grade to any existing building or structure.

## **5.11 REPLACEMENT OF BUILDINGS OR STRUCTURES**

A building or structure, including a legal non-conforming and/or legal non-complying building or structure, may be replaced with a new building or structure in the case of partial or complete destruction caused by fire, lightning, explosion, tempest, flood or act of God, or demolition permit required by the Corporation of the Township of South Frontenac or other authority for safety, health or sanitation requirements, providing such building or structure is serviced by a potable water supply and sewage disposal system approved by the appropriate responsible authority. A building permit will only be issued, in the absence of zoning relief, provided no enlargement of the footprint or increase in gross floor area is proposed and provided the permit is applied for within 12 months of the partial or complete demolition/destruction. The replacement building shall be located on and not increase the footprint or gross floor area of the non-conforming/non-complying building. The applicant shall provide proof to the satisfaction of the Chief Building Official that there will be no increase in the size of the building footprint or gross floor area and that the replacement building will be located within the same footprint as the non-conforming/non-complying building. Where applicable, floodproofing and avoidance of erosion hazards should be considered.

## **5.12 EXISTING UNDERSIZED LOTS**

Where a lot having a lesser lot area and/or lot frontage than that required herein is held under distinct and separate ownership from abutting lots, as shown by a registered conveyance in the records of the Registry or Land Titles Office on the date of passing of this By-law, or where such a lot is created as a result of an expropriation, such smaller lot may be used and a building or structure may be erected, altered or used on such smaller lot, provided that a suitable building envelope, outside of any hazards, which is appropriate for the intended use and which minimizes environmental impacts can be identified. Furthermore, the lot must demonstrate that an adequate supply of potable water is available to service the proposed use. Such erection, alteration or use

shall not contravene any other provisions of this by-law and all relevant regulations made under the Health Protection and Promotion Act and requirements of the local Health Unit.

### **5.13 CELLAR**

Notwithstanding anything contained in this By-law, no cellar or part of a cellar of any building shall be used as a whole dwelling unit.

### **5.14 YARD ENCROACHMENTS PERMITTED**

**5.14.1** Except as otherwise provided in this By-law, every part of any required yard shall be open and unobstructed by any building or structure from the ground to the sky, except for:

**5.14.1.1** sills, belt courses, chimneys, cornices, eaves, gutters, parapets, pilasters or other ornamental features, provided however that the same shall not project more than 0.6 metres (1.97 ft.) into any required yard;

**5.14.1.2** drop awnings, clothes poles, garden trellises, windmills, TV or radio antennas, or similar accessories;

**5.14.1.3** fences, solar collectors, parking lots, retaining walls, driveways, patios and other such uses as specifically permitted in this By-law;

**5.14.1.4** signs, provided however that the same shall be erected in accordance with the provisions of any Sign By-law or policy of the Municipality;

**5.14.1.5** light standards, fuel pump islands and fuel pumps of automobile service stations, provided however that the same shall be erected in accordance with the applicable provisions of this By-law;

**5.14.1.6** fire escapes, provided however that the same shall project into any required side or rear yard a distance of not more than 1.5 metres (4.9 ft.).

**5.14.2** Notwithstanding the yard provisions of this By-law to the contrary, canopies, steps and unenclosed and uncovered decks may project into any required front or rear yard a maximum distance of 2.5 metres (8.2 ft.) but not encroach with the setback from the highwater mark. For the purpose of this section, a "deck" shall mean a horizontal surface supported on piers, free of any roof or other covering, and which may be surrounded by a railing the height of which is governed by the Ontario Building Code.

### **5.15 LANDS SEVERED BY PUBLIC UTILITY LINES**

Where lands are acquired for the purpose of a public utility line and such acquisition results in a parcel of land without street frontage, the part of such parcel without street frontage shall be deemed for the purpose of this By-law to have frontage on such street providing the land has a permanent right of access to such street.

### **5.16 TEMPORARY USES**

Nothing in this By-law shall prevent the use of any land, except for lands zoned Environmental Protection or Environmentally Sensitive Lands, or the erection or use of any building or structure for a construction camp, work camp, tool shed, scaffold, or other building or structure including a temporary sales or rental office, which is incidental to and necessary for construction work on the premises, but only for so long as such use, building or structure is necessary for such construction work which has not been finished or abandoned. "Abandoned" in this Section shall mean the failure to proceed expeditiously with the construction of a work, specifically abeyance of construction for six months. A mobile home or travel trailer may be permitted as temporary living accommodations provided a building permit has been obtained for the permanent dwelling, a sewage disposal permit has been obtained from the appropriate authority and a permit from the Township is issued in accordance with the municipality's temporary living accommodations policy.

## **5.17 PUBLIC USES AND UTILITIES**

**5.17.1** Notwithstanding anything contained in this By-law, the Township of South Frontenac or any local board thereof, any transportation system owned, operated, or authorized by or for the Township of South Frontenac, any Department of the Federal or Provincial Government or any Conservation Authority established by the Government of Ontario, may, for purposes of public service, use any land or erect or use any building or structure in any zone except Environmental Protection Wetland provided:

**5.17.1.1** that such use, building or structure, shall be in compliance with the height, coverage, landscaped open space and yard regulations prescribed for such a zone;

**5.17.1.2** that there shall be no open storage of goods, materials, or equipment in the yards of any Residential Zone; and

**5.17.1.3** that any building or structure erected or used in any Residential Zone shall be of a character and shall be maintained in general harmony with the buildings of the type permitted in the said zone.

**5.17.2** Nothing in this By-law shall prevent the use of any land as a public park, a public street or for the location of a properly authorized traffic sign or signal, or any sign or notice of any Municipal, Provincial or Federal government department or authority.

## **5.18 MULTIPLE USES ON ONE LOT**

Notwithstanding anything contained in this By-law, where any land or building is used for more than one purpose, all provisions of this By-law relating to each use shall be complied with, provided that no dwelling shall be located closer than 3 metres (9.8 ft.) to any other building on the lot. A dwelling or dwelling unit as an accessory use will be allowed where permitted by this By-law in accordance with Section 5.19 below.

## **5.19 DWELLING OR DWELLING UNIT AS AN ACCESSORY USE IN A NON-RESIDENTIAL SETTING**

No person shall use any lot or erect, alter or use any building or structure for the purpose of a dwelling or dwelling unit where the zoning is not residential except in accordance with the following regulations:

- 5.19.1** A single detached dwelling may be permitted with a private water supply and sewage disposal system having the approval of the Ministry of the Environment and/or Health Unit, as provided in certain non-residential zones.
- 5.19.2** A dwelling unit shall have separate bathroom and kitchen facilities from those of the non-residential use.
- 5.19.3** Each dwelling unit shall have separate parking spaces as required by the parking requirements hereto.
- 5.19.4** The dwelling unit shall have a separate building entrance to that provided for the non-residential use.
- 5.19.5** In a Commercial zone, one dwelling unit shall be permitted in a non-residential building provided it is located on the second storey of such building, or at the rear of such building if on the main floor.
- 5.19.6** Notwithstanding the provisions of clause 5.19.2 of this subsection, the gross floor area of the residential portion of a non-residential building in a Commercial zone shall not exceed one hundred (100) percent of the non-residential floor area.

## **5.20 PROHIBITED USES**

**5.20.1** Except as otherwise specifically permitted in this By-law, the following uses are prohibited in any zone;

- 5.20.1.1** refining coal oil or petroleum products;
- 5.20.1.2** tanning hides or skins;
- 5.20.1.3** manufacturing gas;
- 5.20.1.4** boat houses;
- 5.20.1.5** manufacturing glue;
- 5.20.1.6** a track for the racing of motor vehicles, motorcycles, go-carts or snowmobiles; and
- 5.20.1.7** locating or storing on any land for any purpose whatsoever, any disused railroad car, truck, bus or coach body, whether or not the same is situated on a foundation.



**5.20.2** in addition to the uses prohibited in Clause 5.20.1 of this subsection, any use is prohibited which by its nature or the materials used therein is declared under the Health Protection and Promotion Act or any regulations adopted thereunder to be a noxious trade, business or manufacturer.

**5.20.3** In addition to the uses prohibited in Clause 5.20.1 of this subsection, all uses of land and the erection or use of any building or structure for a purpose not permitted under the "Permitted Use" subsection of one or more zones established by this By-law are and shall be deemed to be prohibited in each such zone, except for those uses of land and the erection or use of any building or structure for a purpose expressly permitted under the applicable provisions of this By-law.

## **5.21 OBNOXIOUS USES**

Notwithstanding anything contained herein, no land shall be used and no building or structure shall be erected, altered or used for any purpose which is obnoxious, and without limiting the generality of this subsection, for any purpose that creates or is likely to become a nuisance or offensive, or both;

**5.21.1** by the creation of noise or vibration in excess of the limits of the Environmental Protection Act;

**5.21.2** by reason of the emission of gas, fumes, smoke, dust or objectionable odour in excess of the limits of the Environmental Protection Act;

**5.21.3** by any combination of those things described in Clauses 5.21.1 and 5.21.2 of this subsection.

## **5.22 TRUCK, BUS AND COACH BODIES**

No truck, bus or coach body, other than a dwelling unit erected and used in accordance with this and all other By-laws of the Township shall be used for human habitation, whether or not the same is mounted on wheels or other form of mounting or foundation.

## **5.23 SWIMMING POOLS**

Notwithstanding any other provisions of this By-law a swimming pool is permitted as an accessory use in any residential, agricultural, rural, commercial, community facility or open space zone provided that:

**5.23.1** no part of such pool shall be located closer to any lot line or street line than the minimum distance required for an accessory building located on such lot;

**5.23.2** any building or structure required for changing clothing or for pumping or filtering facilities, or other similar accessory uses shall meet all of the accessory building requirements of the zone in which the pool is located;

**5.23.3** fencing and enclosures of pools shall be in accordance with the Township's swimming pool by-law.

## **5.24 ACCESSORY BUILDINGS**

- 5.24.1** The total lot coverage of accessory buildings and structures including detached private garages shall not exceed five (5) percent of the lot area. A swimming pool and/or a tennis court may be permitted on the property, for which an additional 5% lot coverage is permitted. In no case shall the lot coverage of all accessory buildings and structures on a lot (excluding pools and tennis courts) exceed the lot coverage of the existing principal building.
- 5.24.2** In the Urban Residential zones and the Residential zone, any accessory building which is not part of the principal building shall be erected no closer to the front lot line or exterior lot line than the principal building. Where accessory buildings are located behind the principal building, they shall be located in accordance with the provisions of the particular zone. (Amended by By-law 2023-37)
- 5.24.3** No person shall use an accessory building for human habitation except where a dwelling is permitted as an accessory building, or where an additional dwelling unit is permitted by this By-law. Accessory buildings and structures are permitted to be used as general living areas, including but not limited to an amenity area, study, den, living room, recreational space, studio, home office or home occupation. For clarity, an accessory building used as a general living area is not considered a bedroom. (Amended by By-law 2023-37)
- 5.24.4** An accessory building shall not be built closer to any lot line than the minimum distance required by this By-law except that common semi-detached garages may be erected on a mutual side lot line.
- 5.24.5** Except in accordance with Section 5.16 no accessory building shall be erected prior to the erection of a principal building or structure.
- 5.24.6** (Deleted by By-law 2023-37)
- 5.24.7** A sleeping cabin as an accessory structure to a principal dwelling is permitted on all lands abutting a navigable waterway regardless of the zone classification.

## **5.25 FRONTAGE ON A STREET**

- 5.25.1** No person shall erect any building or structure in any zone unless the lot upon which such building or structure is to be erected fronts upon a street. For the purposes of this By-law a street does not include an unopened road allowance, a private lane, a right-of-way or an un-assumed road on a Registered Plan which has been deemed not to be a Registered Plan under the Planning Act. The above provisions shall not apply to prohibit the erection of any building on a lot on a registered plan of subdivision where a subdivision agreement has been entered into but the streets will not be assumed until the end of the maintenance period, or to Model Home(s) where a Model Home Agreement has been executed by the owner and the Township on a lot prior to

registration of the plan of subdivision subject to the regulations of Section 5.48.  
(Amended by By-law 2023-37)

**5.25.2** Notwithstanding the provisions of section 5.25.1 above, on lands situated within an RLS –Limited Service Residential Zone, an RLSW – Limited Service Residential-Waterfront or an RLSI – Limited Service Residential-Island Zone, a building permit may be issued for the erection of a building or structure on the lot with frontage on a private lane and/or a navigable waterway. Notwithstanding sections 5.30.1.1 and 5.30.1.2, at least two parking spaces shall be required for every dwelling unit. No building permit shall be issued for any lot whose only access is by means of a navigable waterway, unless adequate vehicular parking/boat docking is provided on the mainland. Legal use of mainland parking/docking areas shall be tied in perpetuity to the lot(s) for which the building permit is sought. The mainland area used for parking/docking shall have sufficient size for parking and sufficient water frontage for boat dockage. The parking area shall be set back a minimum of 15m, (49.2 ft.) from the high water mark.

**5.25.3** No building permit shall be issued on an existing lot whose only means of access is by way of a Township unopened road allowance, unless the property owner has obtained permission from the Township, and has entered into a license agreement with the Township for use of the unopened road allowance.

## **5.26 RESIDENTIAL EXTERIOR SIDE YARDS**

Notwithstanding the provisions of Sections 6 to 33 of this By-law to the contrary, the minimum required exterior side yard may be reduced to a minimum of 5 metres (16.4 ft.) provided that for every 1 metre (3.3 ft.) or part thereof, the exterior side yard is reduced below the minimum requirement, the minimum front yard shall be correspondingly increased by the same distance.

## **5.27 SIGHT TRIANGLES**

Unless otherwise specified in this By-law, on a corner lot, within the triangular space formed by the street lines and a line drawn from a point in one street line to a point in the other street line, each point being measured 9 metres (29.5 ft.) along the street lines from the point of intersection of the street lines, no building or structure which would obstruct the vision of drivers of motor vehicles shall be erected and no trees, shrubs, hedges, fences or walls shall be planted, erected or maintained of greater height than 1 metres (3.3 ft.) above the centre line of the adjacent road at the lowest point. 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 tangents to the street lines.

## **5.28 HOME OCCUPATION**

A home occupation is permitted in the zones as indicated in this By-law provided that:

**5.28.1** there is no display, other than a sign of a maximum size of 0.3 square metres (3.22 sq. ft.) to indicate to persons outside that any part of the dwelling is being used for a purpose other than residential. Furthermore, such a sign shall be setback a minimum of 3 metres (10 ft.) from any lot line;

- 5.28.2** such home occupation is clearly secondary to the main residential use and does not change the residential character of the dwelling nor create or become a public nuisance; in particular, in regard to noise, obnoxious odours, emission of smoke, traffic or parking;
- 5.28.3** no more than 1 person not resident in the dwelling shall be employed;
- 5.28.4** such home occupation does not interfere with television or radio reception;
- 5.28.5** there shall be no outside storage associated with the home occupation;
- 5.28.6** not more than 25 percent of the gross floor area of the dwelling, including the basement, or 55.7 sq. metres (600 sq. ft.), whichever is greater, is used for the purposes of home occupation uses except in the case of a bed and breakfast establishment;
- 5.28.7** on-site parking is provided in accordance with the provisions of Section 5.30; and
- 5.28.8** where a bed and breakfast establishment is established as a home occupation, the above provisions shall not apply. However, not more than 4 guest rooms shall be maintained for the accommodation of the public.

**5.29 HOME INDUSTRY**

A home industry is permitted in the zones as indicated in this By-law provided that:

- 5.29.1** there is no external storage of goods or materials;
- 5.29.2** there is no display, other than a sign of a maximum size of .3 square metres (3.22 sq. ft.) to indicate to persons outside, that any part of the dwelling or accessory building is being used for a purpose other than residential. Furthermore, such a sign shall be set back a minimum of 3 metres (10 ft.) from any lot line;
- 5.29.3** the home industry is clearly secondary to the main residential use and does not change the residential character of the dwelling or lot nor create or become a public nuisance; in particular in regard to noise, noxious odours, emission of smoke, traffic or parking;
- 5.29.4** not more than 1 person not resident in the dwelling shall be employed;
- 5.29.5** the home industry does not interfere with television or radio reception;
- 5.29.6** there are no goods, wares or merchandise, publicly offered or exposed for sale on the premises outside of any buildings;
- 5.29.7** on-site parking is provided in accordance with Section 5.30;
- 5.29.8** the maximum square footage of the accessory structure or building to be used for a home industry shall not exceed 111.48 sq. m (1,200 sq. ft.) gross floor area;

**5.29.9** the lot upon which the home industry is located is not less than 2 ha (4.9 acres) in size;

**5.29.10** the accessory structure or building within which the home industry is located is not closer than 20 m (65.5 ft.) from any lot line and shall be located behind the dwelling on the lot.

### **5.30 OFF STREET PARKING PROVISION**

For every building or structure to be erected for, altered for, or its use converted to any of the uses specified in the following table, off-street parking facilities shall be provided and maintained either on the same lot on which the principal use is located or, where this is not possible, on a lot within 60 metres (196.9 ft.) of the lot on which the principal use is located and in accordance with the following table and other provisions contained in this subsection unless otherwise specifically provided.

#### **5.30.1 Minimum Parking Space Requirements**

- |                  |  |
|------------------|--|
| <b>5.30.1.1</b>  | Residential - Two (2) spaces for every dwelling unit.<br>a. One (1) space for each additional dwelling unit (Added by By-law 2023-74)  |
| <b>5.30.1.2</b>  | Marina - One (1) space for every 2 docking berths.   |
| <b>5.30.1.3</b>  | Senior Citizen Multiple Dwelling<br>a. Up to 30 dwelling units, parking spaces shall equal 50 percent of the number of dwelling units.<br>b. Between 30 and 60 units, parking spaces shall equal 40 percent of the number of dwelling units. |
| <b>5.30.1.4</b>  | Nursing Home - One (1) space for every two (2) beds.   |
| <b>5.30.1.5</b>  | Private or Commercial Club, or Recreational Establishment - One (1) space for every three (3) persons to be accommodated in the design capacity of the building.   |
| <b>5.30.1.6</b>  | Funeral Home - One (1) space for every 3 chapel seating spaces or fraction thereof with a minimum of 10 spaces.  |
| <b>5.30.1.7</b>  | Church or Place of Worship, Community Hall, Arena - One (1) space for every three (3) persons to be accommodated according to maximum permitted capacity.  |
| <b>5.30.1.8</b>  | Schools - One (1) space per classroom, and one space for each 10 people of maximum design capacity of the assembly hall or auditorium.   |
| <b>5.30.1.9</b>  | Government or Public Utility Building - One (1) space for every 23 square metres (247.6 sq. ft.) of gross floor area.  |
| <b>5.30.1.10</b> | Business or Professional Office - One (1) space for every 23 square metres (247.6 sq. ft.) of gross floor area and, notwithstanding the  |

provision in section 5.30 above, for the office of a doctor, chiropractor or dentist, there shall be a minimum of three (3) parking spaces provided on the same lot.

- 5.30.1.11** Hotel/Motel/Resort - One (1) space for every guest room and one (1) space for every 8 square metres (86.1 sq. ft.) of gross floor area.
- 5.30.1.12** Boarding or Rooming House, Bed and Breakfast or Tourist Home - One (1) space for every two (2) bedrooms.
- 5.30.1.13** Place of Assembly such as Halls, Lodges, Labour Union Halls, Dance Halls, Community Centres, Theatres - One (1) space for every three (3) persons of maximum design capacity.
- 5.30.1.14** Bowling Lanes and Billiard Establishments - One (1) space for every two (2) persons of design capacity. Design capacity shall mean six (6) persons per bowling lane and two (2) persons per billiard table.
- 5.30.1.15** Drive-Through Restaurant or Take-Out Restaurant - One (1) space for every 2 square metres (21.5 sq. ft.) of gross floor area.
- 5.30.1.16** Restaurant, Tavern, Banquet Hall, Beverage Room, Lounge or Meeting Areas, excluding a Drive-Through or Take-Out Restaurant - One (1) space for every 4.5 square metres (48.4 sq. ft.) of public floor area or one (1) space for every four (4) persons of design capacity, whichever is the greater with a minimum of 10 spaces.
- 5.30.1.17** Retail, Wholesale Sales, Service Establishment or Studio - One (1) space for every 28 square metres (301.4 sq. ft.) of gross floor area.
- 5.30.1.18** Retail Lumber and Building Supply Outlet - One (1) space for every 28 square metres (301.4 sq. ft.) of retail floor space with a minimum of 6 spaces.
- 5.30.1.19** Automotive Sales Establishment, (New and Used) - A minimum of ten (10) spaces plus (1) space for every employee working on the premises during the peak business period.
- 5.30.1.20** Industrial Establishment - One (1) space for every 37 square metres (398.3 sq. ft.) of gross floor area.
- 5.30.1.21** Warehouse or Bulk Storage Yard - One (1) space for every employee working on the premises during the peak business period.
- 5.30.1.22** Post Offices, Museums, Art Galleries and Libraries - One space for every 46 square metres (495.2 sq. ft.) or fraction thereof of public floor area.
- 5.30.1.23** Home Occupation or Home Industry - One (1) space for every 18 square metres (193.8 sq. ft.) of floor area devoted to the use.

- 5.30.1.24** Uses Permitted by this By-law Other than Those Listed Above but Excluding Accessory Uses to Single Detached Dwellings - One (1) space for every 28 square metres (301.4 sq. ft.) of gross floor area.
- 5.30.1.25** Group Home – Two (2) spaces per dwelling unit plus one (1) space per four residents.

## **5.30.2 Off-Street Parking Requirements**

- 5.30.2.1** **Each parking space must have a width of not less than 2.7 metres (8.9 ft.) and a length of not less than 6 metres (19.7 ft.).** Each parking space must be readily accessible at all times and arranged in such a manner to provide access and manoeuvring space for the parking and removal of a motor vehicle without the necessity of moving any other motor vehicle, except that this shall not apply in the case of a single detached dwelling, a semi-detached dwelling, a townhouse or an additional dwelling unit. (Amended by By-law 2023-74)
- 5.30.2.2** Ingress and egress to and from the parking aisles prescribed by this section shall be provided by a sufficient number of adequate, unobstructed driveways having a minimum width of 6 metres (19.7 ft.), except that in the case of a single detached dwelling, the width may be reduced to 3.5 metres (11.5 ft.).
- 5.30.2.3** All off-street parking spaces, driveways and aisles required herein shall be constructed and maintained with a stable surface.
- 5.30.2.4** Where a ramp to parking aisles provides access from a street, such a ramp shall not be located closer than 7.5 metres (24.6 ft.) from the street line and a level stopping space shall be provided between the ramp and the street grade so as to provide adequate vision to the street in both directions.
- 5.30.2.5** Where a lot, building or structure accommodates more than one type of use, the parking requirement for the whole building shall be the sum of the requirements for the separate parts of the lot, building or structure occupied by the separate types of uses.
- 5.30.2.6** The parking requirements referred to herein shall not apply to any building in existence at the date of enactment of this By-law so long as the gross floor area as it existed at that date is not increased or the use changed. If an addition is made or the use is changed, then additional parking spaces shall be provided up to the number required for such addition.
- 5.30.2.7** Where the application of ratios results in a fraction of a parking space, the required number of spaces shall be increased to the next whole number.

- 5.30.2.8** In the case of a parking structure completely or partly below finished grade, it shall not be necessary to comply with the setback requirements of the particular zone, except that the minimum distance between such a structure and the street line shall be 7.5 metres (24.6 ft.).
- 5.30.2.9** Where parking requirements are related to seating capacity and seating is by open benches, each .6 metres (2 ft.) of open bench shall be counted as one seat.
- 5.30.2.10** The lights used for illumination of parking spaces, aisles and driveways shall be so arranged as to divert the light away from adjacent lots and streets.
- 5.30.2.11** A structure not more than 4.5 metres (14.8 ft.) in height and not more than 4.5 square metres (14.8 ft.) in area may be erected in the parking area for the use of parking attendants.
- 5.30.2.12** No sign shall be erected in any parking area other than a directional sign, signs necessarily incidental to the efficient operation of a commercial parking lot, and a sign which gives the name of the owner. The maximum size of any such sign shall be 1 square metre (10.8 sq. ft.).
- 5.30.2.13** No gasoline pump or other service station equipment shall be located or maintained on any parking space or airu-40
- 5.30.2.14** In a Residential Zone, not more than 50 percent of the aggregate area of the side yards and rear yard shall be occupied by parking spaces, aisles or driveways.
- 5.30.2.15** Entrances and exits to parking spaces shall not pass through zones other than the zones requiring the parking spaces.
- 5.30.2.16** Where off-street parking abuts a Residential Zone, a wooden fence at least 1.5 metres (4.9 ft.) in height shall be erected and maintained and the land within 3 metres (9.8 ft.) of the Residential Zone shall be maintained in an open space condition.
- 5.30.2.17** No parking or loading facility or part thereof shall be located and no land shall be used for the parking or storage of any vehicle within 1 metre (3.3 ft.) of any lot line or street line, or within 3 metres (9.8 ft.) of the boundary of any Residential Zone.
- 5.30.2.18** Notwithstanding Section 5.30.1 of this by-law to the contrary, where any building, structure, use or activity is permitted or is legally in existence at the date of passing of this By-law within the Rural Commercial (RC), Recreational Resort Commercial (RRC), or Urban Commercial (UC) Zone classifications, and is subsequently changed in use or enlarged or extended in floor area, number of employees, number of dwelling units, seating capacity or otherwise which results in the reduction of the



minimum required parking facilities and/or number of parking spaces and such number of parking spaces or part thereof cannot be provided in accordance with the minimum requirements, then such required parking spaces or part thereof shall be subject to a cash-in-lieu contribution towards municipal parking facilities, the cost of which shall be established by the Council of the Corporation of the Township of South Frontenac from time to time for the determined deficiency.

**5.30.2.19** No person shall construct or make use of an entrance onto any property within the Township without first obtaining an entrance permit from the Township Roads Department.

**5.30.2.20** In addition to the parking requirements of section 5.30.1, Barrier-Free parking spaces shall be provided and the number of such spaces required will be dependent on the total number of off-street spaces required as follows:

Number of Parking Spaces Required (as per section 5.30.1 above)	Number of Barrier-Free Parking Spaces Also Required
0 – 50.....	1
51 – 100.....	2
101 – 200.....	3
201 – 300.....	4
301 – 400.....	5
401 – 600.....	6

## **5.31 OFF-STREET LOADING SPACE REQUIREMENTS**

**5.31.1** No person shall erect or use any building or structure in any zone for any commercial or industrial purpose involving the movement of goods unless off-street loading spaces are provided and maintained in accordance with the following provisions:

**5.31.1.1** 280 sq. m (3,013.99 sq. ft.) to 930 sq. m (10,010.8 sq. ft.) - 1 space

**5.31.1.2** exceeding 930 sq. m (10,010.8 sq. ft.) - 2 loading spaces plus a minimum of 1 additional loading space for each 1400 sq. m (15,070.0 sq. ft.) or fraction thereof in excess of 930 square metres (10,010.8 sq. ft.).

**5.31.2** Each loading space shall be at least 9.0 metres (29.5 ft.) long, 3.5 metres (11.5 ft.) wide and have a vertical clearance of at least 4.0 metres (13.1 ft.).

**5.31.3** The required loading spaces shall be provided on the lot occupied by the building or structure for which the said loading spaces are required and shall not form a part of any street or lane.

**5.31.4** For any commercial or industrial use, no loading space or part thereof shall be located and no land shall be used for loading purposes within 1.5 metres (4.9 ft.) of any lot line,

or within 3 metres (9.8 ft.) of any street line or boundary of any Residential zone, or within 3 metres (9.8 ft.) of the lot line of a residential use.

**5.31.5** Access to loading spaces shall be by means of a driveway at least 6 metres (19.7 ft.) wide contained within the lot on which the spaces are located and leading to a street or lane located within or adjoining the zone in which the use is located.

**5.31.6** The driveways and loading spaces shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles.

**5.31.7** The loading requirements referred to herein shall not apply to any building in existence at the date of enactment of this By-law so long as the gross floor area as it existed at the date is not increased. If an addition is made, then additional loading spaces shall be provided up to the number required for such addition.

## **5.32 GROUP HOMES**

Deleted by By-law 2021-38

## **5.33 GARDEN SUITES**

Notwithstanding the provisions of Section 5.5.3 of the By-law to the contrary, garden suites shall be permitted subject to the following requirements:

**5.33.1** a garden suite, as defined in this by-law, may be permitted by Council under Section 39 of the Planning Act, subject to passage of a temporary use by-law to establish the period of time for which the use is to be permitted and to define the area to which the by-law applies;

**5.33.2** the gross floor area of living space in such dwelling shall consist of a minimum of 49 square metres (527.4 sq. ft.) and a maximum of 62 square metres (667.4 sq. ft.);

**5.33.3** the dwelling unit shall be self-contained and shall have a private entrance and separate culinary, sanitary, dining and sleeping area;

**5.33.4** the sanitary sewage disposal, water supply and electrical services for the dwelling unit shall be derived from and connected to the services of the single detached dwelling upon which lot the garden suite is situated, subject to the approval of the authorities responsible for the various services;

**5.33.5** all of the provisions of the respective zones in which the garden suite is situated shall be complied with in addition to the following special criteria:

5.33.5.1 Rear Yard (Minimum) 4.5 metres (14.8 ft.)

5.33.5.2 Building Height (Maximum) 4.5 metres (14.8 ft.)

5.33.5.3 Separation Distance from the Principal Dwelling (Maximum) 4.5 metres (14.8 ft.) Principal Dwelling (Maximum

### **5.34 RESIDENTIAL USE PROHIBITION (PITS AND QUARRIES)**

- 5.34.1** Residential land uses shall be prohibited within 300 metres (984.3 ft.) of an existing or proposed quarry, within 150 metres (492 ft.) of an existing or proposed pit above the water table, and 300 metres (984.3 ft.) of an existing or proposed pit below the water table.
- 5.34.2** Residential land uses may be permitted on lands between 300 metres (984.3 ft.) and 500 metres (1,640 ft.) of an existing or proposed quarry provided a minor variance or rezoning application is approved by the Township.

### **5.35 AGRICULTURE - MINIMUM DISTANCE SEPARATION**

- a. Notwithstanding any other yard or setback provisions of this By-Law to the contrary, no residential, institutional, commercial, industrial or recreational use, located on a separate lot, outside of the boundaries of a "Settlement Area" and permitted in the Zone in which the lot is situated, shall be erected or altered unless it complies with the Minimum Distance Separation (MDS I) calculated using the Ministry of Agriculture, Food and Rural Affairs, Publication 853 "The Minimum Distance Separation (MDS) Document", as amended. Despite the aforementioned, existing vacant lots which cannot be developed as a result of MDS I may be developed subject to the approval of the Committee of Adjustment. Within "Settlement Area" boundaries, MDS I will not be applied to proposed new development.
- b. Notwithstanding any other yard or setback provisions of this By-Law to the contrary, no livestock facility, shall be erected or expanded except in compliance with the Minimum Distance Separation (MDS II) calculated using the Ministry of Agriculture, Food and Rural Affairs Publication 853 "The Minimum Distance Separation (MDS) Document", as amended. Despite the aforementioned, MDS II setback will not be reduced except in limited site specific circumstances that meet the intent of The MDS Document (e.g. circumstances that mitigate environmental or public health or safety impacts, or avoid natural or human made hazards), subject to the approval of the Committee of Adjustment.
- c. Where a new or expanded livestock facility is proposed adjacent to a vacant non-farm residential parcel of land containing a lot area of 2 hectares (4.9 acres) or less, the minimum separation distance shall be calculated from the nearest part of the new or expanded agricultural use to the boundary of the vacant lot.
- d. Where a new or expanded livestock operation is proposed adjacent to a vacant non-farm residential parcel of land containing a lot area greater than 2 hectares (4.9 acres), the minimum separation distance shall provide for a minimum building area on the vacant lot of 1 hectare (2.5 acres).
- e. No livestock facility shall be located within 30 metres (98.4 ft.) of a dug well or within 15 metres (49.2 ft.) of a drilled well or within 30 metres (98.4 ft.) of a drilled well having less than 6 metres (19.7 ft.) of casing."

- f. For the purpose of calculating MDS II setbacks, the cemeteries listed in Appendix 3 of this By-law are Type A land uses, as described in Publication 853 “The Minimum Distance Separation (MDS) Document”, as amended.

### **5.36 MINOR VARIANCE**

The Committee of Adjustment may consider a variance to any provision of this By-law provided that:

- a. the variance conforms with the intent of the Township Official Plan and Zoning By-law;
- b. the variance is appropriate for the proper development of the property; and
- c. the variance is minor in nature.

### **5.37 ENVIRONMENTALLY SENSITIVE OVERLAY**

5.37.1 Environmentally Sensitive Lands identified on the schedules to this by-law include all lands that have significant biological, geological, zoological or other unique natural features such as sensitive groundwater recharge and discharge areas, natural connections between natural heritage features, fish habitat, significant wildlife habitat, significant woodlands, significant valleylands and areas of natural and scientific interest, as well as all lands within 300 metres of the highwater mark of highly sensitive lake trout lakes and 90 metres of the highwater mark of any other waterbody, 50 metres from Significant Areas of Natural and Scientific Interest and significant portions of the habitat of an endangered or threatened species, 30 metres from fish habitat and 120 metres of land zoned Environmental Protection. Development or site alteration in these areas shall take place in accordance with the underlying zone requirements but shall be accompanied by the written approval and technical recommendations of the Conservation Authority having jurisdiction. An Environmental Impact Assessment shall accompany all development or site alteration applications.

An Environmental Impact Assessment will consist of:

- a. a description of the proposed development, its purpose including site planning details, a general locational map, proposed buildings, existing land uses and details showing the existing vegetation, site topography, drainage, soils and fish and wildlife habitat areas.
- b. a description of the negative impacts that will be caused or which might reasonably be expected to be caused to the environment and the ecological functions and features associated with the feature;
- c. description of the negative impacts the proposed development will have on fish habitat including water quality requirements or effect on other features and functions;
- d. a statement indicating whether negative impacts will result from the proposal and a description of the actions necessary or which might be expected to be necessary to prevent change or to mitigate or remedy the negative impacts which might be expected to occur upon the environment and/or ecological functions and features as a result of the proposed development;
- e. a description of how the mitigative measures will be implemented and/or enforced;

- f. any measures, where deemed appropriate, to monitor the mitigation measures and to assess the long term impacts associated with the proposal.

5.37.2 In areas that are permanently inundated with water, the only permitted uses shall be water-oriented recreational activities and docks, provided they do not interfere with conditions necessary for safe boating and navigation and they receive all necessary approval from but not limited to the Conservation Authority, Ministry of Natural Resources or Parks Canada. In addition, riparian habitat, fish habitat and public lands should be considered for all water oriented recreational activities and docks. Landowners are advised to contact the Rideau Canal Office for permission to construct on or over the bed of the Canal or the relevant Conservation Authority and Ministry of Natural Resources for all other waterbodies in the Township.

#### **5.38 LANDS ABUTTING AN OPEN SPACE SPECIAL ONE (OS-1) ZONE (CATARAQUI TRAIL)**

All building on lands abutting an Open Space Special One (OS-1) Zone will be set back 3.0 metres (9.8 ft.) from the zone boundary.

#### **5.39 SEASONAL ROADS**

Sections of the public road system in the Township are seasonally maintained only, by the Township, and may not be able to be travelled at times of the year. The Township is under no obligation to provide access to properties taking access from these roads. Areas taking access from seasonally maintained roads have been zoned to a Special Limited Services Residential Zone (RLS-2).

#### **5.40 POTABLE WATER FOR DEVELOPMENT OF NON-WATERFRONT LOTS CREATED BY CONSENT AFTER APRIL 30, 2002**

Prior to stamping of the deed for any non-waterfront lot created by consent after April 30, 2002, the applicant shall submit a well drillers report demonstrating a potable water pumping capacity of 3.5 gallons per minute sustained over a 6 hour pump test.

#### **5.41 HOBBY FARM**

The number of livestock permitted on a Hobby Farm shall be in accordance with the following or the Minimum Distance Separation MDS formula, whichever is more restrictive:

Minimum Lot Area Hectares (Acres)	Animal Units Permitted As defined in the MDS	Tillable Area Hectares (Acres)
0 - 1.2 (0 - 3)	Not permitted	N/A
1.2 - 1.6 (3 - 4)	1	1.2 (3)
1.6 - 2.4 (4 - 6)	2	1.2 (3)
2.4 - 4.8 (6 - 12)	3	2.4 (6)
4.8 - 7.3 (12 - 18)	4	3.6 (9)
7.3 - 9.9 (18 - 25)	5	4.8 (12)

**Notwithstanding the above, on lots that are between 1 acre and 3 acres in size, a maximum of ten (10) hens shall be permitted.**

#### **5.42 BUILDINGS AND STRUCTURES IN THE WATER**

No permanent building, structure or vessel located on or in a waterbody within the Township shall be used for human habitation on a year-round basis.

#### **5.43 WINDMILLS/WIND POWERED ELECTRICAL GENERATORS**

Notwithstanding anything in this by-law to the contrary, one (1) windmill or wind powered electrical generator is permitted, as an accessory structure to a permitted dwelling in any zone, provided:

- a. it does not exceed 30 metres in height; and
- b. it is located behind the principal use building on the property; and
- c. it does not conflict with federal aviation regulations; and
- d. it is located at a distance not less than one half its height from any lot line.

Additional windmill structures are permitted subject to the above provided they are used in conjunction with a permitted agricultural use.

#### **5.44 LAKE TROUT LAKES**

Lands abutting or adjacent to sensitive lake trout lakes shall be developed in accordance with the following provisions:

- a. Highly Sensitive Lake Trout Lakes  
Development or site alteration of lots existing on the day of adoption of the Official Plan (September 5, 2000) that are within 90 metres of a highly sensitive lake trout lake, shall only be undertaken on the basis of tertiary treatment sewage system technologies that can demonstrate that their use will not adversely impact lake water quality over the long term.

#### **5.45 DEVELOPMENT ADJACENT TO OR WITHIN KNOWN MINERAL DEPOSITS OR ABANDONED MINE HAZARDS**

In areas adjacent to (within 500 metres (1,640.4 ft.) or in known mineral deposits or in areas of mineral potential, development which would preclude or hinder the establishment of a new mining operation or expansion of an existing operation or which would prevent access to a mineral resource, will not be permitted unless:

- a. resource use would not be feasible; or
- b. the proposed land use or development serves a greater long term public interest; and
- c. issues of public health and safety and environmental impacts are addressed.  
In reviewing any planning or development application, Council shall verify that the Ministry of Northern Development and Mine's "Abandoned Mine Inventory System" (as updated from time to time) does not indicate that a mine hazard (past or present) exists within close proximity to the subject lands. If the Inventory indicates that a potential hazard exists, the applicant shall be responsible for ensuring that any hazards are mitigated such that the hazard is removed and that the property is safe for the proposed development. Council may require proof by way of a technical study, that the hazard has been removed.

#### **5.46 CONSERVATION AUTHORITY ACT REGULATIONS**

There are three Conservation Authorities (C.A.) having jurisdiction in the Township (Cataraqui, Quinte and Rideau Valley). These C.A.'s may, in consultation with the Township, enact Regulations under Section 28 of the Conservation Authorities Act to control development on lands with environmental sensitivity and/or natural hazards. All development or site alterations affected by these regulations must conform to these regulations where applicable.

#### **5.47 RIDEAU CANAL**

Parts of the Township are located within the Rideau Canal. Where applicable, all development and site alteration shall conform with federal regulations as they relate to lands under the jurisdiction of the Rideau Canal.

#### **5.48 MODEL HOMES**

Where a Model Home Agreement or a Subdivision Agreement permitting the construction of model homes has been executed by the owner and the Township, more than one single detached dwelling, semi-detached dwelling or townhouse may be constructed on a lot prior to registration of the plan of subdivision under the Planning Act or a description under the Condominium Act, 1998, subject to the following provisions:

**5.48.1** The use must be permitted in the underlying Zone in which the single detached dwelling, semi-detached dwelling or townhouse is to be located;

**5.48.2** The model home must not be occupied as a dwelling unit prior to the date of the registration of the subdivision plan or condominium plan;

**5.48.3** The maximum number of model homes within one plan of subdivision under the Planning Act or a description under the Condominium Act, 1998 proposed for registration is equal to 10% of the total number of lots intended for single detached house, semi-detached house or townhouse purposes within the plan or description for registration, to a maximum of 10 model homes;

**5.48.4** The model home must comply with all other provisions of this By-law, as though constructed on the lot within the registered plan of subdivision under the Planning Act or the description under the Condominium Act, 1998; and

**5.48.5** The model home must comply with all applicable terms and conditions of the Model Home Agreement or Subdivision Agreement or Condominium Agreement, as applicable.

#### **5.49 ADDITIONAL DWELLING UNITS**

**5.49.1** Additional dwelling units must comply with this Subsection and all other applicable provisions of this By-law.

**5.49.2** Location of Additional Dwelling Units

Additional dwelling units are only permitted as an accessory use to the following principal buildings, if such building is listed as a permitted use in the applicable Zone:

- a. Single detached dwelling; or
- b. Semi-detached dwelling; or
- c. Townhouse.

**5.49.3** Additional dwelling units are prohibited:

- a. On lands that are located in a floodplain;
- b. On lands within 90 metres of the highwater mark of a lake or river; and
- c. On lands within 300 metres of the highwater mark of a highly sensitive (at-capacity) lake trout lake.

**5.49.4** In accordance with section 5.4, a Holding Overlay has been established in the area identified as “Additional Dwelling Unit Holding Overlay – Water Supply/Water Quality” on Schedule “I”. The Holding Overlay on Schedule “I” applies to the development of one or more additional dwelling units. Prior to the removal of any lot from a Holding Overlay and the issuance of a building permit for an additional dwelling unit, the conditions listed in this section must be satisfied for each additional dwelling unit proposed. For greater certainty, where a second dwelling unit is approved, the Holding Overlay still applies to the lot, and prior to the removal of the lot from the Holding Overlay to permit a third dwelling unit the conditions listed in this section must be satisfied. The conditions that must be satisfied for additional dwelling units include:

**5.49.4.1** It shall be demonstrated to the satisfaction of the Municipality that the lot has an adequate supply of potable water in accordance with the Municipality’s Standard for Hydrogeological Assessment.

**5.49.5** Additional dwelling units shall be connected to the municipal water service in Sydenham, where available.

**5.49.6** General Provisions for Additional Dwelling Units

Where permitted in accordance with Sections 5.49.1 to 5.49.4, additional dwelling units must comply with the following provisions:

**5.49.6.1** A maximum of three dwelling units are permitted per lot.

**5.49.6.2** Where three dwelling units are located on one lot:

- a. a second dwelling unit and third dwelling unit may be attached to or located within the principal dwelling if no accessory building contains any additional dwelling units; or
- b. a second dwelling unit may be attached to or located within the principal dwelling provided all accessory buildings contain no more than one dwelling unit; or



- c. a maximum of one detached dwelling unit is permitted in an accessory building provided the principal dwelling contains no more than two dwelling units.
- 5.49.6.3** Where a garden suite exists on the same lot, a detached additional dwelling unit shall not be permitted.
- 5.49.6.4** Additional dwelling units must be connected to municipal or private water and sewage services to the satisfaction of the Township.
- 5.49.6.5** The maximum gross floor area of an additional dwelling unit shall be less than or equal to the gross floor area of the principal dwelling.
- 5.49.6.6** Where an additional dwelling unit is in a detached accessory building, the additional dwelling unit must be located within 40 metres of the principal dwelling.
- 5.49.6.7** The additional dwelling unit shall share the driveway entrance to the lot with the principal dwelling.

## **SECTION 6 – A - AGRICULTURAL ZONE**

**6.1** Within an A - Agricultural Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **6.2 PERMITTED USES**

- agricultural uses, including a livestock facility and intensive agricultural uses,
- conservation uses including reforestation and other activities connected with the conservation of soil or wildlife,
- wood lots,
- wayside pits and wayside quarries,
- open space uses,
- a single detached dwelling as an accessory use to agriculture,
- a single detached dwelling,
- a group home,
- a dock, subject to approval from the appropriate authority,
- accessory buildings or uses to the above uses,
- a hobby farm,
- a home occupation, in accordance with the provisions of Section 5.28 of this By-law,
- a home industry, in accordance with the provisions of Section 5.29 of this By-law,
- a garden suite in accordance with the provisions of Section 5.33 of this By-law;
- an agricultural produce sales outlet.

### **6.3 ZONE REGULATIONS**

#### **6.3.1 Residential Uses**

- |   |                                   |
|---|-----------------------------------|
| • Lot Area (Minimum)  | 8,000 sq. Metres (86,114 sq. ft.) |
| • Lot Frontage (Minimum)  | 76 Metres (249.3 ft.)             |
| • Front Yard (Minimum)  | 20 Metres (65.6 ft.)              |
| • Rear Yard (Minimum)   | 10 Metres (32.8 ft.)              |
| • Interior Side Yard (Minimum)  | 3 Metres (9.8 ft.)                |
| • Exterior Side Yard (Minimum)  | 10 Metres (32.8 ft.)              |
| • Gross Floor Area (Minimum)  | 59 sq. Metres (635.2 sq. ft.)     |
| • Lot Coverage (Maximum)  | 30 percent                        |
| • Building Height (Maximum)   | 11 Metres (36.1 ft.)              |
| • Off-street parking shall be provided in accordance with Section 5.30. |                                   |
| • Setback from Highwater Mark (Minimum)                                 | 30 Metres (98.4 ft.)              |

#### **6.3.2 For All Other Uses**

- |                          |                          |
|--------------------------|--------------------------|
| • Lot Area (Minimum)     | 35 Mectares (86.5 acres) |
| • Lot Frontage (Minimum) | 150 Metres (492.1 ft.)   |

- Building Height (Maximum) 45 Metres (147.6 ft.)
- Front Yard and Exterior Side Yard (Minimum) 20 Metres (65.6 ft.)
- No principal building or structure shall be located less than 10 metres (32.8 ft.) from an interior side lot line or a rear lot line.
- Off-street parking shall be provided in accordance with Section 5.30.
- Livestock facilities shall be located in accordance with Section 5.35.
- The minimum lot area and the number of livestock permitted on hobby farms shall be in accordance with Section 5.41 of this by-law.

### **6.3.3 For Accessory Buildings Not Attached to the Principal Building**

- Front Yard (Minimum) 20 Metres (65.6 ft.)
- Rear Yard (Minimum) 3.0 Metres (9.8 ft.)
- Interior Side Yard (Minimum) 3.0 Metres (9.8 ft.)
- Exterior Side Yard (Minimum) 20 Metres (65.6 ft.)
- Setback from Highwater Mark (Minimum) 30 Metres (98.4 ft.)

## **6.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the A Agricultural Zone.

## **6.5 SPECIAL A - AGRICULTURAL ZONES**

### **A-1 (Part Lot 9, Concession VIII, Storrington District – Sonneveld)**

Notwithstanding the permitted uses of section 6.2 and the zone regulations in section 6.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Agricultural (A-1) Zone the following uses are prohibited:

- a single detached dwelling as an accessory use to agriculture
- a single detached dwelling
- a home occupation
- a home industry
- a garden suite

All other provisions of this by-law shall apply.

### **A-2 (Road 38, Part of Lot 6, Concession 7, District of Portland – R.D. Equipment & Rentals Inc.)**

#### **(By-Law 2022-34, Passed May 3, 2022 File No. Z-21-24)**

Notwithstanding the provisions of Section 6.2 and 6.3 or any other provision of this By-law to the contrary, on the lands zoned Special Agriculture (A-2), the following provisions apply:

The following uses are permitted in addition to the uses permitted in Section 6.2:

- a farm implement dealer, including the sale and service of lawn and garden equipment
- an agricultural equipment supply and repair outlet
- a feed and seed sales establishment

## ZONE PROVISIONS

### 1. For The Principal Building

- |                                |                                    |
|--------------------------------|------------------------------------|
| • Lot Area (Minimum)           | 8000 sq. metres (86,114.1 sq. ft.) |
| • Lot Frontage (Minimum)       | 76 metres (250 ft.)                |
| • Front Yard (Minimum)         | 20 metres (66 ft.)                 |
| • Rear Yard (Minimum)          | 8 metres (26.2 ft.)                |
| • Interior Side Yard (Minimum) | 3 metres (9.8 ft.) 154             |
| • Exterior Side Yard (Minimum) | 8 metres (26.2 ft.)                |
| • Building Height (Maximum)    | 11 metres (36.1 ft.)               |
| • Lot Coverage (Maximum)       | 30 percent                         |

Off-street parking and off-street loading facilities shall be provided in accordance with Sections 5.30 and 5.31.

Access to a dwelling unit shall be separate from access to a rural commercial use.

### 2. For Accessory Buildings Not Attached To The Principal Building

- |                                |                      |
|--------------------------------|----------------------|
| • Rear Yard (Minimum)          | 3 metres (9.8 ft.)   |
| • Interior Side Yard (Minimum) | 3 metres (9.8 ft.)   |
| • Exterior Side Yard (Minimum) | 8 metres (26.2 ft.)  |
| • Building Height (Maximum)    | 11 metres (36.1 ft.) |
| • Lot coverage (Maximum)       | 10%                  |

### 3. For Land Abutting A Residential Zone or Residential Use

Notwithstanding the provisions of subsection 6.5.2.1 & 6.5.2.2, where an interior side yard and/or a rear yard abuts a residential zone or any existing residential use, then such interior side yard shall be a minimum of 5 metres (16.4 ft.) and such rear yard shall be a minimum of 10 metres (32.8 ft.). The 3 metre (9.8 ft.) strip immediately adjacent to the rear and/or interior side lot lines shall be landscaped.

All other provisions of this By-law shall apply.

## **SECTION 7 - RU - RURAL ZONE**

**7.1** Within an RU- Rural Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **7.2 PERMITTED USES**

- agricultural uses, including a livestock facility and intensive agricultural uses,
- conservation uses, including reforestation and other activities connected with the conservation of soil or wildlife,
- wood lots,
- wayside pits and wayside quarries,
- open space use,
- a kennel,
- an apiary,
- a riding club,
- a greenhouse,
- a cold storage warehouse,
- a grain drying facility,
- a hobby farm,
- a livestock assembly area or a livestock exchange,
- an agricultural sales barn,
- a veterinary clinic,
- a research facility,
- a single detached dwelling,
- a seasonal dwelling,
- a group home,
- a dock, subject to approval from the appropriate authority,
- accessory buildings or uses to the above uses, including a single detached dwelling as an accessory use to agriculture,
- a home occupation, in accordance with the provisions of Section 5.28 of this By-law,
- a home industry, in accordance with the provisions of Section 5.29 of this By-law,
- a garden suite in accordance with the provisions of Section 5.33 of this By-law,
- an agricultural produce sales outlet.

### **7.3 ZONE REGULATIONS**

**7.3.1 For Agricultural, Conservation, and Wood Lot Uses; A Kennel, A Riding Club, A Greenhouse, A Cold Storage Warehouse, A Grain Drying Facility, A Livestock Assembly Area, A Research Facility, A Livestock Exchange, An Agricultural Sales Barn, A Veterinary Clinic and A Hobby Farm:**

- Lot Area (Minimum) 8000 sq. Metres (86,114.0 sq. ft.)
- Building Height (Maximum)
  - a. Agricultural Uses 45 Metres (147.6 ft.)
  - b. All other uses 25 Metres (82.0 ft.)
- Front Yard and Exterior Side Yard (Minimum) 20 Metres (65.6 ft.)
- No principal building or structure shall be located less than 10 metres (32.8 ft.) from an interior side lot line or a rear lot line.
- No building or structure used for the housing, training or care of animals in conjunction with a kennel as defined in this By-law, shall be located less than 150 metres (492.1 ft.) from a residential zone or existing residential use.
- No accessory building or structure shall be located less than 3 metres (9.8 ft.) from any interior side lot line or rear lot line.
- No accessory building or structure shall be greater than 6 metres (19.7 ft.) in height.
- Setback from Highwater Mark (Minimum) 30 metres (98.4 ft.)
- The minimum lot area and the number of livestock permitted on a hobby farm shall be in accordance with Section 5.41.
- Off-street parking shall be provided in accordance with Section 5.30.
- Livestock facilities shall be located in accordance with Section 5.35.

#### **7.3.2 For Single Detached Residential Uses:**

- Lot Area (Minimum) 8000 sq. Metres (86,114.1 sq. ft.)
- Lot Frontage (Minimum) 76 Metres (250 ft.)
- Front Yard (Minimum) 20 Metres (65.6 ft.)
- Rear Yard (Minimum) 10 Metres (32.8 ft.)
- Interior Side Yard (Minimum) 3 Metres (9.8 ft.)
- Exterior Side Yard (Minimum) 10 Metres (32.8 ft.)
- Gross Floor Area (Minimum) 59 sq. Metres (635.1 sq. ft.)
- Lot Coverage (Maximum) 20 percent
- Building Height (Maximum) 11 Metres (36.1 ft.)
- Off-street parking shall be provided in accordance with Section 5.30.
- Front Yard (Minimum) for Accessory Buildings 20 Metres (65.6 ft.)
- Rear Yard (Minimum) for Accessory Buildings 3 Metres (9.8 ft.)
- Interior Side Yard (Minimum) for Accessory Buildings 3 Metres (9.8 ft.)
- Exterior Side Yard (Minimum) for Accessory Buildings 20 Metres (65.6 ft.)
- Building Height for Accessory Buildings 8 Metres (26.2 ft.)
- Setback from Highwater Mark (Minimum) 30 Metres (98.4 ft.)

#### **7.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the RU Rural Zone.

## **7.5 SPECIAL RU RURAL ZONES**

### **RU-1 (Part Lot 6, Concession XIV, Portland District - Pepper)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-1) shall be used only in accordance with the following:

- One single detached dwelling shall be permitted in addition to those uses permitted in the RU zone.

All other provisions of this by-law shall apply.

### **RU-2 (Part Lot 18, Concession VII, Storrington District - Rural Lands/Leachate Treatment)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-2) shall be used only in accordance with the following:

- The treatment of leachate produced by and originating from the landfill site located to the immediate north of Washburn Road on Part of Lot 18, Concession 7;
- Leachate treatment systems located on the above described lands may include both passive and active systems such as, but not necessarily limited to, a marsh treatment system and a rotating biological disk type of leachate treatment plant. In more specific terms, whatever systems are most effective in the treatment of leachate generated by the adjacent landfill site may be utilized.
- Under no circumstances shall the above described lands be utilized for the landfilling of any waste.
- Adequate separation distances shall be provided between any residential building and any building devoted to the treatment of water polluted by the adjacent landfill site.

All other provisions of this by-law shall apply.

### **RU-3 (Part Lot 38, Concession VII, Storrington District - McGarvey Stone House)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-3) shall be used only in accordance with the following:

- The existing stone building may be converted into a maximum of four multiple unit dwelling units in accordance with the provisions of Sections 16.3 and 16.4 of this by-law.

All other provisions of this by-law shall apply.

### **RU-4 (Part Lot 10, Concession I, Storrington District - Heska Subdivision)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-4) shall be used only in accordance with the following:

- A single detached dwelling shall not be permitted.

All other provisions of this by-law shall apply.

**RU-5 (Lot 5, Concession VII, Loughborough District - Sands)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-5) shall be used only in accordance with the following:

- Zone Provisions
  - a. lot frontage (minimum) 42.1 m (138.2 ft.)
  - b. interior side yard (minimum) 0.9 m (3 ft.)

All other provisions of this by-law shall apply.

**RU-6 (Part Lot 22, Concession IV, Storrington District - Stewart)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-6) shall be used only in accordance with the following:

- Additional Permitted Use duplex dwelling
- Permitted Dwelling Units per Lot (maximum) 2

All other provisions of this by-law shall apply.

**RU-7 (Part Lot 20, Concession XII, Bedford District - Wallond)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-7) shall be used only in accordance with the following:

- Permitted Uses
  - a. a multiple unit dwelling;
  - b. a home occupation;
  - c. an accessory building or use to the above uses.
- The maximum number of dwelling units per lot is 6.

All other provisions of this by-law shall apply.

**RU-8 (Part Lot 6, Concession IV, Portland District - Beckwith)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-8) shall be used only in accordance with the following:

- Two dwelling units are permitted within an original single dwelling unit.

All other provisions of this by-law shall apply.



**RU-9 (Part Lots 32 and 33, Concession XIII, Storrington District - Sullivan Pet Cemetery)**

- Removed.

**RU-10 (Lot 5, Concession I, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-10) shall be used only in accordance with the following:

- The minimum lot frontage shall be 106 metres (350 ft.).

All other provisions of this by-law shall apply.

**RU-11 (Part Lot 1, Concession V, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-11) shall be used only in accordance with the following:

- A maximum of two (2) separate dwelling units shall be permitted in the existing building.

All other provisions of this by-law shall apply.

**RU-12 (Part Lot 13, Concession V, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-12) shall be used only in accordance with the following:

- A maximum of two (2) separate dwelling units shall be permitted in the existing building.

All other provisions of this by-law shall apply.

**RU-13 (Lots 1 and 2, Concession IX, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-13) shall be used only in accordance with the following:

- The physical joining of the new house with the original house building shall be permitted. A maximum of two (2) separate dwelling units shall be permitted in the combined building, one on each side of the joint between the new and original buildings.
- This exception applies only to the existing buildings (the new and the original houses), and not to any alteration or replacement of the existing buildings (the new and the original houses), except for the alteration required to physically join the two buildings.

All other provisions of this by-law shall apply.

**RU-14 (Part Lot 2, Concession IV, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-14) shall be used only in accordance with the following:

- All uses as outlined in Section 7.2 of this by-law except a single detached dwelling and a home occupation shall be permitted in the Special Rural (RU-14) Zone.

All other provisions of this by-law shall apply.

**RU-15 (Part Lot 1, Concession III, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-15) shall be used only in accordance with the following:

- Not more than 65 percent of the total floor area of the dwelling unit and/or up to 20.0 sq. metres (215.3 sq. ft.) in an accessory building may be used for trades purposes.

All other provisions of this by-law shall apply.

**RU-16 (Part Lot 4, Concession XIII, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-16) shall be used only in accordance with the following:

- The minimum setback from the centre of county roads shall be 22.8 metres (74.8 ft.).

All other provisions of this by-law shall apply.

**RU-17 (Part Lot 15, Concession V, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-17) shall be used only in accordance with the following:

- Two dwelling units shall be permitted in the existing building.

All other provisions of this by-law shall apply.

**RU-18 (Part Lots 21 and 22, Concession XII, Loughborough District - Edwardson Development Corp.)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-18) shall be used only in accordance with the following:

- The minimum lot area shall be 23.4 hectares (58 acres).

- That any further division of lands zoned RU-18 shall proceed only by a plan of subdivision in accordance with Section 50 of the Planning Act RSO 1990.

All other provisions of this by-law shall apply.

**RU-19 (Part Lot 3, Concession III, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-19) shall be used only in accordance with the following:

- Permitted Uses
  - a. a semi-detached dwelling consisting of one 1-bedroom dwelling unit containing a maximum of 65.8 sq. metres (216 sq. ft.) of bedroom floor area and one 3-bedroom unit containing a maximum of 39.2 sq. metres (422 sq. ft.) of bedroom floor area;
  - b. all uses other than additional residential uses permitted in Section 7.2 of this by-law.

All other provisions of this by-law shall apply.

**RU-20 (Part Lot 1, Concession IV, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-20) shall be used only in accordance with the following:

- A semi-detached dwelling may be permitted.
- The minimum lot size for use for a semi-detached dwelling shall be 0.93 hectares (2.3 acres).

All other provisions of this by-law shall apply.

**RU-21 (Lot 9, Concession II, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-21) shall be used only in accordance with the following:

- The minimum lot frontage shall be 39.3 metres (128 ft.).
- The minimum lot size shall be equal to the size of the retained portion (approximately 1.93 ha or 4.8 acres).

All other provisions of this by-law shall apply.

**RU-22 (Lot 20, Concessions X and IX, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-22) shall be used only in accordance with the following:

- A multiple residential dwelling is a permitted use.

All other provisions of this by-law shall apply.

**RU-23 (Lot 21, Concession X, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-23) shall be used only in accordance with the following:

- The minimum lot frontage shall be 21.9 metres (71.9 ft.).

All other provisions of this by-law shall apply.

**RU-24 (Lot 23, Concession XIV, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-24) shall be used only in accordance with the following:

- **ZONE PROVISIONS**
  - a. lot size (minimum) shall be equal to the size of the rezoned portion i.e., approximately 7.68 ha (19 acres)

All other provisions of this by-law shall apply.

**RU-25 (Lot 20, Concession I, Storrington District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-25) shall be used only in accordance with the following:

- Permitted uses shall include a dwelling and one accessory dwelling unit in addition to those uses listed in Section 7.2 of this By-law.

All other provisions of this by-law shall apply.

**RU-26 (Lot 37, Concession VII, Storrington District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-26) shall be used only in accordance with the following:

- an accessory storage building or structure shall be permitted prior to the construction of the primary use on the property;
- the storage building shall not be used for the purposes of human habitation.

All other provisions of this by-law shall apply.

**RU-27 (Lot 23, Concession V, Storrington District - Martin)**

Notwithstanding any provision of this by-law to the contrary, the following uses only shall be permitted on the lands zoned Special Rural (RU-27):

- Permitted Uses
  - a. a welding and fabrication shop;
  - b. a single detached dwelling;
  - c. a home occupation;
  - d. a home industry;
  - e. accessory uses to the above.

All other provisions of this by-law shall apply.

**RU-28 (Lot 1, Concession III, Portland District - Selle)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-28) shall be used only in accordance with the following:

- In addition to the uses specified in section 7.2 of this By-law, the following uses are permitted;
  - a. a sawmill and planing mill.

All other provisions of this by-law shall apply.

**RU-29 (Part Lots 13 and 14, Concession IV, Loughborough District - Orser)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-29) shall be used in accordance with the following:

- access may be by way of a private right-of-way.

In the RU-29 zone there is no commitment or requirement by the Municipality to assume responsibility for ownership or maintenance of any private lane. Due to conditions of privately-maintained roads, there is no commitment or requirement by the Municipality to ensure that emergency vehicles are able to access privately-owned roads.

All other provisions of this by-law shall apply.

**RU-30 (Part Lot 18, Concession III, Storrington District - Cumpson)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-30) Zone the following special provision shall apply:

- Lot frontage (Minimum) 70 Metres (230 ft.)

All other provisions of this by-law shall apply.

**RU-31 (Part Lot 5, Concession V, Storrington District - Gordon)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-31) shall be used in accordance with the following:

- In addition to the uses permitted in section 7.2 of this By-law, the following uses are permitted
  - a. a secondary temporary dwelling unit.
- In addition to the zone regulations in section 7.3 of this By-law, the following regulations apply
  - a. street access to both dwellings (principal and secondary) is limited to one driveway only;
  - b. the maximum permitted floor area of the temporary second dwelling is 55.7 sq. metres (600 sq. ft.);
  - c. the maximum height of the temporary second dwelling is one storey or 4.5 metres whichever is the lower number;
  - d. the temporary second dwelling shall be permitted for a maximum period of ten (10) years from the date of approval of this Zoning By-law Amendment on July 5, 2005.

All other provisions of this by-law shall apply.

**RU-32 (Part Lot 7, Concession IV, Portland District - Kerr)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-32) shall be used only in accordance with the following:

- In addition to the uses permitted in section 7.2 of this By-law, the following uses are permitted
  - a. storage warehousing including open storage.

All other provisions of this by-law shall apply.

**RU-33 (Lot 22, Concession XI, Bedford District – Ellel Ministries)**

Notwithstanding any provision of this by-law to the contrary, the following provisions shall apply in the Special Rural (RU-33) zone:

- Permitted Uses
  - a. a healing wellness retreat accommodating up to 60 patrons;
  - b. one dwelling unit;
  - c. a home occupation;
  - d. accessory uses and buildings to the above.
- The above permitted uses are subject to a site plan agreement registered on the title of the property and subject to approval of KFL&A Public Health or Ministry of the Environment depending on volume of septage.

All other provisions of this by-law shall apply.

**RU-34 (Lot 17, Concession XIV, Portland District-Hartwick)**

Notwithstanding any provision of this By-law to the contrary, the lands zoned Special Rural Exception (RU-34) Zone shall be used in accordance with the following:

- In addition to the uses permitted in section 7.2 of this By-law, the following uses are permitted:
  - a. A golf driving range.
  - b. A mini golf course

All other provisions of this by-law shall apply.

**RU-35 (Lot 2, Concession I, Bedford District-Ogilvie)**

Notwithstanding any provision of this By-law to the contrary, on the lands zoned Special Rural Exception (RU-35) Zone, the following uses only shall be permitted:

- Permitted Uses
  - a. Vehicle and boat trailer parking.
  - b. Accessory storage.

All other provisions of this by-law shall apply.

**RU-36 (Lot 17, Concession V, Portland District-Poelwyk)**

Notwithstanding the provisions of section 7.3.2 of this By-law, on the lands zoned Special Rural (RU-36) Zone, the following provisions shall apply:

- For Single Detached Residential Uses
  - a. Lot Frontage (Minimum) 75 Metres (246 ft.)
  - b. Front Yard (Minimum) 100 Metres (328 ft.)

All other provisions of this by-law shall apply.

**RU-37 (Part Lot 3, Concession IV, Loughborough District, RKR Landholdings)**

Notwithstanding any other provision of this By-law to the contrary, the following shall apply in the RU-37 zone:

- Lot Frontage (Minimum) 20 Metres (66 ft.)
- Front Yard (Minimum) 100 Metres (328 ft.)

All other provisions of this By-law shall apply.

**RU-38 (Part Lot 24, Concession I, Storrington District – Green)**

Notwithstanding any provision of this By-law to the contrary, on the lands zoned Special Rural (RU-38) Zone, the following provisions shall apply:

- In addition to those permitted in section 7.2 of this By-law, the following use is permitted:
  - a. A secondary temporary dwelling unit.
- In addition to the regulations section 7.3 of this By-law the following regulations apply:
  - a. street access to both dwellings (principal and secondary) is limited to one driveway only;
  - b. the maximum permitted footprint area of the temporary secondary dwelling is 59 metres<sup>2</sup> (638ft.<sup>2</sup>);
  - c. the temporary second dwelling use shall be permitted for a maximum period of three (3) years
  - d. from the date of the approval of this Zoning By-law Amendment of December 20, 2011.

All other provisions of this by-law shall apply.

**RU-39 (Lot 22, Concession VIII, Loughborough District - Desgagne)**

Notwithstanding any provision of this By-law to the contrary, on the lands zoned Special Rural (RU-39) Zone, the following provisions shall apply:

- In addition to the uses permitted in section 7.2 of this By-law the following use is permitted
  - a. A garden suite.
- In addition to the zone regulations section 7.3 of this By-law the following regulations apply
  - a. street access to both dwellings (principal and garden suite) is limited to one driveway only;
  - b. the maximum permitted footprint area of the garden suite 59 metres<sup>2</sup> (667.4 ft.<sup>2</sup>);
  - c. the temporary second dwelling use shall be permitted for a maximum period of three (3) years
  - d. from the date of the approval of this Zoning By-law Amendment being December 2, 2008.

All other provisions of this by-law shall apply.

**RU-40 (Part Lot 26, Concession X, Storrington District – 1073650 Ontario Inc. & Part Lot 6, Concession XIV, Loughborough District, Pierce)**

Notwithstanding any provision of this By-law to the contrary, on the lands zoned Special Rural (RU-40) Zone, the following uses only shall be permitted:

- Permitted Uses
  - a. vehicle parking and boat moorage;
  - b. accessory storage.



All other provisions of this by-law shall apply.

**RU-41 (Part Lot 5, Concession IV, Portland District – Lambert)**

Notwithstanding the zone regulations in section 7.3.2 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-41) Zone, the following provision shall apply:

- Lot Frontage (Minimum) 20 Metres (66 ft.)

All other provisions of this by-law shall apply.

**RU-42 (Lot 13, Concession V, Loughborough District, McGibbon)  
DELETED BY BY-LAW 2020-14**

**RU-43 (Lot 34, Concession XI, Storrington District, Aldridge)**

Notwithstanding any provision of this By-law to the contrary, on the lands zoned Special Rural (RU-43), the following provisions shall apply:

- In addition to the uses permitted in section 7.2 of this By-law the following uses are permitted:
  - a. A secondary temporary dwelling unit.
- In addition to the zone regulations section 7.3 of this By-law the following regulations apply:
  - a. street access to both dwellings (principal and secondary) is limited to one driveway only;
  - b. the temporary second dwelling shall be permitted for a maximum period of three (3) years from
  - c. the date of the approval of this Zoning By-law Amendment which is May 18, 2010.

All other provisions of this by-law shall apply.

**RU-44 (Lot 23, Concession I, Storrington District, Sloan-Latimer)**

Notwithstanding the zone regulations of section 7.3.2 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-44), the following provisions shall apply:

- Lot Frontage (Minimum) 50 Metres (163 ft.)
- Rear Yard for Principal Building (Minimum) 150 Metres (492 ft.)

All other provisions of this by-law shall apply.

**RU-45 (Part Lots 23 & 24, Con. III, Storrington District – 1073650 Ontario Inc.)**

Notwithstanding the zone regulations in section 7.3.2 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-45) Zone, the following provision shall apply:

- Setback from Highwater Mark (Minimum) 40 Metres (131 ft.)

All other provisions of this by-law shall apply.

**RU-46 (Part Lot 7, Concession VII, Portland District – Asselstine)**

Notwithstanding the zone regulations in section 7.3.1 and 7.3.2 or any other provision of this By-law to the contrary, on the lands zoned Special Rural Zone (RU-46), the following provisions shall apply:

- For Single Detached Residential Buildings  
West Side Yard (Minimum) 30 Metres (98.4 ft.)
- For All Other Buildings  
West Side Yard (Minimum) 40 Metres (131 ft.)

All other provisions of this by-law shall apply.

**RU-47 (Part Lot 2, Concession II, Loughborough District – Fellows)**

Notwithstanding the zone regulations in section 7.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-47), the following provision shall apply:

- No development shall be located within 30 metres (98.4 ft.) of the rear lot line of any lot fronting on Forest Road.

All other provisions of this by-law shall apply.

**RU-48 (Part Lot 6, Concession V, Portland District – Davis)**

Notwithstanding the zone regulations in section 7.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-48), the following provision shall apply:

- No development shall be located behind the rear lot line of any existing lot that fronts on Wallace Road.

All other provisions of this by-law shall apply.

**RU-49 (Part Lot 12, Concession XIV, Portland District – McInnes)**

Notwithstanding the zone regulations in section 7.3.2 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-49), the following provision shall apply:

- Lot Frontage (Minimum) 72 Metres (236 ft.)

All other provisions of this by-law shall apply.

**RU-50 (Part Lot 1, Concession IV, Loughborough District - Bannon)**

Notwithstanding the provisions of section 7.2 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-50), the following use is also permitted:

- A group home is permitted within the existing principal building.

All other provisions of this by-law shall apply.

**RU-51 (Part Lot 6, Concession VII, Storrington District - Jespersen)**

Notwithstanding any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-51), the following special provision applies:

- i) Lot Frontage (Minimum) 65 Metres (213 ft.)

All other provisions of this By-law shall also apply.

**RU-52 (Part Lot 36, Concession VII, Storrington District – Holland)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Rural (RU-52), the following provision shall apply:

- A secondary dwelling is permitted as part of the principal building.

All other provisions of this by-law shall apply.

**RU-53 (Part Lot 26, Concession XIV, Loughborough District – Kolodziejczak)**

Notwithstanding the provisions of Section 7, or any other provision of this By-law to the contrary, on lands zoned Rural Exception Zone 53, the following provision applies:

- Minimum Lot Area 0.28 ha (0.7 acres)

Both the property and any legally established existing buildings are deemed to comply with the RU Zone provisions.

All other provisions of this by-law shall apply.

**RU-54 (Part Lot 17, Concession V, Portland District—Sindall/ Cross)**

Notwithstanding, any provision of this by-law to the contrary, the lands zoned Special Rural (RU-54) shall be permitted a second residential unit in an accessory structure.

- A second residential unit shall mean an accessory building which contains one or more habitable rooms designed and occupied as an independent dwelling in which living, kitchen, and bathroom facilities are provided and which is located on the same lot as a single attached dwelling.
- The second dwelling unit or second dwelling shall share the driveway entrance to the lot with the principal dwelling.
- The second residential unit shall share a septic system with the principal dwelling

All other provisions of this by-law shall apply.

**RU-55 (Part Lot 17, Concession III, Storrington District—Wills/Boone)**

Notwithstanding, any provision of this by-law to the contrary, the lands zoned Special Rural

(RU-55) shall be permitted a second residential unit in an accessory structure.

- A second residential unit shall mean an accessory building which contains one or more habitable rooms designed and occupied as an independent dwelling in which living, kitchen, and bathroom facilities are provided and which is located on the same lot as a single attached dwelling.
- The second dwelling unit or second dwelling shall share the driveway entrance to the lot with the principal dwelling.
- The second residential unit shall share a septic system with the principal dwelling

All other provisions of this by-law shall apply.

**RU-56 (Part Lot 4, Concession 6, Loughborough District – Babcook)  
(By-Law 2019-57, Passed September 17, 2019 – File No. Z-19-09)**

Notwithstanding the provisions of Section 7, or any other provision of this By-law to the contrary, on lands zoned the Special Rural Zone (RU-56) Zone, the following provision applies:

**Zone Regulations**

- a. The minimum lot frontage shall be 20.1 metres (66 feet)

All other provisions of this by-law shall apply.

**RU-57 (Part Lot 4, Concession 6, District of Loughborough – Hume)  
(By-Law 2019-57, Passed September 17, 2019 – File No. Z-19-09)**

Notwithstanding the provisions of Section 7, or any other provision of this By-law to the contrary, on lands zoned the Special Rural Zone (RU-57 Zone, the following provision applies:

**Zone Regulations**

- i) Lot Area (Minimum) 2.79 ha (6.89 acres)

- ii) Lot Frontage (Minimum) 105.7 metres (346.85 feet)

All other provisions of this by-law shall apply.

**RU-58 (Lot 5, Concession 13 being part 1 on Plan 13R17400, District of Loughborough – McGibbon)**

**(By-Law 2020-14, passed March 17, 2020 – File No. Z-20-01)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural Zone (RU-58) shall be permitted a second residential unit with a maximum gross floor area of 59 square metres (640 sq. feet) in a detached accessory structure.

For the purpose of this subsection a second residential unit shall mean an accessory building which contains one or more habitable rooms designed and occupied as an independent dwelling in which living, kitchen and bathroom facilities are provided and which is located on the same lot as a single detached dwelling.

The second dwelling unit or second dwelling shall share the driveway entrance to the lot with the principal dwelling.

The second residential unit shall share a well and septic system with the principal dwelling.

The accessory structure containing the second residential unit shall be setback a minimum of 54m from the front lot line and a minimum of 16m from the side lot line.

All other provisions of this by-law shall apply.

**RU-59 (Part Lots 1 & 2, Concession 8, District of Portland, New Morin Road – Sortberg)**

**(By-Law 2020-63, passed November 17, 2020 – File No. Z-20-07)**

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-59), the following provisions shall apply:

- For any sewage system

- a) Front Yard (Minimum) 40 Metres (131 ft.)

All other provisions of this by-law shall apply.

**RU-60 (Part of Lot 4, Concession 2, District of Loughborough – Southall)**

**(By-Law 2020-73, Passed December 15, 2020 – File No. Z-20-10)**

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-60), the following provisions shall apply:

- Any dwelling shall be set back a minimum of 112 metres (367 feet) from the closest barn at 3654 Stage Coach Road.

All other provisions of this by-law shall apply.

**RU-61 (1024 Hidden Valley Lane, Part of Lot 22, Concession 11, District of Loughborough – Ruttan)**

**(By-Law 2021-02, Passed January 26, 2021- File No. Z-20-14)**

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-61), the following provisions apply:

- Two single detached dwellings are permitted.
- The dwellings shall be located in close proximity to each other and shall share one or more of the following services: a driveway, a septic system, or a well.

All other provisions of this by-law shall apply.

**RU-62 (984 Leland Road, Part of Lot 22, Concession 9, District of Loughborough – Green)**

**(By-Law No. 2021-20, Passed April 20, 2021, File No. Z-21-04)**

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-62), the following provisions apply:

- The existing single detached dwelling may be enlarged to include a secondary dwelling unit.
- The primary and secondary dwelling units within the single detached dwelling shall be accessed by the same driveway, and be serviced by a shared sewage system and well.
- An additional dwelling unit in an ancillary building that is serviced by its own separate driveway, sewage system and well is permitted.
- The minimum setback from the front lot line for an additional dwelling unit in an ancillary building shall be 20 Metres (65.6 ft.).

All other provisions of this by-law shall apply.

**RU-63 (Deyos Road, Part 3 on Reference Plan 13R-1068, Part of Lot 3, Concession 3, District of Bedford – Craig)**

**(By-Law 2022-02, Passed January 11, 2022, File No. Z-20-17)**

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-63), the following provisions apply:

- A second dwelling unit in an accessory building shall be permitted.
- A second dwelling unit shall mean an accessory building which contains one or more habitable rooms designed and occupied as an independent dwelling in which living, kitchen, and bathroom facilities are provided, and which is located on the same lot as a single detached dwelling.

- The single detached dwelling and the second dwelling unit in an accessory building shall be established in close proximity to each other and shall be accessed by a shared driveway and be serviced by a shared sewage system and/or well.

All other provisions of this by-law shall apply.

**RU-64 (3607 Stage Coach Road, Part of Lot 3, Concession 2, District of Loughborough - Adams)**

**(By-Law 2022-16, Passed February 15, 2022, File No. Z-21-25)**

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-64), the following provisions apply:

- The existing single detached dwelling may be enlarged to include a secondary dwelling unit.
- The primary and secondary dwelling units within the single detached dwelling shall be accessed by the same driveway and be serviced by a shared sewage system and/or well.

All other provisions of this by-law shall apply.

**RU-65 (3579 Quinn Road East, Part of Lot 5, Concession 3, District of Portland - Cumming)**

**(By-Law 2022-17, Passed February 15, 2022, File No. Z-21-27)**

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-65), the following provisions apply:

- The existing single detached dwelling may be enlarged to include a secondary dwelling unit.
- The primary and secondary dwelling units within the single detached dwelling shall be accessed by the same driveway, and be serviced by a shared sewage system and/or well.

All other provisions of this by-law shall apply.

**RU-66 (2623 Green Bay Road, Part 3 on Reference Plan 13R12293, Part of Lot 20, Concession 2, District of Bedford – Powis)**

**(By-Law 2022-22, Passed February 15, 2022, File No. Z-21-08)**

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-66), the following provisions apply:

- A second dwelling unit in an accessory building shall be permitted.
- A second dwelling unit shall mean an accessory building which contains one or more habitable rooms designed and occupied as an independent dwelling in which living, kitchen, and bathroom facilities are provided, and which is located on the same lot as a single detached dwelling.
- A single detached dwelling and a second dwelling unit shall be established in close proximity to each other and shall be accessed by a shared driveway and be serviced by a shared sewage system and/or well.
- A second dwelling unit shall be setback a minimum of 60 Metres (197 ft.) from the property line abutting the Fish Creek Waste Disposal Site.

All other provisions of this by-law shall apply.

**RU-67 (Part 2 on Reference Plan 13R9022, Part Lot 39, Concession 7, District of Storrington)**

**(By-Law 2022-84, Passed September 6, 2022, File No. PI-ZBA-2022-0096)**

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-67), the following provisions apply to any dwelling:

- Front Yard (Minimum) 37 Metres (121 ft.)

All other provisions of this by-law shall apply.

**RU-68 (1646 Shales Road, Part of Lot 17, Concession 11, District of Loughborough – Shepherd)**

**(By-law 2023-14, Passed February 7, 2023, File No. PL-ZBA-2022-0157)**

Notwithstanding the provisions of section 7.3.2 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-68), the following provisions apply:

- Lot Frontage (Minimum) 55 Metres (180.4 ft.)

All other provisions of this by-law shall apply.

**RU-69 (1829 Morrison Road, Part 4, Reference Plan 13R10719, Part Lot 12, Concession 5, District of Loughborough – Jones)**

**(By-law 2023-13, Passed February 7, 2023, File No. PL-ZBA-2022-0127)**

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-69), the following provisions apply:

- A second dwelling unit in an accessory building shall be permitted.
- A second dwelling unit shall mean an accessory building which contains one or more habitable rooms designed and occupied as an independent dwelling in which living, kitchen, and bathroom facilities are provided, and which is located on the same lot as a single detached dwelling.
- The single detached dwelling and the second dwelling unit in an accessory building shall be established in close proximity to each other and shall be accessed by a shared driveway and be serviced by a shared sewage system and/or well.

All other provisions of this by-law shall apply.



**RU-70 (Part Lots 36 and 37, Concession 7, District of Storrington – Bisailon and Martin)**

**(By-law 2023-32, Passed April 18, 2023, File No. PL-ZBA-2023-0026)**

Notwithstanding the provisions of Section 7 or any other position of this By-law to the contrary, on lands zoned Rural Special Exception (RU-70), the following provisions apply:

- Residential land uses shall be permitted to be located a minimum of 300 Metres from the existing quarry located in Lot 38, Concession 7, District of Storrington.

All other provisions of this By-law shall apply.

**RU-71 (Part Lots 36 and 37, Concession 7, District of Storrington – Bisailon and Martin)**

**(By-law 2023-32, Passed April 18, 2023, File No. PL-ZBA-2023-0026)**

Notwithstanding the provisions of Section 7 or any other position of this By-law to the contrary, on lands zoned Rural Special Exception (RU-71), the following provisions apply:

- Residential land uses shall be permitted to be located a minimum of 236 Metres from the existing quarry located in Lot 38, Concession 7, District of Storrington.

All other provisions of this By-law shall apply.

**RU-72 (Part Lots 16 and 17, Concession 3 and 4, District of Bedford – Dillabough)**

**(By-law 2023-38, Passed May 2, 2023, File PL-ZBA-2023-0035)**

Notwithstanding the provisions of Section 7 or any other position of this By-law to the contrary, on lands zoned Rural Special Exception (RU-72), the following provisions apply:

- For any sewage system
  - a. Setback from highwater mark of  
Green Bay Wetland Complex (Minimum) 300 Metres (984.3 ft)

All other provisions of this By-law shall apply.

**RU-73 (Part Lot 1, Concession 8, District of Portland: Deodato)**

**(By-law 2023-52, Passed June 20, 2023, File PL-ZBA-2023-0049)**

Notwithstanding the provisions of Section 7 or any other position of this By-law to the contrary, on lands zoned Rural Special Provision (RU-73), the following provisions apply:

- For any sewage system
  - a. Setback from highwater mark of  
Knowlton Lake (Minimum) 300 Metres (984.3 ft)

All other provisions of this By-law shall apply.

**RU-74 (3298 Amey Road, Part 1, Reference Plan 13R3842, Part of Lot 1, Concession 4, District of Portland – Shaw)**

**(By-law 2023-75, Passed September 19, 2023, File PL-ZBA-2023-0100)**

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-74), the following provisions apply:

- A single detached dwelling may include a secondary dwelling unit.
- The primary and secondary dwelling units within the single detached dwelling shall be accessed by the same driveway, and be serviced by a shared sewage system and/or well.

All other provisions of this by-law shall apply.

**RU-75 (Parts 1, 2 and 3 on Plan 13R-22950, Part of Lot 20, Concession 11, District of Bedford)**

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-75), the following provisions apply:

- Lot Area (Minimum) 0.7 hectares (1.7 acres)

All other provisions of this by-law shall apply.

**RU-76-H (Part of Lots 15 to 17, Concession 4, District of Loughborough)**

**(By-law 2024-12, Passed February 6, 2024, File No. PL-ZBA-2023-0102)**

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, the lands zoned Special Rural (RU-76) shall be used in accordance with the following:

- In addition to the Permitted Uses in Section 7.2, the following uses are permitted:
  - Yoga and Holistic Retreat
- Definition
  - “Yoga and Holistic Retreat” shall mean a building or part thereof wherein the business of a yoga and holistic retreat is carried on. Without limiting the generality of this type of use, such services as a business office, therapeutic massage, yoga practice, health and food counselling and therapy, and sleeping accommodations for patrons, may be located therein.
- Zone Provisions
  - Off-street Parking Spaces (Minimum) 1 per guest room

All other provisions of this by-law shall apply.

**Removal of the Holding (H) Symbol**

The Holding (H) Symbol shall be removed to permit a yoga and holistic retreat use only once there is confirmation of legal deeded access to the subject lands, and a site plan control agreement has been executed and registered on the title of the property to the satisfaction of the Township.

**RU-77 (Part of Lots 19 and 20, Concession 11, District of Bedford)  
(By-law 2024-17, Passed February 20, 2024, File No. PL-ZBA-2023-0131)**

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, the lands zoned Special Rural (RU-77) shall be used in accordance with the following:

- In addition to the Permitted Uses in Section 7.2, the following uses are permitted:
  - A community service
  - A retail store
  - A craft shop
  - A studio
  - A nursery or garden centre
- Definition
  - “Community service” shall mean the use of land, buildings or structures by a not-for-profit, non-commercial body or society such as a service club or charitable organization for promoting athletic, cultural, educational, environmental, health, recreational, social, philanthropic or other similar objectives. Without limiting the generality of this type of use, such services as learning centre, summer camp, and cooking and eating facilities and sleeping accommodations for patrons, may be located therein.

All other provisions of this by-law shall apply.

**RU-78 (Con 3 Pt Lots 8 & 9 RP; 13R7331 Part 1 Wilton Rd, Portland)  
(By-law 2024-31, Passed April 9, 2024, File No. PL-ZBA-2024-0024)**

Notwithstanding the provisions of Section 5 regarding the prohibition of residential uses in proximity to pits and quarries, on lands zoned RU-78 a single detached dwelling and accessory uses shall be permitted.

All other provisions of this by-law shall apply.

**RU-79 (Part of Lot 27, Concession 2, District of Bedford)  
(By-law 2024-37, Passed April 16, 2024, File No. PL-ZBA-2024-0034)**

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, the lands zoned Special Rural (RU-79) shall be used in accordance with the following:

- The minimum required setback from the lot line adjacent to a railway right-of-way to a dwelling or dwelling unit is 30 metres, where a minimum 2.5 metre high landscaped berm is provided along the lot line adjacent to the right-of-way.
- A minimum 1.83 metre high security fence must be provided along the lot line adjacent to the right-of-way for the entire length of the lot line.

- Definition:
  - “Landscaped Berm” shall mean an outdoor area on a lot that has been designed for safety purposes as an earthen berm with side slopes not steeper than 2.5 to 1, adjoining and parallel to a railway right-of-way with returns at the ends.

All other provisions of this by-law shall apply.

**RU-80 (Plan 1597 PT BLKA, Plan 13R12673 Part 3 , District of Storrington)  
(By-Law 2024-48, Passed June 18, 2024, File No. PL-ZBA-2024-0036)**

Notwithstanding any provisions of this by-law to the contrary on lands zoned RU-80 only the following uses shall be permitted.

- a single detached dwelling
- a hobby farm consisting of an apiary and a maximum of 10 hens
- accessory buildings or uses to the above uses
- a home occupation, in accordance with the provisions of Section 5.28 of this By-law

For clarity, in the RU-80 zone the sale of produce, crops or livestock produced on a hobby farm shall be permitted on the same lot.

All other provisions of this by-law shall apply.

**RU-81 (Part 2, Reference Plan 13R23084, Part of Lot 5, Concession 5, District of Loughborough)**

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-81), the following provisions apply:

- Lot Area (Minimum) 0.7 hectares (1.7 acres)

All other provisions of this by-law shall apply.

**RU-82 (Part of Lot 17, Concession 11, District of Storrington)  
(By-Law 2025-05, Passed February 11, 2025, File No. PL-ZBA-2024-0116)**

Notwithstanding the provisions of Section 5.34 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-82), the following provisions apply:

- A residential land use shall be permitted a minimum of 245 metres from the quarry located in Lot 18, Concession 11, District of Storrington

All other provisions of this by-law shall apply.

**RU-83 (Part Lot 1, Concession XII, Part of Block 18, Registered Plan 1938, Portland District - McCaldon)  
(By-Law 2025-15, Passed March 11, 2025, File No. PL-ZBA-2024-0131)**

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-83), the following provisions shall apply:

- Permitted Uses:
  - A conservation use, including reforestation and other activities connected with the conservation of soil or wildlife, excluding any buildings
  - A wood lot, excluding any buildings
- Lot Area (Minimum) 10.5 hectares (26 acres)

All other provisions of this by-law shall apply.

**RU-84 (Part of Lot 6, Concession 6, District of Loughborough)  
(By-Law 2025-52, Passed August 12, 2025, File No. PL-ZBA-2024-0045)**

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, the lands zoned Special Rural (RU-84) shall be used only in accordance with the following:

- Permitted Uses
  - Agricultural uses
  - Conservation uses, including reforestation and other activities connected with the conservation of soil or wildlife
  - A hobby farm
  - A single detached dwelling
  - A nursery school
  - A community service consisting of
    - A learning centre
    - A summer day camp
  - A craft shop
  - A studio
  - Accessory buildings or uses to the above uses

- Definitions

For the purpose of the RU-84 zone,

- “Community service” shall mean the use of land, buildings or structures by a not-for-profit, non-commercial body or society such as a service club or charitable organization for promoting athletic, cultural, educational, environmental, health, recreational, social, philanthropic or other similar objectives.
- “Learning centre” shall mean the use of land, buildings or structures to provide persons with a supportive and structured environment to learn and develop new skills.

All other provisions of this by-law shall apply.

## **SECTION 8 - RW - WATERFRONT RESIDENTIAL ZONE**

**8.1** Within an RW - Waterfront Residential Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **8.2 PERMITTED USES**

- a single detached dwelling,
- a seasonal dwelling,
- a group home,
- a dock, subject to approval from the appropriate authority,
- accessory buildings or uses including one sleeping cabin,
- a home occupation, in accordance with the provisions of Section 5.28 of this By-law,
- a home industry, in accordance with the provisions of Section 5.29 of this By-law.

### **8.3 ZONE REGULATIONS**

#### **8.3.1 For the Single Detached or Seasonal Dwelling**

- |   |                                     |
|---|-------------------------------------|
| • Lot Area (Minimum)  | 10,000 sq. Metres (107,642 sq. ft.) |
| • Road Frontage (Minimum)   | 76 Metres (250 ft.)                 |
| • Water Frontage (Minimum)  | 91 Metres (300 ft.)                 |
| • Front Yard (Minimum)  | 20 Metres (65.6 ft.)                |
| • Rear Yard (Minimum)   | 10 Metres (33 ft.)                  |
| • Interior Side Yard (Minimum)  | 3 Metres (9.8 ft.)                  |
| • Exterior Side Yard (Minimum)  | 20 Metres (65.6 ft.)                |
| • Lot Coverage (Maximum)  | 5 percent                           |
| • Gross Floor Area (Minimum)  | 59 sq. Metres (635.1 sq. ft.)       |
| • Building Height (Maximum)   | 11 Metres (36.1 ft.)                |
| • Off-street parking shall be provided in accordance with Section 5.30. |                                     |

#### **8.3.2 For Accessory Buildings Not Attached To The Principal Building**

- |                                |                      |
|--------------------------------|----------------------|
| • Front Yard (Minimum)         | 20 Metres (65.6 ft.) |
| • Rear Yard (Minimum)          | 3 Metres (9.8 ft.)   |
| • Interior Side Yard (Minimum) | 3 Metres (9.8 ft.)   |
| • Exterior Side Yard (Minimum) | 3 Metres (9.8 ft.)   |
| • Building Height (Maximum)    | 8 Metres (26.2 ft.)  |

**8.3.3** Notwithstanding any setbacks specified in sections 8.3.1 and 8.3.2 above, the minimum required setback from the highwater mark or floodline of a waterbody shall be 30 metres (98.4 ft.).

#### **8.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot building, structure or use within the RW - Waterfront Residential Zone.

#### **8.5 SPECIAL RW - WATERFRONT RESIDENTIAL ZONES**

##### **RW-1 (Part Lot 23, Concession II, Bedford District - Cicuto/Matos)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Residential Waterfront (RW-1) shall be used only in accordance with the following:

- The minimum lot size shall be 6.5 ha (16.2 acres).
- The minimum setback from the highwater mark of Bob's Lake and Eagle Creek for all buildings and structures shall be 40 metres (131.2 ft).

All other provisions of this by-law shall apply.

##### **RW-2 (Part Lot 24, Concession X, Bedford District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Residential Waterfront (RW-2) shall be used only in accordance with the following:

- The minimum setback from the highwater mark of Wolfe Lake shall be 40 metres (131.2 ft.).
- No boathouses shall be permitted.

All other provisions of this by-law shall apply.

##### **RW-3 (Lot 8, Concession IX, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Residential Waterfront (RW-3) shall be used only in accordance with the following:

- The minimum setback from the highwater mark of Cronk Lake to any new structure shall be no less than approximately 17.07 metres (56 feet).

All other provisions of this by-law shall apply.

##### **RW-4 (Lot 25, Concession XIV, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Residential Waterfront (RW-4) shall be used only in accordance with the following:

- The minimum setback from the highwater mark of Buck Lake shall be 15 metres (49.2 ft.).

All other provisions of this by-law shall apply.

**RW-5 (Lots 3 and 4, Concession XII, Loughborough District - Cordell)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Residential Waterfront (RW-5) shall be used only in accordance with the following:

- Permitted Uses
  - a. The maximum number of lots to be zoned RW-5 shall be four (4). Additional lots on lands zoned RW-5 shall only be considered by the Township on the basis of a plan of subdivision.
- Zone Requirements
  - a. Notwithstanding any other section of this by-law to the contrary, direct access to the lands zoned RW-5 may be from a private right-of-way. The location of the private lane entrance from Holleford Road shall be subject to the approval of the Township Road Superintendent.

All other provisions of this by-law shall apply.

**RW-6 (Part Lot 6, Concession V; Part 1, Plan 10256, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Residential Waterfront (RW-6) shall be used only in accordance with the following:

- A single dwelling and accessory building or structure may be erected not closer than 9 metres (29.5 ft.) from the highwater mark of Sydenham Lake.

All other provisions of this by-law shall apply.

**RW-7 (Lot 10, Concession X, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Residential Waterfront (RW-7) shall be used only in accordance with the following:

- A sundeck attached to an existing dwelling may be permitted to be located within 12.2 metres (40 feet) of the highwater mark of Gould Lake.

All other provisions of this by-law shall apply.

**RW-8 (Lot 4, Concession XIII, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Residential Waterfront (RW-8) shall be used only in accordance with the following:

- All buildings or structures shall be constructed no closer to the highwater mark of Buck Lake than the present cottage is located.

All other provisions of this by-law shall apply.



**RW-9 (Lot 27, Concession IX, Bedford District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Residential Waterfront (RW-9) shall be used only in accordance with the following:

- The minimum lot area shall be 20 ha (49.4 acres).
- The minimum width of the lot at the highwater mark of Green Lake shall be 180 metres (590.6 ft.).

All other provisions of this by-law shall apply.

**RW-10 (Part Lot 11, Concession XIV, Bedford District - Tett Subdivision)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Residential Waterfront (RW-10) shall be used only in accordance with the following:

- The following minimum setbacks from Devil Lake shall apply:
  - a. Lots 8, 9, 11 and 12  
Registered Plan 1812
  - b. Lot 10  
Registered Plan 1812

Buildings:	18.0 metres (59.1 ft.)
Structures:	30.0 metres (98.4 ft.)
Buildings:	24.0 metres (78.7 ft.)
Structures:	30.0 metres (98.4 ft.)

All other provisions of this by-law shall apply.

**RW-11 (Lot 13, Concession VI, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Residential Waterfront (RW-11) shall be used only in accordance with the following:

- The minimum setback from the highwater mark shall be 23.0 metres (75.5 ft.) from the highwater mark of Sydenham Lake.

All other provisions of this by-law shall apply.

**RW-12 (Lot 1, Concession XII, Bedford District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Residential Waterfront (RW-12) shall be used only in accordance with the following:

- Permitted Uses
  - a. boat docking;
  - b. parking for the exclusive use of water access only lots located in Lots 1 and 2, Concessions 12 and 13, Bedford District, on Porcupine and Buck Islands.
- Zone Requirements
  - a. number of boat docks/ships (maximum) 18

All other provisions of this by-law shall apply.

**RW-13 (Lot 2, Concession XI, Bedford District - Snelgrove #2)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Residential Waterfront (RW-13) shall be used only in accordance with the following:

- Zone Requirements
  - a. lot frontage (minimum) along the highwater mark 24.7 m (81.0 ft.)
  - b. setback from highwater mark of Buck Lake  
(North Bay) (Minimum) 52.5 m (172.2 ft.)

All other provisions of this by-law shall apply.

**RW-14 (Lot 26, Concession XI, Storrington District - Hughson)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Residential Waterfront (RW-14) shall be used only in accordance with the following:

- Permitted Uses
  - a. Parking for two cars and boat trailers.

All other provisions of this by-law shall apply.

**RW-15 (Lot 1, Concession XII, Bedford District - Daub)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Residential Waterfront (RW-15) shall be used only in accordance with the following:

- Permitted Uses
  - a. single detached dwelling;
  - b. accessory buildings or structures.
- Zone Requirements
  - a. lot area (minimum) 0.32 ha (.8 acres)
  - b. setback from highwater mark of Buck Lake 9.1 m (30 ft.)

All other provisions of this by-law shall apply.

**RW-16 (Lot 1, Concession XII, Bedford District - Daub)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Residential Waterfront (RW-16) shall be used only in accordance with the following:

- Permitted Uses
 

The following use shall be permitted in addition to uses permitted in the RW zone:

- a. parking for the exclusive use of 33 water access only lots located on Porcupine Island and having deed rights to parking at this location.
- Zone Requirements
  - a. number of parking spaces (maximum) 33

All other provisions of this by-law shall apply.

**RW-17 (Lot 12, Concession VII, Loughborough District – Chubaty/Reade)**

Notwithstanding any other provision of this By-law to the contrary, on the lands zoned Special Waterfront Residential (RW-17) Zone, the following provision shall apply:

- Water Frontage (Minimum) 86 metres (285 ft.)

All other provisions of this by-law shall apply.

**RW-18 (Lot 1, Concession I, Bedford District - Czychun)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Residential Waterfront (RW-18), the following shall apply:

- **ZONE PROVISIONS**
  - a. existing vegetation shall be maintained within 30 metres (98.4 ft.) of Thirteen Island Lake.
- Zone Requirements
  - a. Water Frontage (Minimum) 15.2 metres (50 ft.)
  - b. Setback from the Highwater Mark of Thirteen Island Lake 91 metres (300 ft.)

All other provisions of this by-law shall apply.

**RW-19 (Lot 1, Concession I, Bedford District - Czychun)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Residential Waterfront (RW-19), the following shall apply:

- Zone Requirements
  - a. use of the waterfront shall be limited to pedestrian traffic (walking trails);
  - b. existing vegetation shall be maintained within 122 metres (400 ft.) of Thirteen Island Lake.

All other provisions of this by-law shall apply.

**RW-20 (Lot 18, Concession III, Bedford District - Nybom)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Residential Waterfront (RW-20), the following use is permitted in addition to the uses permitted in section 8.2 of this By-law:

- a metal fabricating shop, the use of which is limited to the existing structure as of the date of passage of this by-law.

All other provisions of this by-law shall apply.

**RW-21 (Part Lots 2 and 3, Concession XII, Loughborough District – McKnight)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Residential Waterfront (RW-21), the following provision shall apply:

- direct access may be from a private right-of-way.

All other provisions of this by-law shall apply.

**RW-22 (Part Lot 22, Concession VII, Loughborough District – Lyle/Walker)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Residential Waterfront (RW-22), the following provision shall apply:

- Setback from highwater mark of a body of water (Minimum)      100 metres (328 ft.)

All other provisions of this by-law shall apply.

**RW-23 (Part Lot 22, Concession VII, Loughborough District – Lyle/Walker)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Residential Waterfront (RW-23), the following provision shall apply:

- Waterfrontage (Minimum)      33.8 metres (111 ft.)

All other provisions of this by-law shall apply.

**RW-24 (Part Lot 4, Concession XII, Loughborough District – Pat Kerr)**

Notwithstanding the zone regulations in section 8.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Waterfront Residential (RW-24) Zone the following provisions shall apply:

- Setback from highwater mark or floodline  
of a waterbody (minimum)      50 Metres (164 ft.).

The following special provision shall also apply:

- direct access may be from a private right-of-way

All other provisions of this by-law shall apply.

**RW-25 (Part Lot 4, Concession XII, Loughborough District – Pat Kerr)**

Notwithstanding the zone regulations in section 8.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Waterfront Residential (RW-24) Zone the following provisions shall apply:

- Setback from highwater mark or floodline of a waterbody (minimum) 40 Metres (131 ft.).

All other provisions of this by-law shall apply.

**RW-26 (Part Lot 18, Concession IV, Storrington District, Heath)**

Notwithstanding any other provision of this By-law to the contrary, the following shall apply in the RW-26 zone:

- Setback of any septic system from the highwater mark or floodline of a waterbody (minimum) 300 Metres (984 ft.)

All other provisions of this By-law shall apply.”

**RW-27 (Part Lot 18, Concession IV, Storrington District, Moore)**

Notwithstanding any other provision of this By-law to the contrary, the following shall apply in the RW-27 zone:

- Setback of any development from the highwater mark or floodline of a waterbody (minimum) 45 Metres (148 ft.)
- Setback of any septic system from the highwater mark or floodline of a waterbody (minimum) 300 Metres (984 ft.)

All other provisions of this By-law shall apply.

**RW-28 (Part Lot 9, Concession IX, Loughborough District – Rini)**

Notwithstanding any other provision of this By-law to the contrary, on the lands zoned Special Waterfront Residential (RW-28) Zone, the following provision shall apply:

- Road Frontage (Minimum) 47 Metres (155 ft.)

All other provisions of this By-law shall apply.

**RW-29 (Part Lot 22, Concession V, Storrington District – Finucane)**

Notwithstanding the provisions of section 8.3.1 and 8.3.2 or any other provision of this By-law to the contrary, the following restrictions shall apply in the (RW-29) Zone:

- Lot Coverage for Principal Building (Maximum) 9 percent

- Gross Floor Area (Maximum) 415 m<sup>2</sup> (4,467 ft.<sup>2</sup>)
- No accessory buildings are permitted except those existing on the date of adoption of this by-law.

A site plan agreement shall be entered into between the owners and the Township dealing with locations of buildings, environmental protection and management of the lands within the 30 metre setback area from the lake before, during and after the construction period.

All other provisions of this By-law shall apply.

**RW-30 (Part Lot 2, Concession XVII, Bedford District, Barton)**

Notwithstanding the zone regulations of section 8.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Waterfront residential Zone (RW-30), the following provision shall apply:

- Water Frontage (Minimum) 34 Metres (112 ft.)

All other provisions of this By-law shall apply.

**RW-31 (Part Lot 2, Concession XVII, Bedford District, Barton)**

Notwithstanding the zone regulations of section 8.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Waterfront residential Zone (RW-31), the following provision shall apply:

- Water Frontage (Minimum) 41 Metres (134 ft.)
- Setback from Highwater Mark or Floodline of a Waterbody (Minimum) 90 Metres (295 ft.)

All other provisions of this By-law shall apply.

**RW-32 (Part Lot 16, Concession IV, Bedford District, Snavelly)**

Notwithstanding any other provision of this By-law to the contrary, on the lands zoned Special Waterfront Residential Zone (RW-32), the following uses only are permitted:

- Vehicle and Boat Trailer Parking.
- Boat Mooring.
- Accessory Storage.

All other provisions of this By-law shall apply.

**RW-33 (Part Lot 22, Concession VII, Bedford District, Greenslade)**

Notwithstanding any other provision of this By-law to the contrary, on the lands zoned Special Waterfront Residential Zone (RW-33), the following provisions shall apply:

- Road Frontage (Minimum) 64 Metres (210 ft.)

All other provisions of this By-law shall apply.

**RW-34 (Part Lots 23 & 24, Concession X, Bedford District – Deneault)**

Notwithstanding the zone regulations in section 8.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RW-34), the following provisions shall apply:

- Waterfrontage (Minimum) 85 Metres (279 ft.)
- The uses permitted in the RW-34 zone are subject to a site plan agreement to be entered into between the owner(s) and the municipality and registered on the title of the property, specifying the siting of all buildings and septic systems at a location at least 30 metres from the inland wetland, 15 metres from the top-of-bank of the inland wetland and 120 metres from the Provincially Significant Wetland within Wolfe Lake.

All other provisions of this by-law shall apply.

**RW-35 (Part Lots 23 & 24, Concession X, Bedford District – Deneault)**

Notwithstanding the zone regulations in section 8.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RW-35), the following provisions shall apply:

- The uses permitted in the RW-35 zone are subject to a site plan agreement to be entered into between the owner(s) and the municipality and registered on the title of the property, specifying the siting of all buildings and septic systems at a location at least 30 metres from the inland wetland, 15 metres from the top-of-bank of the inland wetland and 120 metres from the Provincially Significant Wetland within Wolfe Lake and at the northwest portion of the lot.

All other provisions of this by-law shall apply.

**RW-36 (Part Lot 16, Concession X, Loughborough District, Shales)**

Notwithstanding any other provision of this By-law to the contrary, on the lands zoned Special Waterfront Residential Zone (RW-36), the following provisions shall apply:

- Lot Area (Minimum) 0.8 Hectare (2ac.)

All other provisions of this By-law shall apply.

**RW-37 (Part Lot 15, Concession IX, Storrington District, B. Campbell)  
(By-law 2016-08)**

Notwithstanding the provisions of section 8.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Waterfront Residential Zone (RW-37), the following provisions shall apply:

- Water Frontage (Minimum) 86 Metres (236 ft.)

All other provisions of this By-law shall apply.

**RW-37 (Part Lot 16, Concession IX, Storrington District, Ormsbee)  
(By-law 2015-63)**

Notwithstanding the provisions of section 8.2 or any other provision of this By-law to the contrary, on the lands zoned Special Waterfront Residential (RW-37), the following provisions shall apply.

- A secondary dwelling is permitted within the existing principal building.

All other provisions of this By-law shall apply.

**RW-38 (Part Lot 9, Concession XIII, Bedford District – Amacher)**

Notwithstanding the provisions of section 8.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Waterfront Residential (RW-38), the following provisions shall apply:

- Lot Area (Minimum) 4,000 Metres<sup>2</sup> (1 ac.)
- Water Frontage (Minimum) 67 Metres (220 ft.)
- Setback from highwater mark or floodline of a body of water for any new structure (Minimum) 30 Metres (98.4 ft.)
- Gross floor area for any new principal building (Maximum) 185 Metres<sup>2</sup> (2,000 ft.<sup>2</sup>)
- Footprint for any new principal building (Maximum) 120 Metres<sup>2</sup> (1,300 ft.<sup>2</sup>)
- No living space shall be added below grade

All other provisions of this by-law shall apply.

**RW-39 (Part Lot 11, Concession VI, Loughborough District – Quintal)**

Notwithstanding any other provision of this By-law to the contrary, on the lands zoned Special Waterfront Residential (RW-39), the following special provision applies:

- i) Lot Area (Minimum) 5,261 Metres<sup>2</sup> (1.3 ac.)

All other provisions of this By-law shall also apply.



**RW-40 (Part Lot 33, Concession VII, Storrington District – Corcoran)**

Notwithstanding the provisions of section 8.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Waterfront Residential (RW-40), the following provisions apply:

**Zone Regulations:****For Single Detached Dwelling**

- Size of Footprint (Maximum) 3,080 ft.<sup>2</sup>

**For Accessory Buildings Not Attached to the Principal Building**

- Total Footprint of All Structures (Maximum) 2,202 ft.<sup>2</sup>

The uses permitted in the RW-40 zone are subject to a site plan agreement to be entered into between the owner and the municipality and registered on the title of the property, specifying locations of all buildings and structures; well and septic system; requiring that all structures existing within the 30 metre setback from the lake on the day of passage of this by-law on May 1, 2018, be removed prior to any building permit being issued for new development; and that use of the land be in accordance with the Environmental Site Evaluation report dated April 23, 2018 from Ecological Services.

All other provisions of this By-law shall apply.

**RW-41 (Part Lot 19, Concession XI, Portland District – McPherson)**

Notwithstanding the provisions of section 8.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Waterfront Residential (RW-41), the following special provision shall apply:

**ZONE REGULATIONS**

Setback from highwater mark or floodline  
of a body of water (Minimum) 23 Metres (75 ft.)

All other provisions of this By-law shall apply.

**RW-42 (Part Lot 16, Concession VII, Storrington District - Purdon/Pilon)  
(By-Law 2018-60)**

Notwithstanding the provisions of section 8, or any other provision of this By-law to the contrary, on the lands zoned Waterfront Residential Exception Zone 42, the following provision apply:

**ZONE REGULATIONS**

Setback from high watermark (Minimum) 40 Metres (131.2 ft)

All other provisions of this By-law shall apply.

**RW-42 (Part Lot 25, Concession 10, District of Storrington – Curtis & Landry)  
(By-Law 2019-46, passed July 2<sup>nd</sup>, 2019 - File No. Z-19-06)**

Notwithstanding the provisions of Section 8, or any other provision of this By-law to the contrary, on lands zoned Waterfront Residential RW-42, the following provision applies:

**Zone Regulations**

- a. Setback from highwater mark or floodline of a waterbody (Minimum)
  - i) Buildings 40 metres (131 feet)
  - ii) Septic 40 metres (131 feet)
- b. Frontage 60 metres (200 feet)

All other provisions of this by-law shall apply.

**RW-43 (Part Lot 25, Concession 10, District of Storrington – Curtis & Landry)  
(By-Law 2019-46, passed July 2<sup>nd</sup>, 2019 - File No. Z-19-06)**

Notwithstanding the provisions of Section 8, or any other provision of this By-law to the contrary, on lands zoned Waterfront Residential Zone RW-43, the following provisions apply:

**Zone Regulations:**

- a. Setback from highwater mark or floodline of a waterbody (minimum)
  - i) Buildings 30 metres (98.4 feet)
  - ii) Septic 40 metres (131 feet)

All other provisions of this by-law shall apply.

**RW-44 (Part Lot 11, Concession 8, District of Loughborough – S. Clark Homes Ltd.)**

**(By-law 2019-45, passed on July 2<sup>nd</sup>, 2019 – File No. Z-19-08)**

Notwithstanding the provisions of Section 8, or any other provision of this By-law to the contrary, on lands zoned the Special Waterfront Residential Zone (RW-44) Zone, the following provisions apply:

**Zone Regulations**

- a. Permitted Uses
  - i) Two docks, subject to the approval of the appropriate authority
- b. Setback to the highwater mark of Sydenham Lake (Minimum)
  - i) Single detached dwelling unit 23.7 metres (77.8 feet)
  - ii) Shed (108 square feet maximum) 10.00 metres (32.8 feet)
- c. Structures permitted in the front yard (Minimum setback from front lot line):

- i) Detached Garage 11.95 metres (39.2 feet)
- d. For Accessory Buildings Not Attached to the Principle Building
  - i) Building Height (Maximum 8.84 metres (29 feet)

All other provisions of this by-law shall apply.

**RW-45 (Part Lot 18, Concession 4 being Part 1 on Plan 13R19169, District of Storrington: 3898 Greenfield Road (Wright))**

**(By-law 2020-46, passed on September 15, 2020 – File No. Z-20-03)**

Notwithstanding any other provision of this By-law to the contrary, the following shall apply in the RW-45 zone:

- Setback of any development from the highwater mark or floodline of a waterbody (minimum) 45 metres (148 ft.);
- Setback of any portion of the septic dispersal bed of a septic system from the highwater mark or floodline of a waterbody (minimum) 141 metres (465.5ft);
- An accessory building may be constructed with a maximum gross floor area of 306.5 square metres (3,300 square foot) accessory storage building (dome) in the front yard (between the proposed house and Greenfield Road) at a setback of 150 metres from the front lot line (Greenfield Road) with a maximum height of 6.7m (22 feet).

All other provisions of this By-law shall apply.

**RW-46 (2529 Devil Lake Road, Part of Lot 7, Concession 8, Bedford District – Leone-Ganado and Otis)**

**(By-Law 2020-43, passed September 1, 2020, File No. Z-20-06)**

Notwithstanding the provisions of Section 8 or any other provision of this By-law to the contrary, on the lands zoned Special Waterfront Residential (RW-46), the following provisions shall apply:

- The existing accessory building shall be permitted between the principal building and the front lot line.
- This accessory building shall be set back a minimum of 20 metres (66 feet) from the front lot line.

All other provisions of this by-law shall apply.

**RW-47 (316 Koen Road, Part of Lot 25, Concession 6, Loughborough District – Potts)**

**By-Law 2020-50 (Passed October 6<sup>th</sup>, 2020)**

Notwithstanding the provisions of Section 8 or any other provision of this By-law to the contrary, on the lands zoned Special Waterfront Residential (RW-47), the following provisions shall apply:

- For the principal building
  - a) Lot Coverage (Maximum) 7.5%
  - b) Front Yard (Minimum) 19.8 Metres (65 ft.)
  - c) Rear Yard (Minimum) 8.8 Metres (29 ft.)
  - d) Set back from high water mark or floodline (Minimum) 8.8 Metres (29 ft.)
  - e) Set back from top of bank (Minimum) 5.3 Metres (17 ft.)
- For accessory buildings
  - a) Lot coverage (Maximum) 2.9%
  - b) An accessory building (detached garage)
    - a. shall be permitted between the principal building and the front lot line
    - b. Set back from front lot line (Minimum) 7.6 Metres (24.9 ft.)
    - c. Western Interior Side Yard (Minimum) 1.5 Metres (5 ft.)

All other provisions of this by-law shall apply.

**RW-48 (2414 Rutledge Road, Part of Lot 7, Concession 5, District of Loughborough - DeGeer)**

**(By-Law 2022-41, Passed May 17, 2022 – File No. PL-ZBA-2022-0031)**

Notwithstanding the provisions of Section 8 or any other provision of this By-law to the contrary, on the lands zoned Special Waterfront Residential (RW-48), the following provisions apply:

- Water frontage (minimum) 66 metres (200 ft.)
- An accessory building shall be permitted to be located between the principal building and the front lot line.
- The minimum setback from the front lot line for an accessory building shall be 100 Metres (328 ft.).

All other provisions of this by-law shall apply.

**RW-48 (Severed Parcel in Consent Application S-87-21-S, Part of Lot 5, Concession 5, District of Storrington, Blake & Williams)**

**(By-Law 2022-63, Passed July 12, 2022 – File No. Z-21-26)**

Notwithstanding the provisions of Section 8 or any other provision of this By-law to the contrary, on the lands zoned Special Waterfront Residential (RW-48), the following provisions apply:

The Principal Building, Accessory Buildings and Structures, and Sewage System shall be:

- Setback from highwater mark (Minimum) 100 Metres (328 ft.)

All other provisions of this by-law shall apply.

**RW-49 (Severed Parcel in Consent Application S-88-21-S, Part of Lot 5, Concession 5, District of Storrington, Blake & Williams)  
(By-Law 2022-63, Passed July 12, 2022 – File No. Z-21-26)**

Notwithstanding the provisions of Section 8 or any other provision of this By-law to the contrary, on the lands zoned Special Waterfront Residential (RW-49), the following provisions apply:

The Principal Building, Accessory Buildings and Structures, and Sewage System shall be:

- Setback from highwater mark (Minimum) 140 Metres (459 ft.)

All other provisions of this by-law shall apply.

**RW-50 (2858 Beach Nut Hill Road, Retained Parcel in Consent Application S-87-21-S and S-88-21-S, Part of Lot 5, Concession 5, District of Storrington, Blake & Williams)  
(By-Law 2022-63, Passed July 12, 2022 – File No. Z-21-26)**

Notwithstanding the provisions of Section 8 or any other provision of this By-law to the contrary, on the lands zoned Special Waterfront Residential (RW-50), the following provisions apply:

For the Principal Building and any Accessory Buildings and Structures:

- Setback from highwater mark (Minimum) 40 Metres (131 ft.)

For any Sewage System:

- Setback from highwater mark (Minimum) 70 Metres (229 ft.)

All other provisions of this by-law shall apply.

## **SECTION 9 - RLS - LIMITED SERVICE RESIDENTIAL ZONE**

- 9.1** Within an RLS - Limited Service Residential Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

In a Limited Service Residential Zone, there is no commitment or requirement by the municipality to assume responsibility for ownership or maintenance of any private lane. Due to road condition of privately maintained roads, there is no commitment or requirement by the municipality to ensure that emergency vehicles are able to access privately owned roads. The intent of the Limited Service Residential Zone is to recognize residential development on private lanes.

### **9.2 PERMITTED USES**

- a seasonal dwelling,
- a single detached dwelling,
- accessory buildings or uses,
- a home occupation, in accordance with the provisions of Section 5.28 of this By-law.

### **9.3 ZONE REGULATIONS**

#### **9.3.1 For the Principal Building**

- |  |                                  |
|--|----------------------------------|
| • Lot Area (Minimum)                       | 8,000 sq. Metres (86,114 sq.ft.) |
| • Lot Frontage on a Private Lane (Minimum) | 76 Metres (250 ft.)              |
| • Front Yard (Minimum)                     | 20 Metres (65.6 ft.)             |
| • Rear Yard (Minimum)                      | 10 Metres (32.8 ft.)             |
| • Interior Side Yard (Minimum)             | 3 Metres (9.8 ft.)               |
| • Exterior Side Yard (Minimum)             | 20 Metres (65.6 ft.)             |
| • Lot Coverage (Maximum)                   | 10 percent                       |
| • Building Height (Maximum)                | 11 Metres (36.1 ft.)             |
| • Gross Floor Area (Minimum)               | 59 sq. Metres (635.1 sq. ft.)    |
- Off-street parking shall be provided in accordance with Section 5.30.

#### **9.3.2 For Accessory Buildings Not Attached To The Principal Building**

- |                                |                      |
|--------------------------------|----------------------|
| • Front Yard (Minimum)         | 20 Metres (65.6 ft.) |
| • Rear Yard (Minimum)          | 3 Metres (9.8 ft.)   |
| • Interior Side Yard (Minimum) | 3 Metres (9.8 ft.)   |
| • Exterior Side Yard (Minimum) | 3 Metres (9.8 ft.)   |
| • Building Height (Maximum)    | 8 Metres (26.2 ft.)  |

## **9.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot building, structure or use within the RLS - Limited Service Residential Zone.

## **9.5 SPECIAL RLS - LIMITED SERVICE RESIDENTIAL ZONES**

### **RLS-1 (Part Lots 4/5, Concession XI, Portland District - Babcock, Sortberg)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential (RLS-1) shall be used only in accordance with the following:

- There shall be a maximum of four (4) seasonal dwellings and accessory buildings and uses.

All other provisions of this by-law shall apply.

### **RLS-2 (Land Adjacent to Seasonally Maintained Public Roads, Bedford & Storrington Districts)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential (RLS-2) shall be used only in accordance with the following:

- All lands with frontage on a seasonally maintained public road, including lands with additional frontage on water, shall only be used for the following permitted uses:
  - a. a seasonal dwelling;
  - b. a sleeping cabin;
  - c. agricultural uses;
  - d. conservation uses;
  - e. woodlots;
  - f. accessory uses, buildings or structures not including an accessory single detached dwelling as an accessory to any of the above uses.

All other provisions of this by-law shall apply.

### **RLS-3 (Lot 22, Concession XIII, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential (RLS-3) Zone shall be used only in accordance with the following:

- The lot shall be used for vehicle parking with a maximum of four (4) motor vehicles only.

All other provisions of this by-law shall apply.

**RLS-4 (Lot 2, Concession XIII, Bedford District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential (RLS-4) Zone shall be used only in accordance with the following:

- There shall be a private sewage disposal system serving the lot identified as Part 1, Reference Plan #13R-7401, deposited May 1, 1987.

All other provisions of this by-law shall apply.

**RLS-5 (Lot 26, Concession X, Storrington District – Thomson)  
(By-law Number 2015-09)**

Notwithstanding the provisions of section 9.3.1 or any other provision of this by-law to the contrary, on the lands zoned Special Limited Service Residential (RLS-5-h) Zone, the following special provision shall apply:

- Setback from any inland pond (Minimum) 35 Metres (115 ft.)

The holding (“h”) symbol is to be removed by by-law to permit the development only when a Plan of Condominium Agreement between the property-owner and the Township has been entered into and registered.

**The holding ‘H’ symbol was removed by By-law 2021-52.**

All other provisions of this by-law shall apply.

**RLS-6 (Part Lots 20 & 21, Concession V, Storrington District - Applewood)**

Notwithstanding the provisions of section 9.3.1 or any other provision of this by-law to the contrary, on the lands zoned Special Limited Service Residential (RLS-6) Zone, the following provisions shall apply:

- Lot Area (Minimum) 6,700 Metres<sup>2</sup> (72,120 ft.<sup>2</sup>)
- Lot Frontage on a Private Lane (Minimum) 50 Metres (164 ft.)
- Front Yard Setback (Minimum) 15 Metres (50 ft.)
- For the purposes of Section RLS-6 the lane (common element) side of the lot is deemed to be the Front Yard.
- The holding (“H”) symbol is to be removed by by-law to permit development only when a Plan of Condominium Agreement between the property owner and the Township has been entered into and registered.



All other provisions to this by-law shall apply.

**RLS-7 (Part Lots 23 & 24, Concessions VI & VII, Loughborough District – Magenta Waterfront Development; Johnston Point)**

Notwithstanding the provisions of section 9.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential (RLS-7), the following provisions shall apply:

- Units 7 and 15
  - a. Setback from Highwater Mark or Floodline of a waterbody (Minimum)
    - i. Building 50 Metres (164 ft.)
    - ii. Septic 60 Metres (197 ft.)

All other provisions of this by-law shall apply.

**RLS-8 (Part Lots 23 & 24, Concessions VI & VII, Loughborough District – Magenta Waterfront Development; Johnston Point)**

Notwithstanding the provisions of section 9.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential (RLS-8), the following provisions shall apply:

- Units 12 and 13
  - a. Setback from Highwater Mark or Floodline of a waterbody (Minimum)
    - i. Building 60 Metres (197 ft.)
    - ii. Septic 60 Metres (197 ft.)

All other provisions of this by-law shall apply.

**RLS-9-H (Part Lots 15, 16 & 17, Concession IX, Storrington District – Campbell, Shield Shores Condominium, Units 4, 5, 14, 15 and 16)  
(By-Law 2020-40, passed August 11, 2020 – File No. Z-16-04)**

Notwithstanding the provisions of section 9.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential (RLS-9-H), the following provisions shall apply:

- Lot area (Minimum) 10,000 sq. Metres (107,639 sq. ft.)
- Setback from the high water mark of the watercourse (Minimum) 30 Metres (98.4 ft.).

The holding (“H”) symbol is to be removed by by-law to permit the development only when a Plan of Condominium Agreement between the property owner and the Township has been entered into and registered.

All other provisions of this by-law shall apply.

**RLS-10-H (Part Lots 15, 16 & 17, Concession IX, Storrington District – Campbell, Shield Shores Condominium, Units 1, 3 and 17)  
(By-Law 2020-40, passed August 11, 2020 – File No. Z-16-04)**

Notwithstanding the provisions of section 9.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential (RLS-10-H), the following provisions shall apply:

- Lot area (Minimum) 10,000 sq. Metres (107,639 sq. ft.)

The holding (“H”) symbol is to be removed by by-law to permit the development only when a Plan of Condominium Agreement between the property owner and the Township has been entered into and registered.

All other provisions of this by-law shall apply.

**RLS-11-H (Part Lots 15, 16 & 17, Concession IX, Storrington District – Campbell, Shield Shores Condominium, Units 6 and 9)  
(By-Law 2020-40, passed August 11, 2020 – File No. Z-16-04)**

Notwithstanding the provisions of section 9.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential (RLS-11-H), the following provisions shall apply:

- Lot area (Minimum) 10,000 sq. Metres (107,639 sq. ft.)
- Setback from the 1:100 year flood line of the watercourse (Minimum) 6 Metres (19.7 ft.)

The holding (“H”) symbol is to be removed by by-law to permit the development only when a Plan of Condominium Agreement between the property owner and the Township has been entered into and registered.

All other provisions of this by-law shall apply.

**RLS-12-H (Part Lots 15, 16 & 17, Concession IX, Storrington District – Campbell, Shield Shores Condominium, Unit 18)  
(By-Law 2020-40, passed August 11, 2020 – File No. Z-16-04)**

Notwithstanding the provisions of section 9.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential (RLS-12-H), the following provisions shall apply:

- Lot area (Minimum) 10,000 sq. Metres (107,639 sq. ft.)
- The front lot line shall be deemed to be the northerly lot line

The holding (“H”) symbol is to be removed by by-law to permit the development only when a Plan of Condominium Agreement between the property owner and the Township has been entered into and registered.

All other provisions of this by-law shall apply.

**RLS-13-H (Part Lots 15, 16 & 17, Concession IX, Storrington District – Campbell, Shield Shores Condominium, Unit 13)**

**(By-Law 2020-40, passed August 11, 2020 – File No. Z-16-04)**

Notwithstanding the provisions of section 9.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential (RLS-13-H), the following provisions shall apply:

- Lot area (Minimum) 10,000 sq. Metres (107,639 sq. ft.)
- The front lot line shall be deemed to be the westerly lot line abutting a cul-de-sac
  - a. Lot frontage (Minimum) 45 Metres (147.6 ft.)
- Setback from the 1:100 year flood line of the watercourse (Minimum) 6 Metres (19.7 ft.)

The holding (“H”) symbol is to be removed by by-law to permit the development only when a Plan of Condominium Agreement between the property owner and the Township has been entered into and registered.

All other provisions of this by-law shall apply.

**RLS-14 (Part 52 on Plan 13R204, Part of Lot 22, Concession 2, District of Bedford – Mahon)**

**(By-Law 2022-06, Passed January 25, 2022, File No. Z-21-22)**

Notwithstanding the provisions of Section 9 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential (RLS-14), in addition to the uses permitted in the RLS Zone, the following use is permitted:

- Permitted Uses
  - a. Private garage as a principal building

For the purpose of the RLS-14 zone, a private garage shall mean a building used for the parking or storage of private passenger motor vehicles and watercraft and wherein neither servicing nor repairing is carried on for remuneration.

The private garage shall have a ground floor area no greater than 85 square metres.

All other provisions of this By-law shall apply.

**RLS-15-H (Part Lot 3, Concession 8, Loughborough District)**

**(By-Law 2023-105, Passed December 19, 2023, File No. Z-21-29)**

Notwithstanding the provisions of Section 9 or any other provision of this By-law to the contrary, the lands zoned Special Limited Service Residential (RLS-15) shall be used in accordance with the following:

- In addition to the Permitted Uses in Section 9.2, the following uses are permitted:



## **SECTION 10 - RLSW - LIMITED SERVICE RESIDENTIAL - WATERFRONT ZONE**

- 10.1** Within a RLSW - Limited Service Residential - Waterfront Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

In a Limited Service Residential Waterfront Zone, there is no commitment or requirement by the municipality to assume responsibility for ownership or maintenance of any private lane. Due to road condition of privately maintained roads, there is no commitment or requirement by the municipality to ensure that emergency vehicles are able to access privately owned roads. The intent of the Limited Service Residential Waterfront Zone is to recognize residential development on private lanes.

### **10.2 PERMITTED USES**

- a seasonal dwelling,
- a single detached dwelling,
- a dock, subject to approval from the appropriate authority,
- accessory buildings or uses, including one sleeping cabin,
- a home occupation, in accordance with the provisions of Section 5.28 of this By-law.

### **10.3 ZONE REGULATIONS**

#### **10.3.1 For the Principal Building**

- |   |                                     |
|---|-------------------------------------|
| • Lot Area (Minimum)  | 10,000 sq. metres (107,642 sq. ft.) |
| • Lot Frontage, Private Lane (Minimum)  | 76 metres (250 ft.)                 |
| • Water Frontage (Minimum)  | 91 metres (300 ft.)                 |
| • Front Yard (Minimum)  | 30 metres (98.4 ft.)                |
| • Rear Yard (Minimum)   | 10 metres (32.8 ft.)                |
| • Interior Side Yard (Minimum)  | 3 metres (9.8 ft.)                  |
| • Exterior Side Yard (Minimum)  | 10 metres (32.8 ft.)                |
| • Gross Floor Area (Minimum)  | 59 sq. metres (635.1 sq. ft.)       |
| • Lot Coverage (Maximum)  | 5 percent                           |
| • Building Height (Maximum)   | 11 metres (36.1 ft.)                |
| • Setback from highwater mark or floodline of a body of water (Minimum)   | 30 metres (98.4 ft.)                |
| • Off-street parking shall be provided in accordance with Section 5.30.   |                                     |
| • Where communal docking facilities are proposed, such facilities shall be located a minimum of 60 metres (196.9 ft.) from the nearest residential use, residential land use designation or residential zone. |                                     |

#### **10.3.2 For Accessory Buildings Not Attached To The Principal Building**

- |                        |                      |
|------------------------|----------------------|
| • Front Yard (Minimum) | 30 metres (98.4 ft.) |
|------------------------|----------------------|

- Rear Yard (Minimum) 3 metres (9.8 ft.)
- Interior Side Yard (Minimum) 3 metres (9.8 ft.)
- Exterior Side Yard (Minimum) 3 metres (9.8 ft.)
- Building Height (Maximum) 8 metres (26.2 ft.)
- Setback from highwater mark or floodline of a body of water (Minimum) 30 metres (98.4 ft.)
- In the case of docks, where a rear yard or interior side yard abuts a body of water, then such rear yard and/or interior sideyard may be reduced to zero metres.

*(See also section 5.6.1).*

#### **10.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot building, structure or use within the RLSW - Limited Service Residential- Waterfront Zone.

#### **10.5 SPECIAL RLSW - LIMITED SERVICE RESIDENTIAL - WATERFRONT ZONES**

##### **RLSW-1 (Part Lot 1, Concession XII, Block 18, Registered Plan 1938, Portland District - McCaldon)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-1) shall be used only in accordance with the following:

- The issuance of a building permit within 40 metres (131.2 ft.) of the highwater mark of Fourteen Island Lake shall require the prior written approval of the Napanee Regional Conservation Authority.
- No accessory building shall be located in any front yard, except for a boathouse or dock which has been approved by the Napanee Region Conservation Authority and the Ministry of Natural Resources.
- The minimum lot area permitted is 10 hectares (24.7 ac).

All other provisions of this by-law shall apply.

##### **RLSW-2 (Part Lot 2, Concession VIII, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-2) shall be used only in accordance with the following:

- A minimum setback of 122.0 metres (400.3 ft.) shall be required from the highwater mark of Knowlton Lake.

All other provisions of this by-law shall apply.

**RLSW-3-H (Part Lot 32, Concession VI, Part of Lots 33 and 34, Concession VII, Bedford District - Bob’s Lake Co-operative Limited)  
(Amended by By-law 2023-96, Passed December 5, 2023, File No. PL-ZBA-2023-0048)**

Notwithstanding the provisions of Section 10 or any other provision of this By- law to the contrary, the lands zoned Special Limited Service Residential – Waterfront (RLSW-3) shall be used only in accordance with the following:

Permitted Uses

- Travel Trailer Sites
- Accessory buildings and uses
- Docks

For the purpose of the RLSW-3 zone:

“Travel Trailer Site” shall mean an area of land for which a shareholder is issued a license to occupy by the Bob’s Lake Co-operative. For clarity, a Travel Trailer Site is not a Lot within the meaning of the Zoning By-law.

Zone Provisions

- Maximum Number of Travel Trailer Sites 43 (Forty three)
- Travel Trailer Sites are prohibited on the lands bounded on three sides by Mill Bay Lane, Badour Road and Bob’s Lake
- Maximum Number of Travel Trailers on a Travel Trailer Site (One) 1
- Maximum Number of Sleeping Cabins on a Travel Trailer Site (One) 1

For a Travel Trailer:

- Front Yard (Minimum) 30 metres (98.4 ft.)
- Rear Yard (Minimum) 10 metres (32.8 ft.)
- Interior Side Yard (Minimum) 3 metres (9.8 ft.)
- Exterior Side Yard (Minimum) 10 metres (32.8 ft.)
- Setback from highwater mark or floodline of a body of water (Minimum) 30 metres (98.4 ft.)
- Off-street parking shall be provided in accordance with Section 5.30.

A travel trailer may be replaced provided that it does not serve to further reduce a required yard or a required setback from the highwater mark of a waterbody or watercourse.

All other provisions of this By-law shall apply.

Holding Symbol removed by By-Law 2024-07-DA on October 31, 2024

**RLSW-4 (Part Lot 8, Concession VI, Loughborough District - Guy)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-4) shall be used only in accordance with the following:

**ZONE PROVISIONS**

- The minimum rear yard requirement shall be 1 metre;
- The maximum floor area for a seasonal dwelling shall be 167 sq. metres (1,797.6 sq. ft.).

All other provisions of this by-law shall apply.

**RLSW-5 (Part Lots 26, 27 and 28, Concession VI, Bedford District - Dewitt)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-5) shall be used only in accordance with the following:

**ZONE PROVISIONS**

- A minimum setback from the highwater mark of Bob's Lake of 18.3 metres (60 ft.) shall be required for all existing structures.

All other provisions of this by-law shall apply.

**RLSW-6 (Part Lot 22, Concession XIII, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-6) shall be used only in accordance with the following:

- The permitted land use shall be for a boathouse only.

All other provisions of this by-law shall apply.

**RLSW-7 (Part Lot 2, Concession XIII, Bedford District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-7) shall be used only in accordance with the following:

**ZONE PROVISIONS**

- The minimum setback from the highwater mark of Buck Lake shall be 40 metres (131.2 ft.) on the lot identified as Parts 6 and 7, Reference Plan No. 13R-7401, deposited May 1, 1987.

All other provisions of this by-law shall apply.



**RLSW-8 (Part Lot 2, Concession XIII, Bedford District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-8) shall be used only in accordance with the following:

**ZONE PROVISIONS**

- The minimum setback from the highwater mark of Buck Lake shall be 50 metres (164.0 ft.) on the lot identified as Parts 8, 9 and 10, Reference Plan No. 13R-7401, deposited May 1, 1987.

All other provisions of this by-law shall apply.

**RLSW-9 (Part Lot 22, Concession V, Bedford District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-9) shall be used only in accordance with the following:

**ZONE PROVISIONS**

- A minimum setback of 40.0 metres (131.2 ft.) from the highwater mark of Green Bay shall be required for all buildings or structures, including septic tanks and tile fields.

All other provisions of this by-law shall apply.

**RLSW-10 (Part Lots 28 and 29, Concession IV, Bedford District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-10) shall be used only in accordance with the following:

**ZONE PROVISIONS**

- A minimum setback of 75 metres (246.1 ft.) from the highwater mark of Crow Lake shall be required for all septic tanks and tile beds.

All other provisions of this by-law shall apply.

**RLSW-11 (Part Lot 24, Concession X, Bedford District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-11) shall be used only in accordance with the following:

**ZONE PROVISIONS**

- No boathouses shall be permitted.

All other provisions of this by-law shall apply.

**RLSW-12 (Part Lot 32, Concession VI, Bedford District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-12) shall be used only in accordance with the following:

**ZONE PROVISIONS**

- The minimum setback from the highwater mark of Mud Bay shall be 45 metres (147.6 ft.).

All other provisions of this by-law shall apply.

**RLSW-13 (Part Lot 14, Concession III, Bedford District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-13) shall be used only in accordance with the following:

**ZONE PROVISIONS**

- The minimum setback from the highwater mark of White Lake shall be 42.0 metres (137.8 ft.).

All other provisions of this by-law shall apply.

**RLSW-14 (Part Lot 7, Concession IV, Bedford District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-14) shall be used only in accordance with the following:

**ZONE PROVISIONS**

- The minimum setback from water for any sewage disposal system leaching bed shall be 36.5 metres (119.6 ft.).

All other provisions of this by-law shall apply.

**RLSW-15 (Part Lot 14, Concession III, Bedford District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-15) shall be used only in accordance with the following:

**ZONE PROVISIONS**

- The minimum setback from the highwater mark of White Lake shall be 50.0 metres (164.0 ft.).

All other provisions of this by-law shall apply.

**RLSW-16 (Part Lots 27 and 28, Concession IX, Bedford District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-16) shall be used only in accordance with the following:

**ZONE PROVISIONS**

- The minimum setback from water for a sewage disposal system leaching bed shall be 90.0 metres (295.3 ft.).

All other provisions of this by-law shall apply.

**RLSW-17 (Part Lot 28, Concession IX, Bedford District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-17) shall be used only in accordance with the following:

**ZONE PROVISIONS**

- The minimum setback from water for a sewage disposal system leaching bed shall be 102.0 metres (334.6 ft.).

All other provisions of this by-law shall apply.

**RLSW-18 (Part Lot 27, Concession IX, Bedford District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-18) shall be used only in accordance with the following:

**ZONE PROVISIONS**

- The minimum setback from water for a sewage disposal system leaching bed shall be 72.0 metres (236.2 ft.).

All other provisions of this by-law shall apply.

**RLSW-19 (Part Lot 27, Concession IX, Bedford District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-19) shall be used only in accordance with the following:

**ZONE PROVISIONS**

- The minimum setback from water for a sewage disposal system leaching bed shall be 44.0 metres (144.4 ft.).

All other provisions of this by-law shall apply.

**RLSW-20 (Part Lot 27, Concession IX, Bedford District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-20) shall be used only in accordance with the following:

**ZONE PROVISIONS**

- The minimum setback from water for a sewage disposal system leaching bed shall be 40.0 metres (131.2 ft.).

All other provisions of this by-law shall apply.

**RLSW-21 (Part Lot 10, Concession XIII, Bedford District - Trickey)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-21) shall be used only in accordance with the following:

**ZONE PROVISIONS**

- Uses shall be limited to a private car parking, boat storage building and a marine facility.

All other provisions of this by-law shall apply.

**RLSW-22 (Part Lot 2, Concession XI, Bedford District - Norman)**

Deleted by by-law 2015-28.

**RLSW-23 (Part Lot 17, Concession II, Bedford District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-23) shall be used only in accordance with the following:

- The minimum setback from the highwater mark of Buck Bay shall be 76.0 metres (249.3 ft.)

All other provisions of this by-law shall apply.

**RLSW-24 (Part Lots 1 and 2, Concession XV, Storrington District - McIlquham/Donovan)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-24) shall be used only in accordance with the following:

- Up to three sleeping cabins shall be permitted in conjunction with the principal dwelling.

All other provisions of this by-law shall apply.

**RLSW-25 (Lots 22 and 23, Concession VI, Loughborough District - Lanark Firewood #1)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-25) shall be used only in accordance with the following:

- Permitted Uses
  - a. the only permitted use shall be parking for the benefit of 5 water access residential lots.

All other provisions of this by-law shall apply.

**RLSW-26 (Lot 15, Concession X, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-26) shall be used only in accordance with the following:

- The minimum setback from the highwater mark of Draper Lake shall be 45.7 metres (147.6 ft.).

All other provisions of this by-law shall apply.

**RLSW-27 (Lot 1, Concession XII, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-27) shall be used only in accordance with the following:

- The minimum setback from the highwater mark of Fourteen Island Lake for Lots 1 and 2 shall be 45 metres (147.6 ft.).

All other provisions of this by-law shall apply.

**RLSW-28 (Lot 8, Concession VI, Loughborough District - Ross)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-28) shall be used only in accordance with the following:

- A seasonal dwelling with a maximum floor area of 677.88 sq. metres (7,296.9 sq. ft.) may be permitted within 3.9 metres (13 feet) of the highwater mark of Sydenham Lake on a lot with a minimum area of 0.19 hectares (0.47 acres).

- These additions include a 116.5 sq. metre (1,254.0 sq. ft.) (10.2 m x 11.58 m) (33.5 ft. x 38.0 ft.) addition to a residence and a 20.81 sq. metre (224.0 sq. ft.) (4.27 m x 4.88 m) (14.0 ft. x 16.0 ft.) screened porch, which total 137.31 sq. metres (1,478.0 sq. ft.).
- Any building openings will have a minimum elevation of 131.9 m geodetic.
- The maximum size of the boathouse shall meet the requirements of the department of Fisheries and Oceans Authorization No. 525-3384.

All other provisions of this by-law shall apply.

**RLSW-29 (Part Lots 9 and 10, Concession IV, Bedford District - Gulyas)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-29) shall be used only in accordance with the following:

- Permitted Uses
  - a. two accessory structures shall be the only permitted buildings or structures, located no closer to the highwater mark of Norway Lake than on the day of adoption of this by-law.
- Zone Requirements
  - a. gross floor area of shed (maximum) 11.89 sq. m (128 sq. ft.)
  - b. gross floor area of trailer (maximum) 18.58 sq. m (200 sq. ft.)

All other provisions of this by-law shall apply.

**RLSW-30 (Lot 2, Concession XIII, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-30) shall be used only in accordance with the following:

- The minimum setback from the highwater mark of Fourteen Island Lake shall be 15 metres (49.2 ft.)

All other provisions of this by-law shall apply.

**RLSW-31 (Lot 9, Concession VI, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-31) shall be used only in accordance with the following:

- The minimum setback from the highwater mark of Sydenham Lake shall be 15 metres (49.2 ft.).

All other provisions of this by-law shall apply.

**RLSW-32 (Lot 1, Concession XIII, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-32) shall be used only in accordance with the following:

- The minimum setback from the highwater mark shall be 21 metres (68.9 ft.) from the highwater mark of Little John Lake.

All other provisions of this by-law shall apply.

**RLSW-33 (Lot 23, Concession XII, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-33) shall be used only in accordance with the following:

- The minimum setback from the highwater mark of South Bay shall be 23 metres (75.5 ft.).

All other provisions of this by-law shall apply.

**RLSW-34 (Lot 3, Concession IX, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-34) shall be used only in accordance with the following:

- The minimum setback from the highwater mark of Knowlton Lake shall be 12 metres (39.4 ft.).

All other provisions of this by-law shall apply.

**RLSW-35 (Lot 8, Concession VI, Loughborough District - Ross)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-35) shall be used only in accordance with the following:

- The minimum setback from the highwater mark of Sydenham Lake shall be 9.14 metres (30.0 ft.).

All other provisions of this by-law shall apply.

**RLSW-36 (Lot 7, Concession V, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-36) shall be used only in accordance with the following:

- The minimum setback from the highwater mark of Sydenham Lake shall be 24 metres (78.7 ft.).

All other provisions of this by-law shall apply.

**RLSW-37 (Lot 22, Concession XII, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-37) shall be used only in accordance with the following:

- The minimum setback from the highwater mark of Buck Lake shall be 23 metres (75.5 ft.).

All other provisions of this by-law shall apply.

**RLSW-38 (Part Lot 11, Concession IV, Bedford District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RLSW-38) shall be used only in accordance with the following:

- Forestry uses shall be the only uses permitted.

All other provisions of this by-law shall apply.

**RLSW-39 (Lot 22, Concession XII, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-39) shall be used only in accordance with the following:

- The minimum setback from the highwater mark of South Bay shall be 22.8 metres (74.8 ft.).

All other provisions of this by-law shall apply.

**RLSW-40 (Lots 7 and 8, Concession I, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-40) shall be used only in accordance with the following:

- The minimum setback from the highwater mark of Loughborough Lake shall be 19.0 metres (62.3 ft.).



All other provisions of this by-law shall apply.

**RLSW-41 (Lot 22, Concession XI, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-41) shall be used only in accordance with the following:

- The minimum setback from the highwater mark of South Bay shall be 19.4 metres (63.6 ft.).

All other provisions of this by-law shall apply.

**RLSW-42 (Lot 3, Concession IX, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-42) shall be used only in accordance with the following:

- The minimum setback from the highwater mark of Knowlton Lake shall be 21 metres (68.9 ft.).
- The roof runoff of all buildings shall be directed to the east, and not be allowed to discharge to the west or south where it could run directly into the lake.

All other provisions of this by-law shall apply.

**RLSW-43 (Lot 2, Concession VIII, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-43) shall be used only in accordance with the following:

- A filter bed may be erected not closer than 21.0 metres (68.9 ft.) from the highwater mark of Knowlton Lake.

All other provisions of this by-law shall apply.

**RLSW-44 (Lots 1 and 2, Concession IX, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-44) shall be used only in accordance with the following:

- The minimum setback from the highwater mark of Knowlton Lake shall be 24.38 metres (80.0 ft.).
- Structures shall be permitted to be built at a distance of approximately 7 metres (23 feet) from the right-of-way at the property.

All other provisions of this by-law shall apply.

**RLSW-45 (Lot 16, Concession IX, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-45) shall be used only in accordance with the following:

- The minimum setback from the highwater mark of Indian Lake shall be 25 metres (82.0 ft.).

All other provisions of this by-law shall apply.

**RLSW-46 (Lot 8, Concession VI, Loughborough District - McFarlane)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-46) shall be used only in accordance with the following:

- A seasonal dwelling with a maximum floor area of 92.9 sq. metres (1,000 sq. ft.) may be permitted within 5 metres (16 feet) of the highwater mark of Sydenham Lake.

All other provisions of this by-law shall apply.

**RLSW-47 (Lot 1, Concession XIII, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-47) shall be used only in accordance with the following:

- A 93.18 sq. metre (1,003.0 sq. ft.) addition to an existing seasonal dwelling is permitted within 12.68 metres (41.6 ft.) of the highwater mark of Minktrap Lake.

All other provisions of this by-law shall apply.

**RLSW-48 (Part Lot 1, Concession XII, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-48) shall be used only in accordance with the following:

- A seasonal dwelling and accessory building or structure may be erected not closer than 21.4 metres (70.2 ft.) from the highwater mark of Fourteen Island Lake.

All other provisions of this by-law shall apply.

**RLSW-49 (Lot 2, Concession IX, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-49) shall be used only in accordance with the following:

- An addition to an existing seasonal dwelling may be constructed not closer than 19.5 metres (64 ft.) from the highwater mark of Knowlton Lake.

All other provisions of this by-law shall apply.

**RLSW-50 (Lots 1 and 2, Concession XII, Portland District - Meredith)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-50) shall be used only in accordance with the following:

- On Lots 2, 3, 4, 8 and 9 of Plan 1889, all development shall be set back a minimum of 15 metres (49.2 ft.) from the shoreline of Fourteen Island Lake and on Lots 5, 6, 7, 10 and 11 of Plan 1889, development shall be set back a minimum of 30 metres (98.4 ft.) from the shoreline of Fourteen Island Lake.
- On the lands zoned RLSW-50, a building permit may be issued for a building or structure to be erected, extended or enlarged providing that all other provisions of this by-law are complied with.

All other provisions of this by-law shall apply.

**RLSW-51 (Lots 1 and 2, Concession XII, Portland District - Fourteen Island Lake)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-51) shall be used only in accordance with the following:

- The issuance of a building permit, within 40 metres (131.2 ft.) of the highwater mark of Fourteen Island Lake, shall require the prior written approval of the Quinte Region Conservation Authority.
- No accessory building shall be located in any front yard, except for a boathouse or dock which has been approved by the Quinte Region Conservation Authority and the Ministry of Natural Resources.

All other provisions of this by-law shall apply.

**RLSW-52 (Lots 1 and 2, Concession XI, Bedford District - Snelgrove)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-52) shall be used only in accordance with the following:

- The minimum lot frontage measured along the highwater mark of Milk Lake shall be 213.4 m (700 ft.).

All other provisions of this by-law shall apply.

**RLSW-53 (Lot 2, Concession XI, Bedford District - Snelgrove)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-53) shall be used only in accordance with the following:

- Permitted Uses
  - a. No more than one (1) additional lot may be created by consent on lands zoned RLSW-53, without plan of subdivision approval.

All other provisions of this by-law shall apply.

**RLSW-54 (Lot 11, Concession X, Bedford District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-54) shall be used only in accordance with the following:

- Lot Area (Minimum) 5.3 ha (13 acres)
- Lot Frontage (Minimum) 182.9 m (600 ft.)

All other provisions of this by-law shall apply.

**RLSW-55 (Lot 11, Concession IX, Bedford District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-55) shall be used only in accordance with the following:

- Lot Area (Minimum) 2.4 ha (6 acres)
- Lot Frontage (Minimum) 243.8 m (800 ft.)

All other provisions of this by-law shall apply.

**RLSW-56 (Lot 11, Concession X, Bedford District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-56) shall be used only in accordance with the following:

- Lot Area (Minimum) 20.2 ha (50 acres)
- Lot Frontage (Minimum) 304.8 m (1,000 ft.)

All other provisions of this by-law shall apply.

**RLSW-57 (Lot 5, Concession V, Loughborough District-Heney)**

Notwithstanding the provisions of section 10.3.1 of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-57) Zone, the following provision shall apply:

**ZONE REGULATIONS**

- a. Water Frontage (Minimum) 78 Metres (256 ft.)

All other provisions of this by-law shall apply.

**RLSW-58 (Lot 23, Concession VI, Loughborough District - Lanark Firewood)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-58) shall have the following special provisions:

- the only permitted use of the lands shall be parking for the benefit of 5 water access residential lots;
- lot area (minimum) 9,246.4 sq. m (2.3 acres)
- lot frontage (minimum) 39.0 m (127.95 ft.)

All other provisions of this by-law shall apply.

**RLSW-59 (Lot 22, Concession VI, Loughborough District - Lanark Firewood)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-59) shall have the following special provisions:

- lot area (minimum) 2.5 ha (6.1 acres)
- lot frontage (minimum) 210.4 m (6590.3 ft.)

All other provisions of this by-law shall apply.

**RLSW-60-H (Lot 22, Concession VI, Loughborough District - Lanark Firewood)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-60) shall have the following special provisions:

- lot area (minimum) 6.2 ha (15.3 acres)
- lot frontage (minimum) 217.2 m (712.6 ft.)

- The holding symbol shall be removed to allow development only when the subject land has been remediated in accordance with the Environmental Report dated November 17, 2011 from Ecological Services and to the satisfaction of the Township.

All other provisions of this by-law shall apply.

**RLSW-61 (Lots 22 and 23, Concession VI, Loughborough District - Lanark Firewood)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-61) shall have the following special provisions:

- lot area (minimum) 31.7 ha (78.2 acres)
- lot frontage (minimum) 1,098.9 m (3,605.3 ft.)

All other provisions of this by-law shall apply.

**RLSW-62 (Lot 22, Concession VI, Loughborough District - Lanark Firewood)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-62) shall have the following special provisions:

- lot area (minimum) 2.9 ha (7.3 acres)
- lot frontage (minimum) 642.2 m (2,106.95 ft.)

All other provisions of this by-law shall apply.

**RLSW-63 (Lot 9, Concession IX, Storrington District)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-63) the following special provision shall apply:

- Minimum frontage (on a private right-of-way) 130 Metres (426.5 ft.)

All other provisions of this by-law shall apply.

**RLSW-64 (Lot 9, Concession IX, Storrington District)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-64) the following special provision shall apply:

- Lot Area (Minimum) 0.32 Hectares (0.8 ac.)

All other provisions of this by-law shall apply.

**RLSW-65 (Part Lots 5 and 6, Concession III, Bedford District - McGowan)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-65) the following special provision shall apply:

- Setback from Highwater mark or floodline of a waterbody (Minimum) 40 Metres (131 ft.)

All other provisions of this by-law shall apply.

**RLSW-66 (Part Lot 32, Concession VII, Storrington District - Card)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-66) the following special provision shall apply:

- Minimum frontage (on a private right-of-way) 30 Metres (98.4 ft.)

All other provisions of this by-law shall apply.

**RLSW-67 Part Lot 5, Concession XIV, Portland District - Gibson)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-67), the following special provisions shall apply:

- Permitted Uses Limited to:
  - a. A single detached dwelling
  - b. Accessory uses to the above
- **ZONE REGULATIONS**
  - a. Setback from highwater mark or floodline of a body of water (Minimum) 3.6 Metres (12 ft.)
  - b. A tertiary sewage treatment system shall be installed and used for the treatment of all sanitary waste
  - c. Development shall be subject to a site plan agreement registered on the title of the property.

All other provisions of this by-law shall apply.

**RLSW-68 (Part Lot 25, Concession VI, Storrington District - Lake)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-68) the following special provision shall apply:

- Waterfrontage (Minimum) 40.5 Metres (133 ft.)

All other provisions of this by-law shall apply.

**RLSW-69 (Part Lot 20, Concession IX, Storrington District -Thompson)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-69) shall be used in accordance with the following:

- In addition to the uses permitted in section 10.2 of this By-law, the following uses are permitted:
  - a. A temporary second dwelling unit.
- In addition to the zone regulations in section 10.3 of this By-law, the following regulations apply:
  - b. Street access to both dwellings (principal and secondary) is limited to only one driveway;
  - c. The maximum permitted floor area of the temporary second dwelling unit is 111.48 sq. metres (1200 sq. ft.);
  - d. the maximum height of the temporary second dwelling structure is one storey or 4.5 metres, whichever is lesser;
  - e. the temporary second dwelling shall be permitted for a maximum period of ten (10) years, the period ending on September 7, 2015.

All other provisions of this by-law shall apply.

**RLSW-70 (Part Lot 31 Concession VII, Bedford District - Tallian)**

Deleted as per OMB settlement agreement.

**RLSW-71 (Part Lot 21 Concession V, Storrington District - Beach)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-71), shall be used only in accordance with the following:

- Permitted Uses Limited to:
  - a. Car parking and boat mooring for the exclusive use of a water access lot on the adjacent peninsula lot and having deeded rights to parking, storage and mooring at this location.
- **ZONE REGULATIONS**
  - a. Number of parking spaces permitted (maximum) 3

All other provisions of this by-law shall apply.



**RLSW-72 (Lot 23, Concession XIV, Loughborough District – Snelgrove)**

Notwithstanding any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-72) Zone, the following special provision shall apply:

- Water Frontage (Minimum) 427 Metres (1,400 ft.)

All other provisions of this by-law shall apply.

**RLSW-73 (Part Lot 2, Concession XIII, Bedford District -Gurr)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential-Waterfront (RLSW-73) shall be used in accordance with the following:

- In addition to the uses permitted in section 10.2 of this By-law, the following uses are permitted:
  - a. A temporary second dwelling unit.
- In addition to the zone regulations in section 10.3 of this By-law, the following regulations apply:
  - a. Street access to both dwellings (principal and secondary) is limited to only one driveway;
  - b. The maximum permitted floor area of the temporary second dwelling unit is 62 sq. metres (667.4 sq. ft.);
  - c. the temporary second dwelling shall be permitted for a maximum period of ten (10) years, the period ending on April 4, 2016.

All other provisions of this by-law shall apply.

**RLSW-74 (Lot 8, Concession X, Portland District - Fink)**

Notwithstanding any provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-74) Zone, the following provisions shall apply:

- In addition to the uses permitted in section 10.2 of this By-law the following uses are permitted:
  - a. A temporary second dwelling unit.
- In addition to the zone regulations section 10.3 of this By-law the following regulations apply:
  - a. street access to both dwellings (principal and secondary) is limited to one driveway only;
  - b. the maximum permitted floor area of the temporary secondary dwelling is 59 metres<sup>2</sup> (638 ft.<sup>2</sup>);
  - c. the maximum height of the structure housing the temporary secondary dwelling is one storey or 4.5 metres, whichever is the lower number;

- d. the temporary second dwelling use shall be permitted for a maximum period of three (3) years, the period ending on September 5, 2009.

All other provisions of this by-law shall apply.

**RLSW-75 (Lots 10 and 11, Concession XI, Storrington District-Cashman)**

Notwithstanding any provisions of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-75) Zone, the following provision shall apply:

- Zone Regulation:
  - a. Waterfrontage (Minimum) 64 Metres (210 ft.)  
All other provisions of this by-law shall apply.

**RLSW-76 (Lot 17, Concession IX, Storrington District- Dubin)**

Defeated at OMB

**RLSW-77 (Lot 32, Concession VI, Bedford District-Bayside Woods Co-op)**

Notwithstanding any provisions of section 10.2 of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-77) Zone, the following uses are permitted:

- Permitted Uses
  - a. Thirteen (13) cottages and one (1) travel trailer
  - b. Accessory uses comprised of one (1) sleeping cabin and two (2) storage sheds only.

All other provisions of this by-law shall apply.

**RLSW-78 (Lot 9, Concession XIII, Bedford District-Purdon/Wilson)**

Notwithstanding any provisions of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-78) Zone, the following provision shall apply:

- **ZONE REGULATION:**
  - a. No development is permitted on the west side of the 'narrow waterbody' as defined in the Township of South Frontenac Official Plan.

All other provisions of this by-law shall apply.

**RLSW-79 (Part Lot 3, Concession IX, Loughborough District, Bowes)**

Notwithstanding the provisions of sections 10.3.1 and 10.3.2 or any other provision of this By-law to the contrary, the following restrictions shall apply in the RLSW-79 zone:

- Lot Coverage for Principal Building (Maximum) 9.5 percent
- Setback from highwater mark or floodline of a waterbody (minimum) 25 Metres (82 ft.)
- Gross floor area (Maximum) 232 m<sup>2</sup> (2,500 ft.<sup>2</sup>)
- No accessory buildings are permitted except those existing on the date of adoption of this by-law (November 20, 2007).

All other provisions of this By-law shall apply.

**RLSW-81 (Lot 23, Concession XIV, Loughborough District – Snelgrove)**

Notwithstanding any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-81) Zone, the following special provision shall apply:

- Water Frontage (Minimum) 213 Metres (700 ft.)

All other provisions of this by-law shall apply.

**RLSW-82 (Lots 2 & 3, Concession XIII, Bedford District – MacComish; & Lot 35, Concession VIII, Bedford District – Crain; and Concession XI, Bedford District - Edge)**

Notwithstanding any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-82) Zone, the following special provision shall apply:

- Setback From Highwater Mark or Floodline of a Body of Water (Minimum) 50 Metres (164 ft.)

All other provisions of this by-law shall apply.

**RLSW-83 (Part Lot 23, Concession III, Storrington District – Ilan)**

Notwithstanding the zone regulations in section 10.3.1 and 10.3.2 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-83) Zone, the following provisions shall apply:

- For the Principal Building
  - a. Front Yard (Minimum) 40 Metres (131 ft.)
  - Setback from highwater mark or
  - b. Floodline of a waterbody (Minimum) 40 Metres (131 ft.)
- For Accessory Buildings Not Attached to the Principal Building
  - a. Setback from highwater mark or floodline of a waterbody 40 Metres (131 ft.)

- The uses permitted in the RLSW-83 zone are subject to a site plan agreement to be entered into between the owner and the municipality and registered on the title of the property specifying location of the building envelope and septic system, placement of access road and implementation of all recommendations of the Environmental Site Evaluation report dated June 11, 2009 from 'Ecological Services'.

All other provisions of this By-law shall apply.

#### **RLSW-84 (Part Lot 23, Concession III, Storrington District – Ilan)**

Notwithstanding the zone regulations in section 10.3.1 and 10.3.2 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront Zone (RLSW-84), the following provisions shall apply:

- For the Principal Building
  - a. Front Yard (Minimum) 45 Metres (147 ft.)  
Setback from highwater mark or
  - b. Floodline of a waterbody (Minimum) 45 Metres (147 ft.)
- For Accessory Buildings Not Attached to the Principal Building
  - a. Setback from highwater mark  
or floodline of a waterbody 45 Metres (147 ft.)
- The uses permitted in the RLSW-84 zone are subject to a site plan agreement to be entered into between the owner and the municipality and registered on the title of the property specifying location of the building envelope and septic system, placement of access road and implementation of all recommendations of the Environmental Site Evaluation report dated June 11, 2009 from 'Ecological Services'.

All other provisions of this By-law shall apply.

#### **RLSW-85 (Part Lot 5, Concession V, Loughborough District – Lacelle)**

Notwithstanding section 10.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront Zone (RLSW-85), the following provision shall apply:

- **ZONE REGULATIONS**
  - a. Water Frontage (Minimum) 60 Metres (200 ft.)

All other provisions of this By-law shall apply.

**RLSW-86 (Part Lots 20 & 21, Concession IX, Storrington District – Moore)**

Notwithstanding section 10.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront Zone (RLSW-86), the following provision shall apply:

- **ZONE REGULATIONS**

- b. Water Frontage (Minimum) 79 Metres (260 ft.)

All other provisions of this By-law shall apply.

**RLSW-87 (Part Lot 5, Concession XIII, Loughborough District – Pedersen/Milk Crate Farms)**

Notwithstanding the zone regulations in section 10.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront Zone (RLSW-87), the following provision shall apply:

- **ZONE REGULATIONS**

- a. No portion of any building or structure shall be permitted beyond 35 metres (115 ft.) of the interior side lot line.
- The uses permitted in the RLSW-87 zone are subject to a site plan agreement to be entered into between the owner and the municipality and registered on the title of the property specifying locations of wells and including the implementation of all recommendations of the Ontario Lake Assessments report dated June 2008 and requirements contained in the CRCA's letter dated March 4, 2010.

All other provisions of this By-law shall apply.

**RLSW-88 (Part Lot 7, Concession V, Loughborough District – Gordon)**

Notwithstanding section 10.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront Zone (RLSW-88), the following provision shall apply:

- **ZONE REGULATIONS**

- a. Water Frontage (Minimum) 61 Metres (200 ft.)

All other provisions of this By-law shall apply.

**RLSW-89 (Part Lot 35, Concession & VIII, Bedford District – Crain)**

Notwithstanding the zone regulations in section 10.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-89), the following provisions shall apply:

- Setback from highwater mark or  
Floodline of a Waterbody (Minimum) 70 Metres (230 ft.)

All other provisions of this By-law shall apply.

**RLSW-90 (Part Lot 26, Concession XIV, Loughborough District, Hosler)**

Notwithstanding any provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential Waterfront (RLSW-90), the following uses only shall be permitted:

- Permitted Uses
  - a. vehicle parking and boat moorage;
  - b. accessory storage.

All other provisions of this by-law shall apply.

**RLSW-91 (Part Lots 23 & 24, Concession VI & VII, Loughborough District – Gary and Martha Beach)**

Notwithstanding the zone regulations in section 10.3.1 and 10.3.2 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-91), the following provisions shall apply:

- For the Principal Building
  - a. Front Yard (Minimum) 35 Metres (115 ft.)  
Setback from highwater mark or
  - b. Floodline of a waterbody (Minimum) 35 Metres (115 ft.)
- For Accessory Buildings Not Attached to the Principal Building
  - a. Setback from highwater mark
  - b. or floodline of a waterbody 35 Metres (115 ft.)

The uses permitted in the RLSW-91 zone are subject to a site plan agreement to be entered into between the owners and the municipality and registered on the title of the property, specifying locations of building envelopes and septic systems behind the rise of land that exists near the lake shore, placement of the access road and implementation of all recommendations of the Environmental Report From dated December 2011, from 'Ecological Services'.

All other provisions of this by-law shall apply.

**RLSW-92 (Part Lots 23 & 24, Concession VI & VII, Loughborough District – Gary and Martha Beach)**

Notwithstanding the zone regulations in section 10.3.1 and 10.3.2 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-92) Zone, the following provisions shall apply:

- For the Principal Building
  - a. Front Yard (Minimum) 40 Metres (131 ft.)

- Setback from highwater mark or
    - b. Floodline of a waterbody (Minimum) 40 Metres (131 ft.)
  - For Accessory Buildings Not Attached to the Principal Building
    - a. Setback from highwater mark
    - b. or floodline of a waterbody 40 Metres (131 ft.)

All other provisions of this By-law shall apply.

**RLSW-93 (Part Lots 23 & 24, Concession X, Bedford District – Deneault)**

Notwithstanding the zone regulations in section 10.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-93), the following provisions shall apply:

- Waterfrontage (Minimum) 85 Metres (279 ft.)
- The uses permitted in the RLSW-93 zone are subject to a site plan agreement to be entered into between the owner(s) and the municipality and registered on the title of the property, specifying the siting of all buildings and septic systems at a location at least 30 metres from the inland wetland, 15 metres from the top-of-bank of the inland wetland and 120 metres from the Provincially Significant Wetland within Wolfe Lake.

All other provisions of this by-law shall apply.

**RLSW-94 (Part Lot 8 Concession I, Loughborough District - Harvie)**

Notwithstanding the zone regulations in section 10.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront Zone (RLSW-94) the following provisions shall apply:

- Setback of septic system from highwater mark (Minimum) 300 Metres (984 ft.),
- Setback of septic system from inland watercourse (Minimum) 30 Metres (98.4 ft.),
- Setback for all development from the highwater mark (Minimum) 120 Metres (394 ft.).

All other provisions of this by-law shall apply.

**RLSW-94 (Part Lot 23, Concession III, Storrington District – 1324789 Ontario Inc.) (By-Law 2014-49)**

Notwithstanding the zone regulations in section 10.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-94), the following provisions shall apply:

- Front Yard (Minimum) 35 Metres (115 ft.)
- Setback from Highwater Mark or
- Floodline of a body of water (Minimum) 35 Metres (115 ft.)
- The uses permitted in the RLSW-94 zone are subject to a site plan agreement registered on the title of the property, specifying siting of all buildings and septic systems at a location at least 35 metres from Inverary Lake.

All other provisions of this By-law shall apply.

**RLSW-95 (Part Lot 18, Concession IX, Storrington District – George) OMB approved**

Notwithstanding the zone regulations in section 10.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-94), the following provisions shall apply:

- Lot coverage for Principal Building (Maximum) 10 percent
- Front Yard (Minimum) 15 Metres (50 ft.)
- Rear Yard (Minimum) 4.6 Metres (15 ft.)
- Setback from Highwater Mark (Minimum) 15 Metres (50 ft.)
- Except for the one Principal Building no other buildings or structures are permitted.
- For the purposes of this By-law, a walkout basement area is permitted at a maximum area of 340 ft.<sup>2</sup> and with a ceiling height of 8 feet or more. An additional basement area is permitted at a maximum area of 460 ft.<sup>2</sup> and with a maximum ceiling height of 6 feet.

All other provisions of this By-law shall apply.

**RLSW-96 (Part Lot 26, Concession X, Storrington District – Thomson) (By-law Number 2015-09)**

Notwithstanding the zone regulations in section 10.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-96-h), the following special provision shall apply:

- Setback From Flood Control Elevation of 98.65 GSC (highwater mark of lake) (Minimum) 35 Metres (115 ft.)

The holding (“h”) symbol is to be removed by by-law to permit the development only when a Plan of Condominium Agreement between the property-owner and the Township has been entered into and registered.

**The holding ‘H’ symbol was removed by By-law 2021-52.**

All other provisions of this By-law shall apply.



**RLSW-97-h (Part Lot 26, Concession X, Storrington District – Thomson)  
(By-law Number 2015-09)**

Notwithstanding the zone regulations in section 10.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-97-h), the following special provisions shall apply:

- Rear Yard Setback (Minimum) 5 Metres (16 ft.)
- Setback from Flood Control Elevation of 98.65 GSC (highwater mark of lake or inland waterway) (Minimum) 30 Metres (98.4 ft.)

The holding (“h”) symbol is to be removed by by-law to permit the development only when a Plan of Condominium Agreement between the property-owner and the Township has been entered into and registered and a site plan agreement is entered into with the Township and registered on title specifying the location of all development relative to all required setbacks.

All other provisions of this By-law shall apply.

**RLSW-99 (Part Lots 20 & 21, Concession V, Storrington District – Applewood)**

Notwithstanding the zone regulations in section 10.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-99), the following special provisions shall apply:

- Front Yard Setback (Minimum) 8 Metres (26 ft.)
- Setback from wetland boundary (Minimum) 40 Metres (131 ft.)
- For the purposes of special zone RLSW-99, the lane (common element) side of the lot is deemed to be the front yard.

The holding ‘H’ symbol is to be removed by by-law to permit development only when a Plan of Condominium Agreement between the property-owner and the Township has been entered into and registered.

**The holding ‘H’ symbol was removed by By-law 2019-56**

All other provisions of this By-law shall apply.

**RLSW-100 (Part Lots 20 & 21, Concession V, Storrington District – Applewood)**

Notwithstanding the zone regulations in section 10.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-100), the following special provisions shall apply:

- Lot Frontage on a Private Lane (Minimum) 50 Metres (164 ft.)
- Setback from Wetland Boundary (Minimum) 40 Metres (131 ft.)

- Setback from Loughborough Lake (Minimum) 30 Metres (98.4 ft.)
- The holding `H` symbol is to be removed by by-law to permit development only when a Plan of Condominium Agreement between the property-owner and the Township has been entered into and registered.

**The holding ‘H’ symbol was removed by By-law 2019-56**

All other provisions of this By-law shall apply.

**RLSW-101 (Part Lots 20 & 21, Concession V, Storrington District – Applewood)**

Notwithstanding the zone regulations in section 10.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-101), the following special provisions shall apply:

- Lot Area (Minimum) 8000 Metres<sup>2</sup> ((86,114 ft.<sup>2</sup>))
- Lot Frontage on a Private Lane (Minimum) 50 Metres (164 ft.)
- Lot Frontage on Wetland (Minimum) 50 Metres (164 ft.)
- Setback from Wetland Boundary (Minimum) 40 Metres (131 ft.)
- Front Yard Setback (Minimum) 15 Metres (50 ft.)

- For the purposes of special zone RLSW-101, the lane (common element) side of the lot is deemed to be the front yard.

The holding `H` symbol is to be removed by by-law to permit development only when a Plan of Condominium Agreement between the property-owner and the Township has been entered into and registered.

**The holding ‘H’ symbol was removed by By-law 2019-56**

All other provisions of this By-law shall apply.

**RLSW-102 (Part Lot 21, Concession XI, Bedford District - McCulloch)**

Notwithstanding the provisions of section 10.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-102), the following provision shall apply:

- Front Yard Setback (Minimum) 40 Metres (131 ft.)
- Setback from Highwater Mark or Floodline of a waterbody (Minimum) 40 Metres (131 ft.)

All other provisions of this by-law shall apply.

**RLSW-103 (Part Lots 23 & 24, Concessions VI & VII, Loughborough District – Magenta Waterfront Development; Johnston Point)**

Notwithstanding the provisions of section 10.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-103), the following provisions shall apply:

- Units 1 and 8
  - a. Setback from Highwater Mark or Floodline of a waterbody (Minimum)
    - i. Building 40 Metres (131 ft.)
    - ii. Septic 45 Metres (147 ft.)
- On lands zoned RLSW-103 the only permitted uses within 40 metres of the highwater mark of Loughborough Lake shall be a walkway and a dock.
  - a. Maximum number of docks that are permitted per unit 1 only
  - b. Dock area (Maximum) 20 Metres<sup>2</sup> (215 ft.<sup>2</sup>)
  - c. Dock length (Maximum) 8 Metres (26 ft.)
  - d. Walkway width (Maximum) 1.5 Metres (5 ft.)

All other provisions of this by-law shall apply.

**RLSW-104 (Part Lots 23 & 24, Concessions VI & VII, Loughborough District – Magenta Waterfront Development; Johnston Point)**

Notwithstanding the provisions of section 10.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-104), the following provisions shall apply:

- Unit 2
  - a. Lot Frontage on a Private Lane (Minimum) 50 Metres (164 ft.)  
Setback from Highwater Mark or Floodline of a waterbody (Minimum)
    - i. Building 40 Metres (131 ft.)
    - ii. Septic 50 Metres (164 ft.)
- On lands zoned RLSW-104 the only permitted uses within 40 metres of the highwater mark of Loughborough Lake shall be a walkway and a dock.
  - a. Number of docks permitted per unit 1 only
  - b. Dock area (Maximum) 20 Metres<sup>2</sup> (215 ft.<sup>2</sup>)
  - c. Dock length (Maximum) 8 Metres (26 ft.)
  - d. Walkway width (Maximum) 1.5 Metres (5 ft.)

All other provisions of this by-law shall apply.

**RLSW-105 (Part Lots 23 & 24, Concessions VI & VII, Loughborough District – Magenta Waterfront Development; Johnston Point)**

Notwithstanding the provisions of section 10.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-105), the following provisions shall apply:

- Unit 3
  - a. Setback from Highwater Mark or Floodline of a waterbody (Minimum)
    - i. Building 50 Metres (164 ft.)
    - ii. Septic 50 Metres (164 ft.)
- On lands zoned RLSW-105 the only permitted uses within 50 metres of the highwater mark of Loughborough Lake shall be a walkway and a dock.
  - a. Number of docks permitted per unit 1 only
  - b. Dock area (Maximum) 15 Metres<sup>2</sup> (161 ft.<sup>2</sup>)
  - c. Dock length (Maximum) 8 Metres (26 ft.)
  - d. Walkway width (Maximum) 1.5 Metres (5 ft.)

All other provisions of this by-law shall apply.

**RLSW-106 (Part Lots 23 & 24, Concessions VI & VII, Loughborough District – Magenta Waterfront Development; Johnston Point)**

Notwithstanding the provisions of section 10.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-106), the following provisions shall apply:

- Units 4, 5 and 6
  - a. Setback from Highwater Mark or Floodline of a waterbody (Minimum)
    - i. Building 50 metres (164 ft.)
    - ii. Septic 60 metres (197 ft.)
- On lands zoned RLSW-106 the only permitted uses within 50 metres of the highwater mark of Loughborough Lake shall be a walkway and a dock.
  - b. Number of docks permitted per unit 1 only
  - c. Dock area (Maximum) 15 metres<sup>2</sup> (161 ft.<sup>2</sup>)
  - d. Dock length (Maximum) 8 metres (26 ft.)
  - e. Walkway width (Maximum) 1.5 metres (5 ft.)

All other provisions of this by-law shall apply.

**RLSW-107 (Part Lots 23 & 24, Concessions VI & VII, Loughborough District – Magenta Waterfront Development; Johnston Point)**

Notwithstanding the provisions of section 10.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-107), the following provisions shall apply:

- Unit 9
  - a. Setback from Highwater Mark or Floodline of a waterbody (Minimum)
    - i. Building 60 metres (197 ft.)
    - ii. Septic 60 metres (197 ft.)
- On lands zoned RLSW-107 the only permitted uses within 60 metres of the highwater mark of Loughborough Lake shall be a walkway.
  - a. Walkway width (Maximum) 1.5 metres (5 ft.)

All other provisions of this by-law shall apply.

**RLSW-108 (Part Lots 23 & 24, Concessions VI & VII, Loughborough District – Magenta Waterfront Development; Johnston Point)**

Notwithstanding the provisions of section 10.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-108), the following provisions shall apply:

- Units 10 and 11
  - a. Setback from Highwater Mark or Floodline of a waterbody (Minimum)
    - i. Building 40 metres (131 ft.)
    - ii. Septic 60 metres (197 ft.)
- On lands zoned RLSW-108 the only permitted uses within 40 metres of the highwater mark of Loughborough Lake shall be a walkway and a dock.
  - a. Number of docks permitted per unit 1 only
  - b. Dock area (Maximum) 20 metres<sup>2</sup> (215 ft.<sup>2</sup>)
  - c. Dock length (Maximum) 8 metres (26 ft.)
  - d. Walkway width (Maximum) 1.5 metres (5 ft.)

All other provisions of this by-law shall apply.

**RLSW-109 (Part Lots 23 & 24, Concessions VI & VII, Loughborough District – Magenta Waterfront Development; Johnston Point)**

Notwithstanding the provisions of section 10.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-109), the following provisions shall apply:

- Unit 14
  - a. Setback from Highwater Mark or Floodline of a waterbody (Minimum)
    - i. Building 35 metres (115 ft.)
    - ii. Septic 35 metres (115 ft.)
- On lands zoned RLSW-109 the only permitted uses within 35 metres of the highwater mark of Loughborough Lake shall be a walkway and a dock.
  - a. Maximum number of docks

permitted per unit	1 only
b. Dock area (Maximum)	20 metres <sup>2</sup> (215 ft. <sup>2</sup> )
c. Dock length (Maximum)	8 metres (26 ft.)
d. Walkway width (Maximum)	1.5 metres (5 ft.)

All other provisions of this by-law shall apply.

**RLSW-111 (Part Lot 6, Concession V, Bedford District – James Campbell)**

Notwithstanding the zone regulations in section 10.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-111), the following special provisions shall apply:

- Front Yard (Minimum) 45 metres (147 ft.)
- Setback from highwater mark or floodline of a body of water (Minimum) 45 metres (147 ft.)

All other provisions of this By-law shall apply.”

**RLSW-112 (Part Lot 11, Concession I, Storrington District – Tripp)**

Notwithstanding the provisions of section 10.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-112), the following special provision shall apply:

- Lot Area (Minimum) 8,000 metres<sup>2</sup> (2 ac.)

All other provisions of this by-law shall apply.

**RLSW-113 (Part Lot 11, Concession I, Storrington District – Tripp)**

Notwithstanding the provisions of section 10.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-113), the following provisions shall apply:

- Lot Area (Minimum) 4,000 metres<sup>2</sup> (1 ac.)
- Setback from highwater mark or floodline of a body of water
- for any new structure (Minimum) 36 metres (118 ft.)
- Gross floor area for any new principal building (Maximum) 74 metres<sup>2</sup> (800 ft.<sup>2</sup>)
- Footprint for any new principal building (Maximum) 79 metres<sup>2</sup> (850 ft.<sup>2</sup>)
- No living space shall be added below grade

All other provisions of this by-law shall apply.

**RLSW-114 (Part Lots 20 & 21, Concession IX, Storrington District: Stricelj OMB)**

Notwithstanding the provisions of section 10.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-114), the following provisions shall apply:

- Setback from highwater mark or floodline of a body of water
  - For any new structure (Minimum) 36 metres (118 ft.)
  - For Principal Building (Minimum) 8.1 metres (26.6 ft.) as specified on Schedule “J” which forms part of this By-law,
  - For Deck (Minimum) 8.1 metres (26.6 ft.) as specified on Schedule “J” which forms part of this By-law,

All other provisions of this by-law shall apply.

**RLSW-115 (Part Lots 23 & 24, Concession III, Storrington District - 1324789 Ontario Inc.)**

Notwithstanding any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-115), the following special provision applies:

- i) Setback from Highwater Mark (Minimum) 40 Metres (131 ft.)

All other provisions of this By-law shall also apply.

**RLSW-116 (Part Lots 28 & 29, Concession IV, Portland District – Kerr)**

Notwithstanding the provisions of section 10.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-116), the following provisions shall apply:

- Waterfrontage (Minimum) 150 Metres (492 ft.)

All other provisions of this by-law shall apply.

**RLSW-117 (Part Lot 19, Concession IV, Bedford District – Brown)**

Notwithstanding the provisions of section 10.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-117), the following provisions shall apply:

- Waterfrontage (Minimum) 83 Metres (272 ft.)
- Setback from Highwater Mark
  - For any Structure (Minimum) 50 Metres (164 ft.)
  - For Septic System (Minimum) 50 Metres (164 ft.)

All other provisions of this by-law shall apply.

**RLSW-118 (Part Lot 17, Concession VIII, Storrington District – Ross/Rank)**

Notwithstanding the provisions of section 10.2 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-118), the following provisions shall apply:

- A secondary dwelling is permitted within the existing principal building.

All other provisions of this by-law shall apply.

**RLSW-119 (Part Lots 24 & 25, Concession XIII, Loughborough District – Hamilton/Milligan)**

Notwithstanding the provisions of section 10.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-119), the following provisions shall apply:

- Setback from Highwater Mark (Minimum) 40 Metres (131 ft.)

All other provisions of this by-law shall apply.

**RLSW-120 (Part Lot 26, Concession XIV, Loughborough District—Kolodziejczak)**

Notwithstanding the provisions of section 10, or any other provision of this By-law to the contrary, on lands zoned Limited Services Residential-Waterfront (RLSW-120), the following provision applies:

- Water Frontage (Minimum) 60 Metres (200 ft.)
- Both property and any legally established buildings are deemed to comply with the RLWS Zone provisions.

All other provisions of this by-law shall apply.

**RLSW-121 (Part Lot 27 & 28, Concession VII, Parts 1-4, 13R11231, Bedford District – Tucker)**

Notwithstanding the provisions of section 8, or any other provisions of this By-law to the contrary, on lands zoned Limited Service Residential-Waterfront (RLSW-121), the permitted uses shall be limited to:

- Uses shall be limited to a private car parking and a boat dock for properties located on Mica Island,
- Setback from Highwater Mark  
For the Parking Area (Minimum) 30 Metres (98.4 ft.)
- Shoreline access shall be limited to a 1.5m wide access path

All other provisions of this by-law shall apply.



**RLSW-122 (Part Lot 25, Concession XIII, Loughborough District – Rice)  
(By-law 2019-20, passed April 2<sup>nd</sup>, 2019 File No. Z19-03)**

Notwithstanding, the provisions of section 10, or any other provision of this By-law to the contrary, on the lands zoned Limited Service Residential-Waterfront Zone 122, the following provision applies:

**ZONE REGULATIONS**

- a. Setback from highwater mark or floodline of a waterbody (Minimum)
- |             |                     |
|-------------|---------------------|
| i. Building | 45 Metres (197 ft.) |
| ii. Septic  | 36 Metres (118 ft.) |

All other provisions of this by-law shall apply.

**RLSW-123-H (Part Lots 15, 16 & 17, Concession IX, Storrington District – Campbell, Shield Shores Condominium, Unit 2)  
(By-Law 2020-40, passed August 11, 2020 – File No. Z-16-04)**

Notwithstanding the provisions of sections 10.3.1 and 10.3.2 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential (RLSW-123-H), the following provisions shall apply:

- Waterfrontage (Minimum) 79 Metres (259.2 ft.)
- Setback from the high water mark of the watercourse (Minimum) 30 Metres (98.4 ft.).
- For the Principal Building
  - Front Yard (Minimum) 40 Metres (131 ft.)
  - Setback from the high water mark of Dog Lake (Minimum) 40 Metres (131 ft.)
- For Accessory Buildings Not Attached to the Principal Building
  - Setback from the high water mark of Dog Lake (Minimum) 40 Metres (131 ft.)

The holding (“H”) symbol is to be removed by by-law to permit the development only when a Plan of Condominium Agreement between the property owner and the Township has been entered into and registered.

All other provisions of this by-law shall apply.

**RLSW-124-H (Part Lots 15, 16 & 17, Concession IX, Storrington District – Campbell, Shield Shores Condominium, Units 7, 10 and 12)  
(By-Law 2020-40, passed August 11, 2020 – File No. Z-16-04)**

Notwithstanding the provisions of sections 10.3.1 and 10.3.2 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential (RLSW-124-H), the following provisions shall apply:

- Setback from the 1:100 year flood

- |                                   |                     |
|-----------------------------------|---------------------|
| line of the watercourse (Minimum) | 6 Metres (19.7 ft.) |
|-----------------------------------|---------------------|
- For the Principal Building
    - Front Yard (Minimum) 40 Metres (131 ft.)
    - Setback from the high water mark of Dog Lake (Minimum) 40 Metres (131 ft.)
  - For Accessory Buildings Not Attached to the Principal Building
    - Setback from the high water mark of Dog Lake (Minimum) 40 Metres (131 ft.)

The holding (“H”) symbol is to be removed by by-law to permit the development only when a Plan of Condominium Agreement between the property owner and the Township has been entered into and registered.

All other provisions of this by-law shall apply.

**RLSW-125-H (Part Lots 15, 16 & 17, Concession IX, Storrington District – Campbell, Shield Shores Condominium, Unit 8)  
(By-Law 2020-40, passed August 11, 2020 – File No. Z-16-04)**

Notwithstanding the provisions of sections 10.3.1 and 10.3.2 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential (RLSW-125-H), the following provisions shall apply:

- |                         |                       |
|-------------------------|-----------------------|
| Road frontage (Minimum) | 48 Metres (157.5 ft.) |
|-------------------------|-----------------------|
- Setback from the 1:100 year flood line of the watercourse (Minimum) 6 Metres (19.7 ft.)
  - For Accessory Buildings Not Attached to the Principal Building
    - Setback from the high water mark of Dog Lake (Minimum) 40 Metres (131 ft.)

The holding (“H”) symbol is to be removed by by-law to permit the development only when a Plan of Condominium Agreement between the property owner and the Township has been entered into and registered.

All other provisions of this by-law shall apply.

**RLSW-126-H (Part Lots 15, 16 & 17, Concession IX, Storrington District – Campbell, Shield Shores Condominium, Unit 11)  
(By-Law 2020-40, passed August 11, 2020 – File No. Z-16-04)**

Notwithstanding the provisions of sections 10.3.1 and 10.3.2 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential (RLSW-126-H), the following provisions shall apply:

- For the Principal Building

- Front Yard (Minimum) 40 Metres (131 ft.)
- Setback from the high water mark of Dog Lake (Minimum) 40 Metres (131 ft.)
- For Accessory Buildings Not Attached to the Principal Building
  - Setback from the high water mark of Dog Lake (Minimum) 40 Metres (131 ft.)

The holding ("H") symbol is to be removed by by-law to permit the development only when a Plan of Condominium Agreement between the property owner and the Township has been entered into and registered.

All other provisions of this by-law shall apply.

**RLSW-127 (1012 Hill Lane, Lot 8 on Plan 1540, Part of Lot 10, Concession VIII, Loughborough District – Blasko)**

**(By-Law 2021-10, Passed April 6, 2021 – File No. Z-20-12)**

Notwithstanding the provisions of Section 10 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential - Waterfront (RLSW-127), the following provisions shall apply:

- For the Principal Building
  - a. Front Yard (Minimum) 18.4 Metres (60.4 ft.)
  - b. Setback from the high water mark of Sydenham Lake (Minimum) 18.4 Metres (60.4 ft.)
  - c. Setback from Floodline of Sydenham Lake (Minimum) 16.8 Metres (55.1 ft.)
  - d. Setback from Top of Bank (Minimum) 8.5 Metres (27.8 ft.)
- For any sewage system
  - a. Setback from the high water mark of Sydenham Lake (Minimum) 23.7 Metres (77.7 ft.)
  - b. Setback from Floodline of Sydenham Lake (Minimum) 21.9 Metres (71.8 ft.)
  - c. Setback from Top of Bank (Minimum) 12.2 Metres (40 ft.)

Notwithstanding Section 5.25.3, a building permit may be issued on the lands zoned RLSW-127 where access is by way of a Township unopened road allowance through a site plan agreement entered into with the Township and registered on title.

All other provisions of this by-law shall apply.

**RLSW-128 (Part of Lot 2, Concession 10 (PIN 362900446) and Part 1 on Reference Plan 13R8822, Part of Lot 2, Concession 10 (PIN 362900231) District of Storrington – Malden and Knox)**

**(By-Law 2021-19, Passed April 20, 2021, File No. Z-21-01)**

Notwithstanding the provisions of Section 10 or any other provision of this By-law to the contrary, on the lands described by PIN 362900231 zoned Special Limited Service Residential – Waterfront (RLSW-128), the following provisions shall apply:

a. Zone Regulations for Accessory Building (Detached Garage)

- |     |  |           |                     |
|-----|--|-----------|---------------------|
| i)  | Setback from property line<br>abutting Sleeth Road | (Minimum) | 5 Metres (16.4 ft.) |
| ii) | Setback from property line<br>abutting Sleeth Lane | (Minimum) | 25 Metres (82 ft.)  |

All other provisions of this by-law shall apply.

**RLSW-129 (Parts 4 to 14 on Plan 13R22179, Part of Lot 9, Concession 9, Geographic Township of Pittsburgh, District of Storrington – 2290998 Ontario Inc.) (By-Law 2021-47, Passed September 7, 2021, File No. Z-21-10)**

Notwithstanding the provisions of Section 10 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential – Waterfront (RLSW-129), the following provisions apply:

The Principal Building and Accessory Buildings and Structures shall be:

- Setback from highwater mark  
of northern shoreline (Minimum) 40 Metres (131.2 ft.)
- Setback from highwater mark  
of southern shoreline (Minimum) 30 Metres (98.4 ft.)

All other provisions of this by-law shall apply.

**RLSW-130 (Part Block 39 on Plan 13M3 and Parts 7 to 9 on Reference Plan 13R18283, Part of Lots 11 and 12, Concession 1, and Part of Lots 11 and 12, Concession 2, District of Storrington – Brice) (By-Law 2021-61, Passed November 2, 2021, File No. Z-20-15)**

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential - Waterfront (RLSW-130), the following provisions shall apply:

- For the principal building
  - a) Front Yard (Minimum) 42 Metres (137.5 ft.)
  - b) Set back from high water mark  
or floodline (Minimum) 42 Metres (137.5 ft.)
  - c) Set back from top of bank (Minimum) 6 Metres (19.6 ft.)
- For accessory buildings
  - a) Set back from high water mark  
or floodline (Minimum) 42 Metres (137.5 ft.)
  - b) Set back from top of bank (Minimum) 6 Metres (19.6 ft.)
- For septic tank
  - a) Set back from high water mark  
or floodline (Minimum) 70 Metres (229.6 ft.)

- For leaching bed
  - a) Set back from high water mark or floodline (Minimum) 90 Metres (295.3 ft.)

All other provisions of this by-law shall apply.

**RLSW-131 (Severed Parcel in Consent Application S-28-21-S, Part of Lots 15 and 16, Concession 8, District of Storrington – Automatx Inc.)**

**(By-Law 2022-56, Passed June 21, 2022 – File No. PL-ZBA-2022-0062)**

Notwithstanding the provisions of sections 10.3.1 and 10.3.2 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential – Waterfront (RLSW-131), the following provisions apply:

- Waterfrontage north of Hood Lane (Minimum) 40 Metres (131 ft.)
- Waterfrontage south of Hood Lane (Minimum) 24 Metres (78.7 ft.)
- For the Principal Building
  - a. Front Yard (Minimum) 40 Metres (131 ft.)
  - b. Setback from highwater mark (Minimum) 40 Metres (131 ft.)
- For Accessory Buildings Not Attached to the Principal Building
  - a. Setback from highwater mark (Minimum) 40 Metres (131 ft.)

All other provisions of this by-law shall apply.

**RLSW-132 (Severed Parcel in Consent Application S-54-21-B, Part of Lot 9, Concession 7, District of Bedford - Fitzgerald)**

**(By-Law 2022-64, Passed July 12, 2022 – File No. PL-ZBA-2022-0072)**

Notwithstanding the provisions of section 10.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential – Waterfront (RLSW-132), the following provision shall apply:

- Waterfrontage (Minimum) 70 Metres (229 ft.)

All other provisions of this by-law shall apply.

**RLSW-133 (Part of Part 4 on Plan 13R11606, Lot 5, Concession 14, District of Loughborough; Huehn)**

**(By-Law 2022-77, Passed September 6, 2022, File No. PL-ZBA-2022-0050)**

Notwithstanding the provisions of section 10.3.2 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential – Waterfront (RLSW-133), the following provisions shall apply:

- An accessory building is permitted to have a second storey used for human habitation. The following provisions shall apply to an accessory building that contains human habitation:

- Human habitation is permitted in accordance with the range of uses permitted under the sleeping cabin definition of this by-law.
- No use shall be established that meets the definition of a dwelling unit in this by-law.
- The area used for human habitation is permitted to have a maximum floor area of 33.4 square metres (360 square feet) and is limited to the second floor of the building.
- Building height (maximum) 8.0 metres (26.5 feet)
- Top of Bank setback (minimum) 9.2 metres (30 feet)

No additional accessory building that meets the definition of a sleeping cabin is permitted to be established on the lands zoned RLSW-133.

All other provisions of this by-law shall apply.

**RLSW-134 (73 Mill Bay Lane, Part 18 On Plan 13R167, Lot 33 to 34, Concession 7, District of Bedford: Klassen)  
(By-Law 2022-79, Passed September 6, 2022, File No. PL-ZBA-2022-0097)**

Notwithstanding the provisions of section 10.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential – Waterfront (RLSW-134), the following provision shall apply:

- For the Principal Dwelling:
  - Lot Coverage (Maximum) 12.4%
  - Top of Bank setback (Minimum) 9.5 metres (31 feet)
- No accessory buildings and structures are permitted.

All other provisions of this by-law shall apply.

**RLSW-135 (Part Lot 32, Concession 7, District of Bedford)  
(By-law 2023-80, Passed October 3, 2023, File No. PL-ZBA-2023-0109)**

Notwithstanding the provisions of Section 10 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential – Waterfront (RLSW-135), the following provisions apply:

**Permitted Uses**

- Private vehicle parking area and boat docking for the exclusive use of lots whose only access is by means of a navigable waterway, and that have deeded rights to parking and docking at this location
- Accessory uses, buildings and structures to the above uses

**Zone Requirements**

- Number of Parking Spaces (Maximum) 12
- Lot Coverage for Accessory Buildings (Maximum) 3%

All other provisions of this by-law shall apply.

**RLSW-136-H (Part Lot 32, Concession VI, Part of Lots 33 and 34, Concession VII, Bedford District - Bob's Lake Co-operative Limited)**

Notwithstanding the provisions of Section 10 or any other provision of this By-law to the contrary, the lands zoned Special Limited Service Residential – Waterfront (RLSW-136) shall be used only in accordance with the following:

Permitted Uses

- Travel Trailer Sites
- Accessory buildings and uses
- Docks

For the purpose of the RLSW-136 zone:

“Travel Trailer Site” shall mean an area of land for which a shareholder is issued a license to occupy by the Bob's Lake Co-operative. For clarity, a Travel Trailer Site is not a Lot within the meaning of the Zoning By-law.

Zone Provisions

- |  |          |
|--|----------|
| • Maximum Number of Travel Trailer Sites                     | 10 (Ten) |
| • Maximum Number of Travel Trailers on a Travel Trailer Site | 1 (One)  |
| • Maximum Number of Sleeping Cabins on a Travel Trailer Site | 1 (One)  |

For a Travel Trailer:

- |   |                      |
|---|----------------------|
| • Front Yard (Minimum)  | 30 metres (98.4 ft.) |
| • Rear Yard (Minimum)   | 10 metres (32.8 ft.) |
| • Interior Side Yard (Minimum)  | 3 metres (9.8 ft.)   |
| • Exterior Side Yard (Minimum)  | 10 metres (32.8 ft.) |
| • Setback from highwater mark or floodline of a body of water (Minimum) | 30 metres (98.4 ft.) |
| • Off-street parking shall be provided in accordance with Section 5.30. |                      |

A travel trailer may be replaced provided that it does not serve to further reduce a required yard or a required setback from the highwater mark of a waterbody or watercourse.

All other provisions of this By-law shall apply.

Holding Symbol removed by By-Law 2024-07-DA on October 31, 2024

**RLSW-137-H (Part Lot 32, Concession VI, Part of Lots 33 and 34, Concession VII, Bedford District - Bob's Lake Co-operative Limited)**

Notwithstanding the provisions of Section 10 or any other provision of this By-law to the contrary, the lands zoned Special Limited Service Residential – Waterfront (RLSW-137) shall be used only in accordance with the following:

Permitted Uses

- Travel Trailer Sites
- Accessory buildings and uses
- Docks

For the purpose of the RLSW-137 zone:

“Travel Trailer Site” shall mean an area of land for which a shareholder is issued a license to occupy by the Bob's Lake Co-operative. For clarity, a Travel Trailer Site is not a Lot within the meaning of the Zoning By-law.

Zone Provisions

- |  |          |
|--|----------|
| • Maximum Number of Travel Trailer Sites                     | 9 (Nine) |
| • Maximum Number of Travel Trailers on a Travel Trailer Site | 1 (One)  |
| • Maximum Number of Sleeping Cabins on a Travel Trailer Site | 1 (One)  |

For a Travel Trailer:

- |   |                      |
|---|----------------------|
| • Front Yard (Minimum)  | 30 metres (98.4 ft.) |
| • Rear Yard (Minimum)   | 10 metres (32.8 ft.) |
| • Interior Side Yard (Minimum)  | 3 metres (9.8 ft.)   |
| • Exterior Side Yard (Minimum)  | 10 metres (32.8 ft.) |
| • Setback from highwater mark or floodline of a body of water (Minimum) | 30 metres (98.4 ft.) |
| • Off-street parking shall be provided in accordance with Section 5.30. |                      |

A travel trailer may be replaced provided that it does not serve to further reduce a required yard or a required setback from the highwater mark of a waterbody or watercourse.

All other provisions of this By-law shall apply.

Holding Symbol removed by By-Law 2024-07-DA on October 31, 2024

**RLSW-138 (4839 Noble Lane, Part of Lot 7, Concession 9, District of Storrington) (By-law 2024-08, Passed January 16, 2024, File No. PL-ZBA-2023-0133)**

Notwithstanding the provisions of Section 10 or any other provision of this By-law to the contrary, the lands zoned Special Limited Service Residential – Waterfront (RLSW - 138) shall be used in accordance with the following:



- In addition to the Permitted Uses in Section 10.2, the following accessory uses are permitted:
  - Chicken Coop
  - Keeping a maximum of five (5) chickens
- Zone Provisions for Chicken Coop
 

○ Setback from highwater mark (Minimum)	70 metres (230 ft.)
○ Front Yard (Minimum)	70 metres (230 ft.)
○ Interior Side Yard (Minimum)	15 metres (50 ft.)

All other provisions of this by-law shall apply.

**RLSW-139 (113 Doris Smith Lane, Part 1, Reference Plan 13R15730, Part Lot 9, Concession 9, District of Storrington)  
(By-law 2024-16, Passed February 20, 2024, File No. PL-ZBA-2023-0136)**

Notwithstanding the provisions of Section 10 or any other provision of this By-law to the contrary, the lands zoned Special Limited Service Residential – Waterfront (RLSW-139) shall be used in accordance with the following:

- For the Principal Building
 

○ Front Yard (Minimum)	15 Metres (49.2 ft.)
○ Setback from the high water mark of a waterbody (Minimum)	15 Metres (49.2 ft.)
- For the sewage system
 

○ Setback from the high water mark of a waterbody (Minimum)	30 Metres (98.4 ft.)
---	----------------------

All other provisions of this by-law shall apply.

**RLSW-140 (A Portion of Part Lots 2 to 4, Concession 12, District of Loughborough)  
(By-Law 2024-06, Passed March 05, 2024, File No. PL-ZBA-2024-0009)**

Notwithstanding the provision of Section 10 or other provision of this By-law to the contrary, on lands zoned Special Limited Service Residential Waterfront (RLSW-140), the following provisions apply:

- Lot Frontage, Private Lane (Minimum) 6 metres (19.7 feet)

All other provisions of this by-law shall apply.

**RLSW-141 (Parts 1, 2 and 3 on Plan 13R-22949, Part of Lots 21 and 22, Concession 10, District of Bedford)  
(By-Law 2024-32, Passed April 09, 2024, File No. PL-ZBA-2024-0027)**

Notwithstanding the provisions of Section 10 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential – Waterfront (RLSW-141) the following provisions shall apply:

- Setback from toe of slope (Minimum) 5 Metres (16.4 ft.)
- Definition:

- “Toe of Slope” (Slope) shall mean a point which is the beginning of a significant change in the land surface, then from which the land surface slopes upward (at a grade of 30% or more) with a consistent vertical rise of at least five (5) metres.

All other provisions of this by-law shall apply.

**RLSW-142 (Retained Parcel in Consent Application PL-BDJ-2023-0103, Part Lot 5, Concession 5, District of Loughborough)**

**(By-Law 2024-34, Passed April 16, 2024, File No. PL-ZBA-2024-0014)**

Notwithstanding the provision of Section 10 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential – Waterfront (RLSW-142), the following provisions apply:

- Lot Frontage, Private Lane (Minimum) 0 Metres (0 feet)

All other provisions of this by-law shall apply.

**RLSW-143 (15 Whiskey Point Lane, Plan 1593 Lot 2, District of Bedford)**

**(By-Law 2024-75, Passed November 19, 2024, File No. PL-ZBA-2024-0104)**

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RLSW-143 the maximum permitted size of a sleeping cabin shall be 41.8 square metres (450 square feet).

All other provisions of this by-law shall apply.

**RLSW-144 (Part Lot 1, Concession XII, Part of Block 18, Registered Plan 1938, Portland District - McCaldon)**

**(By-Law 2025-15, Passed March 11, 2025, File No. PL-ZBA-2024-0131)**

Notwithstanding the provisions of Section 10 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-144), the following provisions shall apply:

- Lot Area (Minimum) 3.2 hectares (8 acres)
- Lot Frontage, Private Lane (Minimum) 24 metres (78.7 ft.)

All other provisions of this by-law shall apply.

**RLSW-145 (1125 and 1127 Willy’s Lane, Part Lot 4, Concession XI, Portland District - Trousdale)**

**(By-Law 2025-27, Passed April 15, 2025, File No. PL-ZBA-2025-0001)**

Notwithstanding the provisions of Section 10 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-145), the following provisions shall apply:

- Permitted Uses
  - Maximum of two (2) single detached or seasonal dwellings
  - Accessory uses and buildings to the above, including a maximum of three (3) sleeping cabins

- Lot Area (Minimum) 2.0 hectares (4.9 acres)
- Lot Frontage, Private Lane (Minimum) 0 Metres (0 feet)

All other provisions of this by-law shall apply.

**RLSW-146 (1137 Willy’s Lane, Part Lot 4, Concession XI, Portland District - Trousdale)**

**(By-Law 2025-27, Passed April 15, 2025, File No. PL-ZBA-2025-0001)**

Notwithstanding the provisions of Section 10 or any other provision of this By-law to the contrary, on the lands zoned Special Limited Service Residential-Waterfront (RLSW-146), the following provisions shall apply:

- Lot Area (Minimum) 0.4 hectares (1 acre)
- Lot Frontage, Private Lane (Minimum) 0 Metres (0 feet)
- Waterfrontage (Minimum) 25 Metres (82 feet)

All other provisions of this by-law shall apply.

**RLSW-147 (Part Lots 9 and 10, Concession 7, District of Loughborough: Votary)**

**(By-Law 2025-55, Passed August 12, 2025, File No. PL-ZBA-2025-0017)**

Notwithstanding the provisions of Section 10 or any other position of this By-law to the contrary, on lands zoned Limited Service Residential – Waterfront Special Provision (RLSW-147), the following provisions apply:

- Lot Area (Minimum) 9,000 sq. metres (96,875 sq. ft.)
- Lot Frontage, Private Lane (Minimum) 30 Metres (98.4 ft.)

All other provisions of this By-law shall apply.

**RLSW-148 (Part Lot 2, Concession 3, District of Bedford: Bechard)**

**(By-Law 2025-56, Passed August 12, 2025, File No. PL-ZBA-2025-0082)**

Notwithstanding the provisions of Section 10 or any other position of this By-law to the contrary, on lands zoned Limited Service Residential – Waterfront Special Provision (RLSW-148), the following provisions apply:

- Waterfrontage (Minimum) 150 Metres (492.1 ft)
- For any building, structure or sewage system
  - a. Front yard (Minimum) 50 Metres (164 ft)
  - b. Setback from highwater mark of Desert Lake (Minimum) 50 Metres (164 ft)

All other provisions of this By-law shall apply.

## **SECTION 11 - RLSI - LIMITED SERVICE RESIDENTIAL - ISLAND ZONE**

**11.1** Within a RLSI - Limited Service Residential - Island Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **11.2 PERMITTED USES**

- a seasonal dwelling,
- a dock, subject to approval from the appropriate authority,
- accessory buildings or uses, including one sleeping cabin,
- a home occupation, in accordance with the provisions of Section 5.28 of this By-law.

### **11.3 ZONE REGULATIONS**

#### **11.3.1 For the Principal Building**

- |   |                               |
|---|-------------------------------|
| • Lot Area (Minimum)  | 2.0 hectares (4.9 acres)      |
| • Lot Water Frontage (Minimum)  | 91 metres (300 ft.)           |
| • Lot Width at Rear Lot Line (Minimum)  | 76 metres (250 ft.)           |
| • Front Yard (Minimum)  | 30 metres (98.4 ft.)          |
| • Rear Yard (Minimum)   | 10 metres (32.8 ft.)          |
| • Interior Side Yard (Minimum)  | 3 metres (9.8 ft.)            |
| • Exterior Side Yard (Minimum)  | 3 metres (9.8 ft.)            |
| • Gross Floor Area (Minimum)  | 59 sq. metres (635.1 sq. ft.) |
| • Lot Coverage (Maximum)  | 5 percent                     |
| • Building Height (Maximum)   | 11 metres (36.1 ft.)          |
| • Setback from Highwater Mark or Floodline of a Body of Water (Minimum)   | 30 metres (98.4 ft.)          |
| • Off-street parking shall be provided in accordance with Section 5.25 of this By-law.  |                               |
| • Where communal docking facilities are proposed, such facilities shall be located a minimum of 60 metres (196.9 ft.) from the nearest residential use, residential land use designation or residential zone. |                               |

#### **11.3.2 For Accessory Buildings Not Attached To The Principal Building**

- |   |                      |
|---|----------------------|
| • Front Yard (Minimum)  | 30 metres (98.4 ft.) |
| • Rear Yard (Minimum)   | 3 metres (9.8 ft.)   |
| • Interior Side Yard (Minimum)  | 3 metres (9.8 ft.)   |
| • Exterior Side Yard (Minimum)  | 3 metres (9.8 ft.)   |
| • Building Height (Maximum)   | 6 metres (19.7 ft.)  |
| • Setback from Highwater Mark or Floodline of a Body of Water (Minimum) | 30 metres (98.4 ft.) |

- In the case of docks, where a rear yard or interior side yard abuts a body of water, then such rear yard and/or interior sideyard may be reduced to zero metres.

#### **11.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the RLSI - Limited Service Residential - Island Zone.

#### **11.5 SPECIAL RLSI - LIMITED SERVICE RESIDENTIAL - ISLAND ZONES**

##### **RLSI-1 (Part Lots 2 and 3, Concession XII, Portland District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential Island (RLSI-1) shall be used only in accordance with the following:

- The total number of lots on lands zoned RLSI-1 shall not exceed one (1).
- On lands zoned RLSI-1, all buildings and structures shall be set back a minimum distance of 45 metres (147.6 ft.) from the shoreline of Fourteen Island Lake.

All other provisions of this by-law shall apply.

##### **RLSI-2 (Part Lots 27, 28, 29, Concession VI, Bedford District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential Island (RLSI-2) shall be used only in accordance with the following:

- A maximum of seven (7) single seasonal dwellings may be permitted.

All other provisions of this by-law shall apply.

##### **RLSI-3 (Lot 9, Concession VI, Loughborough District - McCracken)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential Island (RLSI-3) shall be used only in accordance with the following:

- The minimum setback from the highwater mark of Sydenham Lake shall be 7 metres (23 ft.) for the main dwelling and 5 metres (16.4 ft.) for an open deck structure.
- All existing mature vegetation within 30 metres (98.4 ft.) of the highwater mark should be retained and new plantings be provided to adequately screen the proposed dwelling from adjacent properties and to prevent erosion of the soil mantle into Sydenham Lake.

All other provisions of this by-law shall apply.

**RLSI-4 (Lot 15, Concession X, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential Island (RLSI-4) shall be used only in accordance with the following:

- A sleeping cabin may be erected having a minimum setback from the highwater mark of 15.0 metres (49.2 ft.) from the east shore and 22.5 metres (73.8 ft.) from the west shore of Draper Lake.
- The total coverage of all accessory uses shall be 55 sq. metres (592 sq. ft.).

All other provisions of this by-law shall apply.

**RLSI-5 (Lots 11 and 12, Concession XI, Storrington District - Fabbio)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Limited Service Residential Island (RLSI-5) shall be used only in accordance with the following:

- An existing seasonal residential dwelling having a minimum setback of 10.9 m (36 ft.) from the west shore and 14.0 m (46 ft.) from the east shore of Birch Island.

All other provisions of this by-law shall apply.

**RLSI-6 (Part Lot 21, Concession V, Storrington District - Beach)**

Notwithstanding the provisions of section 11.3.1 or any other provision of this by-law to the contrary, on the lands zoned Special Limited Service Residential Island (RLSI-6) Zone the following provisions shall apply:

- Zone Regulations
  - a. a seasonal dwelling having a maximum footprint area of 71 square metres (768 sq. ft.).
  - b. all setbacks shall be as specified in site plan agreement entered into on July 26, 2006.

All other provisions of this by-law shall apply.

## **SECTION 12 - R - RESIDENTIAL ZONE**

**12.1** The Residential (R) Zone is intended to be used for multiple lot residential subdivisions only. Within an R - Residential Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **12.2 PERMITTED USES**

- a single detached dwelling,
- a group home,
- a public park,
- a dock, subject to approval from the appropriate authority,
- accessory buildings or uses to the above uses,
- a home occupation, in accordance with the provision of Section 5.28 of this By-law.

### **12.3 ZONE REGULATIONS**

#### **12.3.1 For the Principal Building**

- |   |                                    |
|---|------------------------------------|
| • Lot Area (Minimum)  | 8000 sq. metres (86,114.1 sq. ft.) |
| • Lot Frontage (Minimum)  | 76 metres (250 ft.)                |
| • Front Yard (Minimum)  | 20 metres (65.6 ft.)               |
| • Rear Yard (Minimum)   | 10 metres (32.8 ft.)               |
| • Interior Side Yard (Minimum)  | 6 metres (19.7 ft.)                |
| • Exterior Side Yard (Minimum)  | 10 metres (32.8 ft.)               |
| • Gross Floor Area (Minimum)  | 89 sq. metres (958.0 sq. ft.)      |
| • Lot Coverage (Maximum)  | 20 percent                         |
| • Building Height (Maximum)   | 11 metres (36.1 ft.)               |
| • Off-street parking shall be provided in accordance with Section 5.30. |                                    |

#### **12.3.2 For Accessory Buildings Not Attached To The Principal Building**

- |                                |                      |
|--------------------------------|----------------------|
| • Rear Yard (Minimum)          | 3 metres (9.8 ft.)   |
| • Interior Side Yard (Minimum) | 3 metres (9.8 ft.)   |
| • Exterior Side Yard (Minimum) | 10 metres (32.8 ft.) |
| • Height (Maximum)             | 8 metres (26.2 ft.)  |

**12.3.3** Notwithstanding any setback specified in sections 12.3.1 and 12.3.2 above, the minimum required setback from the highwater mark or floodline of a waterbody shall be 30 metres (98.4 ft.).

### **12.4 GENERAL PROVISIONS**

All special provisions of section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the R - Residential Zone.

## **12.5 SPECIAL R - RESIDENTIAL ZONES**

### **R-2 (Lots 11/12, Concessions I and II, Storrington District - Loughborough Shores Phase 2)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Residential (R-2) shall be used only in accordance with the following:

- The minimum lot area shall be 18 hectares (44.5 acres).

All other provisions of this by-law shall apply.

### **R-4 (Lot 11, Concessions I & II, Storrington District - Loughborough Shores Phase 2)**

Notwithstanding anything in this by-law to the contrary, the lands zoned Special Residential-4 (R-4) shall be used only in accordance with the following:

- All septic systems located on the lot shall be set back a minimum of 100 metres (328.1 ft.) from the highwater mark of Loughborough Lake.

All other provisions of this by-law shall apply.

### **R-5 (Lots 9 and 10, Concession VI, Loughborough District - Sydenham Woods)**

Notwithstanding any other provision of this by-law to the contrary, on the lands zoned Special Residential (R-5) Zone, the following uses shall be permitted:

- Permitted Uses
  - a. a maximum of twelve single detached dwellings;
  - b. accessory home occupations;
  - c. accessory buildings and structures

All other provisions of this by-law shall apply.

### **R-6 (Lot 23, Concession VII Storrington District - Deer Creek Subdivision Phase 1)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Residential (R-6) shall be used only in accordance with the following:

- No building or structure including septic systems shall be located within 15 metres (49.2 ft.) of a natural or engineered storm water drainage course, and no buildings or accessory structures shall be erected within 15 metres (49.2 ft.) of the rear lot line.
- Proof of an adequate supply of potable water shall be supplied to the Township at the time of the sale of lots zoned R-6.



All other provisions of this by-law shall apply.

**R-7 (Part Lots 25 to 29, Concession VII, Storrington District - Collins Lake Estates)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Residential (R-7) shall be used only in accordance with the following:

- Permitted Uses
  - a. The uses permitted shall include the uses existing as of the date of passage of this by-law.
  - b. A golf course and uses accessory to a golf course shall be permitted.
  - c. Additional uses in the Residential (R) Zone will be permitted only following the removal of the Holding (H) symbol.
- Zone Requirements
  - a. The lands zoned R-7 shall be used in accordance with the zone requirements outlined in Section 12.3 to this By-law only following the removal of the Holding (H) symbol.
- Removal of the Holding Symbol
  - a. The Holding (H) symbol will be removed from the lands so zoned upon submission and approval of appropriate sewage disposal and water supply servicing system plans. Review and approval of such systems plans shall be undertaken by the Township of South Frontenac, Kingston Frontenac Lennox and Addington Public Health and the Ministry of Environment.

All other provisions of this by-law shall apply.

**R-8 (Part Lot 25, Concession III, Storrington District - Belanger)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Residential (R-8) Zone shall be used only in accordance with the following:

- A dwelling unit in an accessory building (in addition to the single detached dwelling existing on the property) shall be permitted.

All other provisions of this by-law shall apply.

**R-9 (Lot 23, Concession VII, Storrington District -Deer Creek Subdivision Phase 2)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Residential (R-9) Zone, the following provisions shall apply:

- Lot Area (Minimum) 6,100 sq. metres (1.5 ac.)
- Setback from Highwater Mark of Creek 15 metres (50 ft.)

All other provisions of this by-law shall apply.

**R-10 (Part Lot 31, Concession VII, Storrington District – Lyons Landing Phase 2)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Residential (R-10) Zone shall be used only in accordance with the following:

• **ZONE PROVISIONS**

- |                                 |                       |
|---------------------------------|-----------------------|
| a. lot frontage (minimum)       | 55 metres (180.4 ft.) |
| b. front yard setback (minimum) | 20 metres (65.6 ft.)  |
| c. rear yard setback (minimum)  | 10 metres (32.8 ft.)  |
| d. side yard setback (minimum)  | 10 metres (32.8 ft.)  |

• **Determination of Lot Frontage**

- a. Despite the definition of 'Lot Frontage' in section 3.111, on the lands zoned R-10, 'Lot Frontage' shall mean the distance being measured along a line which is parallel to the front lot line measured at a point equal to the minimum required front yard setback.

All other provisions of this By-law shall apply.

**R-11 (Part Lot 33, Concession VI, Bedford District)**

Notwithstanding any other provision of this By-law to the contrary, on the lands zoned Special Residential (R-11) Zone, the following provisions shall apply;

- |   |                                 |
|---|---------------------------------|
| • Lot Area (Minimum)  | 10,000 m <sup>2</sup> (2.5 ac.) |
| • Lot Frontage (Minimum)  | 60 metres (197 ft.)             |
| • Water Frontage (Minimum)  | 91 metres (300 ft.)             |
| • Gross Floor Area (Minimum)  | 93 sq. metres (1,000 sq. ft.)   |
| • Lot Coverage (Maximum)  | 5%                              |
| • Interior Side Yard (Minimum)  | 15 metres (50 ft.)              |
| • Setback from highwater mark or floodline of a body of water (Minimum) | 35 metres (115 ft.)             |
| • Accessory sleeping cabin maximum permitted size.                      | 37 sq. metres (300 sq. ft.)     |

All other provisions of this by-law shall apply.

**R-12 (Part Lots 33 and 35, Concessions V and VI, Bedford District)**

Notwithstanding any other provision of this By-law to the contrary, on the lands zoned Special Residential (R-12) Zone, the following provisions shall apply;

- |                                |                               |
|--------------------------------|-------------------------------|
| • Lot Area (Minimum)           | 1.6 hectares (4 ac.)          |
| • Water Frontage (Minimum)     | 91 metres (300 ft.)           |
| • Gross Floor Area (Minimum)   | 93 sq. metres (1,000 sq. ft.) |
| • Lot Coverage (Maximum)       | 5%                            |
| • Interior Side Yard (Minimum) | 15 metres (50 ft.)            |

- Setback from highwater mark  
or floodline of a body of water(Min) 40 metres (131 ft.)
- Accessory sleeping cabin maximum  
permitted size 37 sq. metres (300 sq. ft.)

All other provisions of this by-law shall apply.

### **R-13 (Part Lot 33, Concession VI, Bedford District)**

Notwithstanding any other provision of this By-law to the contrary, on the lands zoned Special Residential (R-13) Zone, the following provisions shall apply;

- Lot Area (Minimum) 2.2 hectares (5.4 ac.)
- Gross Floor Area (Minimum) 93 sq. metres (1,000 sq. ft.)
- Interior Side Yard (Minimum) 15 metres (50 ft.)
- Setback from highwater mark  
or floodline of a body of water(Min) 30 metres (98.4 ft.)

All other provisions of this by-law shall apply.

### **R-14 (Part Lot 33, Concession VI, Bedford District)**

Notwithstanding any other provision of this By-law to the contrary, on the lands zoned Special Residential (R-14) Zone, the following provisions shall apply;

- Water Frontage (Minimum) 91 metres (300 ft.)
- Gross Floor Area (Minimum) 93 sq. metres (1,000 sq. ft.)
- Lot Coverage (Maximum) 5%
- Interior Side Yard (Minimum) 15 metres (50 ft.)
- Setback from highwater mark  
or floodline of a body of water(Min) 50 metres (164 ft.)
- Accessory sleeping cabin maximum  
permitted size 37 sq. metres (300 sq. ft.)

All other provisions of this by-law shall apply.

### **R-15 (Part Lots 33 to 35, Concessions V and VI, Bedford District)**

Notwithstanding any other provision of this By-law to the contrary, on the lands zoned Special Residential (R-15) Zone, the following provisions shall apply;

- Lot Area (Minimum) 3.8 hectares (9.4 ac.)
- Gross Floor Area (Minimum) 93 sq. metres (1,000 sq. ft.)
- Interior Side Yard (Minimum) 15 metres (50 ft.)
- Setback from highwater mark  
or floodline of a body of water(Min) 30 metres (98.4 ft.)

All other provisions of this by-law shall apply.

**R-16 (Part Lots 33 to 35, Concessions V and VI, Bedford District)**

Notwithstanding any other provision of this By-law to the contrary, on the lands zoned Special Residential (R-16) Zone, the following provisions shall apply;

- |  |                               |
|--|-------------------------------|
| • Water Frontage (Minimum)   | 91 metres (300 ft.)           |
| • Gross Floor Area (Minimum)   | 93 sq. metres (1,000 sq. ft.) |
| • Lot Coverage (Maximum)   | 5%                            |
| • Interior Side Yard (Minimum)   | 15 metres (50 ft.)            |
| • Setback from highwater mark<br>or floodline of a body of water (Min) | 30 metres (98.4 ft.)          |
| • Accessory sleeping cabin maximum<br>permitted size                   | 37 sq. metres (300 sq. ft.)   |

All other provisions of this by-law shall apply.

**R-17 (Lot 1, Concession XIII, Portland District, Rafferty)**

Notwithstanding any provision of this By-law to the contrary, the lands zoned Special Residential Exception (R-17) shall be used only in accordance with the following:

In addition to the uses permitted in section 12.2 of this By-law the following uses are permitted:

- A secondary temporary dwelling unit.

In addition to the zone regulations section 12.3 of this By-law the following regulations apply:

- street access to both dwellings (principal and secondary) is limited to one driveway only;
- the maximum permitted floor area of the temporary second dwelling is 76.5 metres<sup>2</sup> (823 ft.<sup>2</sup>);
- the maximum height of the garden suite structure is one storey or 4.5 metres, whichever is the lower number;
- the garden suite shall be permitted for a maximum period of ten (10) years from the date of the approval of this Zoning By-law Amendment which is August 3, 2004.

All other provisions of this by-law shall apply.

**R-18 (Lot 1, Concession XIII, Portland District, Gilbert)**

Notwithstanding section 12.3.1, 12.3.3, or any other provision of this By-law to the contrary, on the lands zoned Special Residential Exception (R-18), the following special provisions shall apply:

- Lot Frontage on Public Road (Minimum) 30 metres (98.4 ft.)

The uses permitted in the R-18 zone shall be subject to a site plan agreement to be entered into between the owner and the municipality and registered on the title of the property, implementing all the recommendations of the environmental report dated August 15, 2009 from Ecological Services and requiring that the building that exists on the property on the date of passing of this by-law be removed.

All other provisions of this By-law shall apply.

**R-19 (Lot 23, Concession VII, Storrington District, Deer Creek Subdivision Phase 2)**

Notwithstanding any other provision of this By-law to the contrary, on the lands zoned Special Residential Exception (R-19) Zone, the following special provisions shall apply:

- Lot Area (Minimum) 5,350 sq. metres (1.3 ac.)

All other provisions of this By-law shall apply.

**R-20 (Lot 23, Concession VII, Storrington District, Deer Creek Subdivision Phase 2)**

Notwithstanding any other provision of this By-law to the contrary, on the lands zoned Special Residential Exception (R-20) Zone, the following special provisions shall apply:

- Lot Area (Minimum) 6,100 sq. metres (1.5 ac.)
- Lot Frontage (Minimum) 100 metres (328 ft.)

All other provisions of this By-law shall apply.

**R-21 (Lot 23, Concession VII, Storrington District, Deer Creek Subdivision Phase 2)**

Notwithstanding any other provision of this By-law to the contrary, on the lands zoned Special Residential Exception (R-21) Zone, the following special provisions shall apply:

- i) Lot Area (Minimum) 5,900 sq. metres (1.4 ac.)
- ii) Lot Frontage (Minimum) 35 metres (115 ft.)

All other provisions of this By-law shall apply.

**R-22 (Lot 23, Concession VII, Storrington District, Deer Creek Subdivision Phase 2)**

Notwithstanding the permitted uses in section 12.2 or any other provision of this By-law to the contrary, on the lands zoned Special Residential Exception (R-22) Zone, the following provision shall apply:

- No structure or building shall be permitted.

All other provisions of this By-law shall apply.

**R-23 (Lot 2, Concession V, Loughborough District, Keller)**

Notwithstanding any provision of this By-law to the contrary, on the lands zoned Special Residential Exception (R-23), the following provisions shall apply:

In addition to the uses permitted in section 12.2 of this By-law the following uses are permitted:

- A secondary temporary dwelling unit.

In addition to the zone regulations section 12.3 of this By-law the following regulations apply:

- street access to both dwellings (principal and secondary) is limited to one driveway only;
- the temporary second dwelling shall be permitted for a maximum period of three (3) years from the date of the approval of this Zoning By-law Amendment which is June 15, 2010.

All other provisions of this by-law shall apply.

**R-24 (Part Lot 22, Concession II, Storrington District – Barry Campbell)**

Notwithstanding the provisions of section 12.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Residential (R-24), the following provision shall apply.

- For the Principal Building
  - a. Rear Yard - the rear yard shall incorporate a “no build” area for the principal building as specified on Schedule “2” which forms part of this By-law.

All other provisions of this by-law shall apply.

**R-25 (Part Lot 3, Concession IV, Loughborough District – Valleyview Estates)**

Notwithstanding the provisions of sections 5.8.2, 12.3, 32.3 or any other provision of this By-law to the contrary, on the lands zoned Special Residential Zone (R-25), the following provisions shall apply.

- Zone Regulations
  - a. Lot Area (Minimum) 4,000 sq. m (1 ac.)
  - b. Lot Frontage (Minimum) 25 metres (82 ft.)
  - c. Front Yard (Minimum) 6 metres (20 ft.)
  - d. Interior Side Yard (Minimum) 1.5 metres (5 ft.) on one side
  - and

3 metres (10 ft.) on the other

- Rear Yard
  - a. no building or structure shall be located within the 30 metre setback from the wetland

All other provisions of this by-law shall apply.

**R-26 (Part Lot 3, Concession IV, Loughborough District – Valleyview Estates)**

Notwithstanding the provisions of section 12.3 or any other provision of this By-law to the contrary, on the lands zoned Special Residential (R-26) Zone, the following provisions shall apply.

- Zone Regulations
  - a. Lot Area (Minimum) 4,000 sq. m (1 ac.)
  - b. Lot Frontage (Minimum) 25 metres (82 ft.)
  - c. Rear Yard (Minimum) 6 metres (20 ft.) for principal building  
3 metres (9.8 ft.) for accessory buildings
  - d. Interior Side Yard (Minimum) 1.5 metres (5 ft.) on one side and  
3 metres (10 ft.) on the other

All other provisions of this by-law shall apply.

**R-27 (Part Lots 9 and 10, Concession IX, Storrington District – Ouellette Subdivision)**

Notwithstanding the provisions of section 12.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Residential Zone (R-27), the following provisions shall apply.

- Zone Regulations
  - a. Lot Frontage (Minimum) 50 metres (164 ft.)
  - b. Front Yard (Minimum) 12 metres (40 ft.)

All other provisions of this by-law shall apply.

**R-27-H (Part Lot 19, Concession II, Storrington District – Ouellette Subdivision)**

Notwithstanding the provisions of section 12.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Residential Holding Zone (R-27-H), the following provisions shall apply.

- Zone Regulations
  - a. Lot Frontage (Minimum) 50 metres (164 ft.)
  - b. Front Yard (Minimum) 12 metres (40 ft.)

- No development is permitted on the lands identified on Schedule '1', which is a circle, 40 metres in diameter, until a Stage 4 archaeological excavation of the site is undertaken in accordance with the Archaeological Assessment Report, dated October 11, 2011, by Abacus Archaeological Services and until a concurrence letter from the Ministry of Tourism, Culture and Sport is issued at which time the Holding ('h') symbol may be removed from the zoning map by amendment to this By-law.

All other provisions of this by-law shall apply.

**R-27 (Part Lot 19, Concession II, Storrington District – Willowbrook Estates)  
(By-law 2014-66)**

Notwithstanding the provisions of section 12.3 or any other provision of this By-law to the contrary, on the lands zoned Special Residential (R-27), the following special provisions shall apply:

- Lot Area (Minimum) 6,000 metres<sup>2</sup> (1.5 ac.)
- Lot Frontage (Minimum) 52 metres (170 ft.)
- No building or structure shall be located within 5 metres (16.4 ft.) of the 1:100 year flood plain.

All other provisions of this by-law shall apply.

**R-29 (Part Lots 14 & 15, Concession VIII, Loughborough District – McFadden Road Subdivision)**

Notwithstanding the provisions of section 12.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Residential (R-29), the following special provision shall apply:

- Setback from the highwater mark  
or floodline of a waterbody (Minimum) 15 metres (50 ft.)

All other provisions of this by-law shall apply.

**R-30 (Part of Lot 7, Concession 7, Portland District – Hartington Subdivision)  
(LPAT Decision PL160168)**

Notwithstanding the provisions of section 12.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Residential (R-30), the following special provision shall apply:

- Lot Frontage (Minimum) 46 metres (150.9 feet)

All other provisions of this by-law shall apply.



**R-31 (Lots 22-32, Plan of Subdivision 13M-56, Lyons Landing, District of Storrington) – 1974658 Ontario Limited**

**(By-Law 2020-13, Passed March 17<sup>th</sup>, 2020 – File No. Z-19-11)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Residential (R-31) Zone shall be used only in accordance with the following:

**Zone Provisions**

- a. lot frontage (minimum) 55 metres (180.4 ft.)
- b. front yard setback (minimum) 10 metres (33.0 ft.)
- c. rear yard setback (minimum) 10 metres (32.8 ft.)
- d. side yard setback (minimum) 10 metres (32.8 ft.)

**Determination of Lot Frontage**

- a. Despite the definition of 'Lot Frontage' in section 3.111, on the lands zoned R-31, 'Lot Frontage' shall mean the distance being measured along a line which is parallel to the front lot line measured at a point equal to the minimum required front yard setback.

All other provisions of this By-law shall apply.

## **SECTION 13 - MHR - MOBILE HOME RESIDENTIAL ZONE**

**13.1** Within a MHR - Mobile Home Residential Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **13.2 PERMITTED USES**

- a detached mobile home,
- an administrative or rental office,
- a recreational centre,
- a general storage compound,
- a public or private park,
- a storage shed or private garage for each mobile home,
- a home occupation in accordance with the provisions of Section 5.28 of this By-law.

### **13.3 ZONE REGULATIONS**

#### **13.3.1 For the Mobile Home Park**

- Park Area (Minimum) 4 hectares (9.9 acres)
- Park Area (Maximum) 6.5 hectares (16.1 acres)
- Park Frontage (Minimum) 100 metres (328.1 ft.)
- Park Density (Maximum) 5 mobile homes per gross hectare
- Off-street parking shall be provided in accordance with Section 5.30.

#### **13.3.2 For The Mobile Home Site**

- Mobile Home Site Setback From Mobile Home Park Boundary (Minimum) 8 metres (26.2 ft.)
- Mobile Home Site Area (Minimum):
  - a. with communal water and septic tank facilities 2,000 sq. Metres (21,528.5 sq. ft.)
  - b. with well and septic tank facilities 4,000 sq. Metres (43,057.0 sq. ft.)
- Mobile Home Site Width (Minimum) 15 Metres (49.2 ft.)
- Mobile Home Site Coverage (Maximum) 35 percent
- Mobile Home Setbacks (Minimum):
  - a. Front Yard 7.5 Metres (24.6 ft.)
  - b. Rear Yard 9 Metres (29.5 ft.)
  - c. Interior Side Yard 3 Metres (9.8 ft.)
  - d. Exterior Side Yard (Minimum) 7.5 Metres (24.6 ft.)
- Mobile Home Gross Floor Area (Minimum) 60 sq. Metres (645.9 sq. ft.)
- Building Height (Maximum) 7 Metres (23.0 ft.)

- Maximum Number of Mobile Homes  
On A Mobile Home Site 1 mobile home
- Off-street parking shall be provided in accordance with Section 5.30.

### **13.3.3 For Accessory Buildings Not Attached To The Principal Building**

- Maximum Area To Be Covered Per Mobile Home site  
For A Private Garage 25 sq. metres (269.1 sq.  
ft.)
- Maximum Area to Be Covered Per Mobile Home Site  
For All Other Accessory Buildings 15 sq. metres (161.5 sq.  
ft.)
- Building Height (Maximum) 4 metres (13.1 ft.)
- Minimum Setback From Site Boundary  
Lot Lines 3 metres (9.8 ft.)

### **13.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the MHR - Mobile Home Residential Zone.

### **13.5 SPECIAL MHR - MOBILE HOME RESIDENTIAL ZONES**

## **SECTION 14 - UR1 URBAN RESIDENTIAL - FIRST DENSITY ZONE**

**14.1** Within a UR1 Urban Residential First Density Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **14.2 PERMITTED USES**

- a single detached dwelling,
- a group home,
- existing agricultural uses,
- a public park,
- a dock, subject to approval from the appropriate authority,
- accessory buildings or uses to the above uses,
- a home occupation, according to the provisions of Section 5.28 of this By-law,
- a home industry, according to the provisions of Section 5.29 of this By-law,
- a garden suite according to the provisions of Section 5.33 of this By-law.

### **14.3 ZONE REGULATIONS**

#### **14.3.1 For a Single Detached Dwelling**

- |   |                                    |
|---|------------------------------------|
| • Lot Area (Minimum)  | 8000 sq. metres (86,114.1 sq. ft.) |
| • Lot Frontage (Minimum)  | 76 metres (250 ft.)                |
| • Front Yard (Minimum)  | 7.5 metres (24.6 ft.)              |
| • Rear Yard (Minimum)   | 7.5 metres (24.6 ft.)              |
| • Interior Side Yard (Minimum)  | 2.5 metres (8.2 ft.)               |
| • Exterior Side Yard (Minimum)  | 7.5 metres (24.6 ft.)              |
| • Gross Floor Area (Minimum)  | 89 sq. metres (958.0 sq. ft.)      |
| • Lot Coverage For Non-Waterfront Lots (Maximum)                        | 30 percent                         |
| • Lot Coverage For Waterfront Lots (Maximum)                            | 5 percent                          |
| • Building Height (Maximum)   | 11 metres (36.1 ft.)               |
| • Off-street parking shall be provided in accordance with Section 5.30. |                                    |

#### **14.3.2 For Accessory Buildings Not Attached To The Principal Building**

- |                                |                       |
|--------------------------------|-----------------------|
| • Rear Yard (Minimum)          | 2.5 metres (8.2 ft.)  |
| • Interior Side Yard (Minimum) | 2.5 metres (8.2 ft.)  |
| • Exterior Side Yard (Minimum) | 7.5 metres (24.6 ft.) |
| • Building Height (Maximum)    | 8 metres (26.2 ft.)   |

#### **14.3.3 For Home Industry Uses**

Notwithstanding the provisions of subsection 14.3.2, where an interior side yard and/or rear yard abuts a residential zone, then such interior side yard and/or rear yard shall be

a minimum of 15 metres (49.2 ft.). This 15 metre (49.2 ft.) area shall be retained in an open space condition and the open storage of goods or materials shall not be permitted within this 15 metre (49.2 ft.) area.

#### **14.3.4 For Existing Agricultural Uses**

The provision of Section 7.3.1 Zone Regulations for Agricultural uses in a Rural zone shall apply to existing Agricultural uses in an UR1 - Urban Residential - First Density Zone.

#### **14.4 SPECIAL UR1- URBAN RESIDENTIAL - FIRST DENSITY ZONES**

##### **UR1-1 (Lot 14, Concession VII, Loughborough District - Pedersen)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Urban Residential First Density One (UR1-1) shall be used only in accordance with the following:

- The minimum lot area shall be 3,000 sq. metres (32,292.8 sq. ft.).

All other provisions of this by-law shall apply.

##### **URI-2 (Lots 18 and 19, Concession II, Storrington District - Moreland)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Urban Residential Two (URI-2) shall be used only in accordance with the following:

- Setbacks
  - a. All development, including septic tile beds, shall be set back a minimum of 15 metres (49.2 ft.) from the land zoned "Special Environmental Protection (EP-5) and from any natural or man-made drainage courses on the property.

All other provisions of this by-law shall apply.

##### **UR1-3 (Lot 4, Concession IV, Loughborough District - Radford)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Urban Residential (UR1-3) shall be used only in accordance with the following:

- Permitted Uses
  - a. internal division of the existing structure, presently used as a single detached dwelling, shall be permitted in order to create a professional office within a portion of the structure, which shall be in addition to one dwelling unit within the same existing structure;
  - b. this exception applies only to the existing structure, and not to any enlargement or replacement of the existing structure.

All other provisions of this by-law shall apply.

**UR1-4 [Lot 9, Concession XII, Portland District (Verona) – Harper]**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Urban Residential (UR1-4) Zone shall be used only in accordance with the following:

- Permitted Uses
  - a. a home industry for the repair, display and retail sale of utility trailers;
  - b. the repair of trailers shall only be undertaken within an enclosed garage building not exceeding 66.14 square metres (712 sq. ft.) in size. Outside display and sale of utility trailers shall be permitted. A low-level (ie., non-pedestal) non-illuminated sign not exceeding 2.97 square metres (32 sq. ft.) advertising the home industry shall be permitted.

All other provisions of this by-law shall apply.

**UR1-5 [Lot 9, Concession X, Portland District (Verona) – Campeau]**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Urban Residential (UR1-5) Zone the following provisions shall apply:

- **ZONE PROVISIONS**
  - a. lot frontage (Minimum) 20 metres (65.6 ft.)

All other provisions of this by-law shall apply.

**UR1-6 [Lot 6, Concession V, Portland District- Harrowsmith Methodist Church]**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Urban Residential (UR1-6) Zone the following provisions shall apply:

- **ZONE PROVISIONS**

For Single Detached Dwellings

  - a. Lot Area (Minimum) 4,000 square metres (43,563 sq.ft.)
  - b. Lot frontage (Minimum) 45.72 metres (150 ft.)
- Special Provision
  - a. No building or structure shall be located within 22 metres (70 ft.) of the rear lot line of any abutting property.

All other provisions of this by-law shall apply.

**UR1-7 [Lot 8 Concession VIII, Storrington District- Sonneveld]**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Urban Residential (UR1-7) Zone the following provision shall apply:

- Zone Provisions

- a. Lot frontage (Minimum) 26 metres (85 ft.)

All other provisions of this by-law shall apply.

**UR1-8 (Part Lot 3, Concession IV, Loughborough District, RKR Landholdings)**

Notwithstanding any other provision of this By-law to the contrary, the following shall apply in the UR1-8 zone:

- Lot Area (Minimum) 2,266 sq. metres (0.56 ac.)
- Lot Frontage (Minimum) 44 metres (145 ft.)

All other provisions of this By-law shall apply.”

**UR1-9 (Part Lot 6, Concession V, Portland District – Everett Kerr)**

Notwithstanding the zone regulations in section 14.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential-First Density (UR1-9) Zone the following provision shall apply:

- Lot Frontage (Minimum) 9 metres (30 ft.)

All other provisions of this by-law shall apply.

**UR1-10 (Part Lot 19, Concession VI, Portland District – Joan Kerr)**

Notwithstanding the zone regulations in section 14.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential-First Density (UR1-10) Zone the following provision shall apply:

- Lot Frontage (Minimum) 30 metres (98 ft.)

All other provisions of this by-law shall apply.

**UR1-11 (Part Lot 7, Concession IX, Storrington District – Freeman)**

Notwithstanding the zone regulations in section 14.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential-First Density (UR1-11) Zone the following provisions shall apply:

- Setback for Principal Building from any Farm Facility (Minimum) 65 metres (213 ft.)

All other provisions of this by-law shall apply.

**UR1-12 (Part Lot 8, Concession IX, Storrington District – Freeman)**

Notwithstanding the zone regulations in section 14.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential-First Density (UR1-12) Zone the following provisions shall apply:

- Lot Frontage (Minimum) 62 metres (203.4 ft.)
- Lot Area (Minimum) 0.34 Hectares (0.84 ac.)

All other provisions of this by-law shall apply.

**UR1-13 (Part Lot 26, Concession II, Storrington District – Brett Campbell)**

Notwithstanding the zone regulations in section 14.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential-First Density (UR1-13) Zone the following provisions shall apply:

- Lot Frontage (Minimum) 57 Metres (187 ft.)
- Lot Area (Minimum) 0.6Hectares(1.48 ac.)

All other provisions of this by-law shall apply.

**UR1-14 (Part Lot 40, Concession VII, Storrington District – McCallum)**

Notwithstanding the zone regulations in section 14.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential-First Density (UR1-14) Zone the following provisions apply:

- Lot Frontage (Minimum) 45 metres (150 ft.)
- All development must be set back a minimum of 30 metres (98.4 ft.) behind the rear lot line of any abutting property

All other provisions of this by-law shall apply.

**UR1-15 (Part Lot 26, Concession I, Storrington District – Wilson)**

Notwithstanding the zone regulations in section 14.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential-First Density (UR1-15), the following provision applies:

- Lot Frontage (Minimum) 56 metres (183 ft.)

All other provisions of this by-law shall apply.

**UR1-16 (Part Lot 7, Concession IV, Portland District – Larcon Farms)**

Notwithstanding the zone regulations in section 14.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential-First Density (UR1-16), the following provision applies:



- Lot Frontage (Minimum) 61 metres (200 ft.)

All other provisions of this by-law shall apply.

**UR1-17 (Part Lot 19, Concession VI, Portland District – Kerr)**

Notwithstanding the zone regulations in section 14.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential-First Density (UR1-17), the following provisions apply:

- Waterfrontage (Minimum) 100 metres (328 ft.)
- Road Frontage (Minimum) 35 metres (115 ft.)

All other provisions of this by-law shall apply.

**UR1-18 (Part Lot 7, Concession VIII, Storrington District – Howlett)**

Notwithstanding the zone regulations in section 14.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential-First Density (UR1-18), the following provisions apply:

- Lot Frontage (Minimum) 64 metres (210 ft.)
- No development shall occur behind the rear lot line of any abutting property.

All other provisions of this by-law shall apply.

**UR1-19 (Part Lot 4, Concession V, Loughborough District – Morgan)**

Notwithstanding the zone regulations in section 14.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential-First Density (UR1-19), the following provisions apply:

**ZONE REGULATIONS**

- Lot Area (Minimum) 3237 m<sup>2</sup> (0.8 ac.)
- Lot Frontage (Minimum) 55 metres (180 ft.)
- Setback from Highwater Mark or Floodline  
Of a Waterbody (Minimum) 30 metres (98.4 ft.)

All other provisions of this by-law shall apply.

**UR1-20 (5056 Battersea Road, Part of Lot 9, Concession 9, District of Storrington – Reynolds)  
(By-Law 2021-37, Passed July 13, 2021 – File No. Z-21-05)**

Notwithstanding the provisions of Section 14 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential First Density (UR1-20), the following provisions apply:

- Lot Frontage (Minimum) 60 Metres (196.8 ft.)

All other provisions of this by-law shall apply.

**UR1-21-H (Part of Lot 9, Concession 9, District of Storrington – Reynolds)  
(By-Law 2021-37, Passed July 13, 2021 – File No. Z-21-05)**

Notwithstanding the provisions of Section 14 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential First Density (UR1-21-H), the following provisions apply:

- Lot Frontage (Minimum) 20 Metres (66 ft.)

The holding (“H”) symbol shall prohibit the construction of any buildings or development on the parcel until such time as a plan of subdivision agreement is entered into between the property owner and the Township to ensure the orderly development of the lands zoned UR1-21-H. Upon entering into a plan of subdivision agreement – a by-law may be passed in order to remove the holding (“H”) symbol.

All other provisions of this by-law shall apply.

**UR1-22 (4989 Road 38, Part Block D, Plan 57, Part Lot 7, Concession 5, District of Portland – Lepp)  
(By-Law 2022-57, Passed June 21, 2022 – File No. PL-ZBA-2022-0066)**

Notwithstanding the provisions of Section 14 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential – First Density (UR1-22), the following provisions apply:

- A second dwelling unit in an accessory building shall be permitted.
- A second dwelling unit shall mean an accessory building which contains one or more habitable rooms designed and occupied as an independent dwelling in which living, kitchen, and bathroom facilities are provided, and which is located on the same lot as a single detached dwelling.
- The single detached dwelling and the second dwelling unit in an accessory building shall be established in close proximity to each other and shall be accessed by a shared driveway and be serviced by a shared sewage system and well.

All other provisions of this by-law shall apply.

**UR1-23 (Part Lot 1, Concession 7, District of Storrington - Moreland)  
(By-Law 2022-95, Passed October 11, 2022 – File No. PL-ZBA-2022-0125)**

Notwithstanding the provisions of Section 14 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential – First Density (UR1-23), the following provisions apply to any dwelling:

- Lot Area (Minimum) 0.6 hectares (1.5 acres)

All other provisions of this by-law shall apply.

**UR1-24 (Part 1, Reference Plan 13R22753, Part Lot 20, Concession 2, District of Storrington – Ireland)**

Notwithstanding the provisions of Section 14 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (UR1-24), the following provisions apply:

- A single detached dwelling is permitted to contain two dwelling units.
- A third dwelling unit in an accessory building shall be permitted.
- A third dwelling unit shall mean an accessory building which contains one or more habitable rooms designed and occupied as an independent dwelling in which living, kitchen, and bathroom facilities are provided, and which is located on the same lot as a single detached dwelling.
- The single detached dwelling and the third dwelling unit in an accessory building shall be established in close proximity to each other and shall be accessed by a shared driveway and be serviced by a shared sewage system and/or well.
- Accessory Building Height (maximum) 7.4 Metres (24.1 ft.)

All other provisions of this by-law shall apply.

**UR1-25 (Part of Lot 8, Concession 9, District of Storrington)  
(By-law 2023-106, Passed December 19, 2023, File No. PL-ZBA-2023-0092)**

Notwithstanding the provisions of Section 14 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential – First Density (UR1-25), the following provisions apply:

- Lot Area (Minimum) 0.6 hectares (1.4 acres)
- Lot Frontage (Minimum) 73 metres (239.5 ft)

All other provisions of this by-law shall apply.

**UR1-26 (Part of Lot 8, Concession 9, District of Storrington)  
(By-law 2023-106, Passed December 19, 2023, File No. PL-ZBA-2023-0092)**

Notwithstanding the provisions of Section 14 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential – First Density (UR1-26), the following provisions apply:

- Lot Frontage (Minimum) 67 metres (219.8 ft)

All other provisions of this by-law shall apply.

**UR1-27-H (Part of Lots 25 and 26, Concession 2, District of Storrington)  
(By-law 2024-35, Passed April 16, 2024, File No. PL-ZBA-2024-0033)**

Notwithstanding the provisions of Section 14 or any other provision of this By-law to the contrary, the lands zoned Special Urban Residential – First Density (UR1-27-H) shall be used in accordance with the following:

- Zone Provisions
  - Lot Area (Minimum) 6000 sq. metres (64,583.4 sq. ft.)
  - Lot Frontage (Minimum) 45 Metres (147.6 ft)
  - Setback from Watercourse (Minimum) 15 Metres (49.2 ft)

Notwithstanding the provisions of Section 5.49.4 of this By-law to the contrary, the Holding Symbol applies to the development of one or more additional dwelling units. Prior to the removal of the Holding Symbol from any lot and the issuance of a building permit for an additional dwelling unit, the conditions listed in this section must be satisfied for each additional dwelling unit proposed. For greater certainty, where a second dwelling unit is approved, the Holding Symbol still applies to the lot, and prior to the removal of the Holding Symbol to permit a third dwelling unit the conditions listed in this section must be satisfied.

- It shall be demonstrated through an appropriate hydrogeological assessment to the satisfaction of the Municipality that the lot has both an adequate supply of potable water and adequate nitrate quantities.

All other provisions of this by-law shall apply.

## **SECTION 15 - UR2 - URBAN RESIDENTIAL - SECOND DENSITY ZONE**

**15.1** Within a UR2 Urban Residential Second Density Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **15.2 PERMITTED USES**

- a single detached dwelling,
- a semi-detached dwelling,
- a duplex dwelling,
- a converted dwelling,
- a group home,
- a public park,
- accessory buildings or uses to the above uses,
- a home occupation, according to the provisions of Section 5.28 of this By-law,
- a home industry, according to the provisions of Section 5.29 of this By-law,
- a garden suite according to the provisions of Section 5.33 of this By-law.

### **15.3 ZONE REGULATIONS**

#### **15.3.1 For a Single Detached Dwelling**

- Lot Area (Minimum) 8000 sq. metres (86,114.1 sq. ft.)
- Lot Frontage (Minimum) 76 metres (250 ft.)
- Front Yard (Minimum) 7.5 metres (24.6 ft.)
- Rear Yard (Minimum) 7.5 metres (24.6 ft.)
- Interior Side Yard (Minimum) 2.5 metres (8.2 ft.)
- Exterior Side Yard (Minimum) 7.5 metres (24.6 ft.)
- Gross Floor Area (Minimum) 89 sq. metres (958.0 sq. ft.)
- Lot Coverage (Maximum) 30 percent
- Building Height (Maximum) 11 metres (36.1 ft.)
- Off-street parking shall be provided in accordance with Section 5.30.

#### **15.3.2 For a Semi-Detached Dwelling and A Duplex Dwelling**

- Lot Area (Minimum) 8000 sq. metres (86,114.1 sq. ft.)
- Lot Frontage (Minimum) 76 metres (250 ft.)
- Front Yard (Minimum) 7.5 metres (24.6 ft.)
- Rear Yard (Minimum) 7.5 metres (24.6 ft.)
- Interior Side Yard (Minimum) 2.5 metres (8.2 ft.) on one side and nil on the attached side
- Exterior Side Yard (Minimum) 7.5 metres (24.6 ft.)
- Gross Floor Area (Minimum) 178 sq. metres (1,916.0 sq. ft.)
- Lot Coverage (Maximum) 30 percent
- Building Height (Maximum) 11 metres (36 ft.)
- Off-street parking shall be provided in accordance with Section 5.30.

### 15.3.3 For a Converted Dwelling

A converted dwelling shall be permitted on lands zoned UR2 in accordance with the following zone regulations.

- The minimum gross floor area of a one bedroom dwelling unit shall be 42 square metres (452.1 sq. ft.) plus an additional 13 square metres (139.9 sq. ft.) for each additional bedroom.
- The minimum lot area per dwelling unit shall be 1400 square metres (15,070.0 sq. ft.).
- No addition or enlargement shall be made to the external walls or roof of the dwelling.
- No external stairway other than an open fire escape shall be provided.
- Such dwelling shall be certified by the Chief Building Official to be structurally suitable for such conversion.
- The 3 metre (9.8 ft.) strip immediately adjacent to any lot line shall be landscaped.
- Off-street parking shall be provided in accordance with Section 5.30.

### 15.3.4 For Accessory Buildings Not Attached To The Principal Building

- |                                |                       |
|--------------------------------|-----------------------|
| • Rear Yard (Minimum)          | 2.5 metres (8.2 ft.)  |
| • Interior Side Yard (Minimum) | 2.5 metres (8.2 ft.)  |
| • Exterior Side Yard (Minimum) | 7.5 metres (24.6 ft.) |
| • Building Height (Maximum)    | 8 metres (26.2 ft.)   |

### 15.3.5 For Uses Permitted Under Subsection 13.2.8

Notwithstanding the provisions of subsection 13.3, where an interior side yard and/or rear yard abuts a residential zone, then such interior side yard and/or rear yard shall be a minimum of 15 metres (49.2 ft.). This 15 metre (49.2 ft.) area shall be maintained in an open space condition and the open storage of goods or materials shall not be permitted within this 15 metre (49.2 ft.) area.

## 15.4 GENERAL PROVISIONS

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the UR2 - Urban Residential - Second Density Zone.

## 15.5 SPECIAL UR2 - URBAN RESIDENTIAL - SECOND DENSITY ZONES

### UR2-1 (Part Lot 2, Concession V, Loughborough District – RJM Classic Homes Ltd.)

Notwithstanding any provision of this by-law to the contrary, the following provisions shall apply in the Special Urban Residential (UR2-1) zone:

- Permitted Uses
  - a. One dwelling unit in a semi-detached dwelling;
  - b. A home occupation;

c. Accessory uses and buildings to the above.

- **ZONE PROVISIONS**

- a. Lot area per dwelling unit (Minimum) 4,000 square metres ( 1 ac.)
  - b. Lot frontage (Minimum) 32.6 metres (107 ft.)
  - c. Interior side yard per lot (Minimum) 2.5 metres (8.2 ft.) on open side and nil on the attached side.
- No building or structure shall be located within 22.8 metres (75 ft.) of the rear lot line of any abutting property.

All other provisions of this by-law shall apply.

**UR2-2 (4376 Sydenham Mill Street, Part of Lot 4, Concession 5, District of Loughborough – Smith and Osicka)**  
**(By-Law 2022-05, Passed January 25, 2022, File No. Z-21-20)**

Notwithstanding the provisions of Section 15 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential – Second Density (UR2-2), the following provisions apply:

- Permitted Uses
  - a. A single detached dwelling
  - b. A semi-detached dwelling
  - c. A duplex dwelling
  - d. A converted dwelling containing a maximum of two dwelling units
  - e. A group home
  - f. Accessory buildings or uses to the above uses
  - g. A home occupation

**ZONE PROVISIONS**

- Minimum Lot Area 565 square metres
- Minimum Parking Space Requirements
  - 1.5 spaces for each dwelling unit
- Any development on the lands zoned UR2-2 is not required to establish landscaped strips adjacent to any lot line.

All other provisions of this By-law shall apply.

## SECTION 16 - UMR - URBAN MULTIPLE RESIDENTIAL ZONE

**16.1** Within a UMR- Urban Multiple Residential Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### 16.2 PERMITTED USES

- a multiple unit dwelling,
- a senior citizen multiple dwelling,
- a converted dwelling,
- a group home,
- a public park,
- accessory buildings or uses to the above uses.

### 16.3 ZONE REGULATIONS

#### 16.3.1 For the Principal Building

- Lot Area (whichever is greater)
  - a) Minimum 8000 sq. metres (86,114.1 sq. ft.)
  - b) Minimum Per Dwelling Unit 2000 sq. metres (21,528 sq. ft.)
- Lot Frontage (Minimum) 76 metres (250 ft.)
- Front Yard (Minimum) 10 metres (32.8 ft.)
- Rear Yard (Minimum) 10 metres (32.8 ft.)
- Interior Side Yard (Minimum):
  - a. to a wall of a building containing windows to habitable rooms 8 metres (26.2 ft.)
  - b. to a wall of a building containing no windows to habitable rooms 3 metres (9.8 ft.)
- Exterior Side Yard (Minimum) 10 metres (32.8 ft.)
- Building Height (Maximum) 11 metres (36.1 ft.)
- Lot Coverage (Maximum) 30 percent
- Gross Floor Area Per Dwelling Unit (Minimum) 42 sq. metres (452.1 sq. ft.)
  - a. plus 13 sq. metres (139.9 sq. ft.) for each additional bedroom above one
- Minimum Number of Dwelling Units in One Principal Building 3 dwelling units
- Off-street parking shall be provided in accordance with Section 5.30.

#### 16.3.2 For Accessory Buildings Not Attached To The Principal Building

- Rear Yard (Minimum) 2.5 metres (8.2 ft.)
- Interior Side Yard (Minimum) 2.5 metres (8.2 ft.)
- Exterior Side Yard (Minimum) 10 metres (32.8 ft.)
- Building Height (Maximum) 4.5 metres (14.8 ft.)



### 16.3.3 For a Converted Dwelling

A converted dwelling shall be permitted on lands zoned UMR in accordance with the following regulations.

- The minimum gross floor area of a one bedroom dwelling unit shall be 42 square metres (452.1 sq. ft.) plus an additional 13 square metres (139.9 sq. ft.) for each additional bedroom.
- The minimum lot area per dwelling unit shall be 2,400 square metres (21,528 sq. ft.).
- No external stairway other than an open fire escape shall be provided.
- Such dwelling shall be certified by the Chief Building Official to be structurally suitable for such conversion.
- The 3 metre (9.8 ft.) strip immediately adjacent to any lot line shall be landscaped.
- Off-street parking shall be provided in accordance with Section 5.30.

### 16.3.4 For Accessory Buildings Not Attached To The Principal Building

- |                                |                      |
|--------------------------------|----------------------|
| • Rear Yard (Minimum)          | 2.5 metres (8.2 ft.) |
| • Interior Side Yard (Minimum) | 2.5 metres (8.2 ft.) |
| • Exterior Side Yard (Minimum) | 10 metres (32.8 ft.) |

## 16.4 GENERAL PROVISIONS

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the UMR - Urban Multiple Residential Zone.

## 16.5 SPECIAL UMR - URBAN MULTIPLE RESIDENTIAL ZONES

### UMR-1 (Lot 19, XI, Portland District - R. Ball)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Urban Multiple Residential (UMR-1) shall be used only in accordance with the following:

- |                                       |             |
|---------------------------------------|-------------|
| • <b>ZONE PROVISIONS</b>              |             |
| a. lot area (minimum)                 | 0 m (0 ft.) |
| b. front yard (minimum)               | 0 m (0 ft.) |
| c. exterior side yard (minimum)       | 0 m (0 ft.) |
| d. number of parking spaces (minimum) | 6           |

All other provisions of this by-law shall apply.

### UMR-2 (Lot 3, Concession IV, Loughborough District - Valleyview Estates)

Notwithstanding the provisions of sections 5.8.2, 16.3.1, 32.3 or any other provision of this by-law to the contrary, on the lands zoned Special Urban Multiple Residential (UMR-2) the following provisions shall apply:

## **ZONE PROVISIONS**

- Lot Frontage (Minimum) 30 m (98.4 ft.)
- Interior Side Yard (Minimum)
- 1.5 metres (5 ft.) on south side
- 7.2 metres (24 ft.) on north side
- Building Height (Maximum)
- One storey - 7 metres (23 ft.)
- Rear Yard
- No building or structure shall be located within the 30 metre setback from the wetland.
- Number of Buildings
- The permitted uses may be contained in more than one building on the lot.

The uses permitted in the UMR-2 zone are subject to a site plan agreement to be entered into between the owner and the municipality and registered on the title of the property specifying, among other things, locations of all buildings and structures, septic system; stormwater treatment; lighting; garbage areas; landscaped buffers; parking and maneuvering areas and aisles and entrance locations and design.

All other provisions of this by-law shall apply.

### **UMR-3 (Part Lot 7, Concession V, Portland District - Canadian Montessori Training)**

Notwithstanding the provisions of section 16.2 or any other any provision of this by-law to the contrary, on the lands zoned Special Urban Multiple Residential (UMR-3), the following special provision applies:

- Special Provision
  - a. A dwelling is permitted in a separate single detached building.

The uses permitted in the UMR-3 zone are subject to a site plan agreement to be entered into between the owner and the municipality and registered on the title of the property specifying, among other things, locations of all buildings and structures, septic system; and parking.

All other provisions of this by-law shall apply.

### **UMR-4 (Part Block I, Plan 50, Part 2, Reference Plan 13R3750, Part Lot 4, Concession 4, District of Loughborough)**

Notwithstanding the provisions of Section 16 or any other provision of this By-law to the contrary, the lands zoned Special Urban Multiple Residential (UMR-4) shall be used in accordance with the following:

## **ZONE PROVISIONS**

- Lot Area (Minimum) 3600 sq. metres (38,750 sq. ft.)
- Lot Frontage (Minimum) 34 Metres (111.5 ft)
- Number of Dwelling Units (Maximum) 6
- Building Height (Maximum) 12 Metres (39.4 ft)
- Off-street Parking Spaces (Minimum) 1.5 per dwelling unit
- The entrances and exits to the parking spaces may pass through a zone other than the UMR-4 zone.

All other provisions of this by-law shall apply.

#### Removal of the Holding (H) Symbol

The Holding (H) Symbol shall be removed by by-law to permit development only after a stormwater management report and plan are prepared to the satisfaction of the Township, and when an implementing Development Agreement is entered into between the Owner and the Township and is registered on the title of the property.

**Holding Symbol removed by By-Law 2024-03-DA on July 23, 2024**

## **SECTION 17 - RC - RURAL COMMERCIAL ZONE**

**17.1** Within an RC - Rural Commercial Zone, no person shall use any land, erect, alter, enlarge or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **17.2 PERMITTED USES**

- a farm implement dealer, including the sale and service of snowmobiles and lawn and garden equipment,
- an automobile sales agency,
- an agricultural equipment supply and repair outlet,
- a hotel,
- an auction outlet,
- a golf course;
- an eating establishment,
- a butcher shop and retail meat establishment,
- an establishment for the sale, service and storage or repair of small internal combustion engines such as snowmobiles, outboard motors and lawnmowers,
- a fertilizer mixing and sales establishment,
- a feed and seed mill,
- a sawmill or planing mill,
- a retail store,
- a nursery or garden centre,
- a building supply outlet,
- a bulk fuel dealer,
- a kennel,
- a craft shop,
- an abattoir,
- a merchandising service shop,
- one dwelling or dwelling unit as an accessory use for the owner or operator of a principal use, in accordance with the provisions of Section 5.19,
- accessory buildings or uses to the above uses,
- a wayside pit or wayside quarry.

### **17.3 ZONE REGULATIONS**

#### **17.3.1 For The Principal Building**

- |                                |                                    |
|--------------------------------|------------------------------------|
| • Lot Area (Minimum)           | 8000 sq. metres (86,114.1 sq. ft.) |
| • Lot Frontage (Minimum)       | 76 metres (250 ft.)                |
| • Front Yard (Minimum)         | 8 metres (26.2 ft.)                |
| • Rear Yard (Minimum)          | 8 metres (26.2 ft.)                |
| • Interior Side Yard (Minimum) | 3 metres (9.8 ft.)                 |

- Exterior Side Yard (Minimum) 8 metres (26.2 ft.)
- Building Height (Maximum) 11 metres (36.1 ft.)
- Lot Coverage (Maximum) 40 percent
- Off-street parking and off-street loading facilities shall be provided in accordance with Sections 5.30 and 5.31.
- Access to a dwelling unit shall be separate from access to a rural commercial use.

### **17.3.2 For Accessory Buildings Not Attached To The Principal Building**

- Front Yard (Minimum) 8 metres (26.2 ft.)
- Rear Yard (Minimum) 1.5 metres (4.9 ft.)
- Interior Side Yard (Minimum) 1.5 metres (4.9 ft.)
- Exterior Side Yard (Minimum) 8 metres (26.2 ft.)
- Building Height (Maximum) 4.5 metres (14.8 ft.)

### **17.3.3 For Land Abutting A Residential Zone or Residential Use**

Notwithstanding the provisions of subsection 17.3, where an interior side yard and/or a rear yard abuts a residential zone or any existing residential use, then such interior side yard shall be a minimum of 5 metres (16.4 ft.) and such rear yard shall be a minimum of 10 metres (32.8 ft.). The 3 metre (9.8 ft.) strip immediately adjacent to the rear and/or interior side lot lines shall be landscaped.

## **17.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure, or use within the RC- Rural Commercial Zone.

## **17.5 SPECIAL RC - RURAL COMMERCIAL ZONES**

### **RC-2 (Part Lot 9, Concession VI, Storrington District - Dixon)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural Commercial (RC-2) shall be used only in accordance with the following:

- Permitted Uses
  - a. uses permitted in Section 17.2 of this by-law;
  - b. professional offices.

All other provisions of this by-law shall apply.

### **RC-3 (Part Lot 25, Concession VII, Storrington District - Collins Lake Estates)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural Commercial (RC-3) shall be used only in accordance with the following:

- Permitted Uses
  - a. nursery schools, personal service shops, professional offices, grocery stores and retail stores.

All other provisions of this by-law shall apply.

**RC-4 (Part Lot 1, Concession IV, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural Commercial (RC-4) shall be used only in accordance with the following:

- Permitted Uses
  - a. antique shop;
  - b. automobile service station;
  - c. building supply outlet;
  - d. convenience stores;
  - e. craft shops;
  - f. farm markets;
  - g. funeral parlour;
  - h. garden centre;
  - i. gasoline retail facility;
  - j. home occupation;
  - k. motel, motor inn and/or hotel;
  - l. offices;
  - m. personal service establishment;
  - n. plumbing and heating business;
  - o. private club;
  - p. recreational establishment;
  - q. retail store;
  - r. restaurant;
  - s. service shop;
  - t. truck terminals;
  - u. veterinary establishment.

All other provisions of this by-law shall apply.

**RC-5 (Part Lot 21, Concession VIII, Bedford District - Burrige General Store)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural Commercial (RC-5) shall be used only in accordance with the following:

- Setback from Centreline of Township Road
  - a. 7.3 metres (24.0 ft.) from centreline of road to porch;
  - b. 9.5 metres (31.2 ft.) from centreline of road to principal building.

All other provisions of this by-law shall apply.

**RC-6 (Part Lot 18, Concession IX, Bedford District - Fermoy Community Hall)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural Commercial (RC-6) shall be used only in accordance with the following:

- Permitted Uses
  - a. commercial woodworking and wood products manufacturing establishment.

All other provisions of this by-law shall apply.

**RC-7 (Part Lot 9, Concession XIII, Bedford District - Jones)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural Commercial (RC-7) shall be used only in accordance with the following:

- Permitted Uses
  - a. shall be restricted to an existing dwelling, bait shop, boat rental uses and a chip truck.

All other provisions of this by-law shall apply.

**RC-8 (Lot 9, Concession XIII, Portland District - Rivendell Golf Course)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural Commercial (RC-8) shall be used only in accordance with the following:

- Permitted Uses
  - a. a golf course only.

All other provisions of this by-law shall apply.

**RC-9 (Lot 18, Concession II, Storrington District - Inverary Golf Course)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural Commercial (RC-9) shall be used only in accordance with the following:

- Permitted Uses
  - a. a golf course only.

All other provisions of this by-law shall apply.

**RC-10 (Part Lot 1, Concession IV, Loughborough District - Cook)**

Notwithstanding the zone regulations of section 17.2 of this By-law to the contrary, on the lands zoned Special Rural Commercial (RC-10) Zone, the following uses only are permitted:

- Permitted Uses
  - a. a chiropractic clinic
  - b. accessory parking
  - c. accessory uses including an accessory dwelling

All other provisions of this by-law shall apply.

**RC-11 (Part Lot 5, Concession IV, Loughborough District - Gordon)**

Notwithstanding the permitted uses in section 17.2 or any other provision of this By-law to the contrary, on the lands zoned Special Rural Commercial (RC-11), the following uses only are permitted:

- Permitted Uses
  - a. a public storage use which means a building or group of buildings for the storage of goods and wares where individual stalls and lockers are rented to different tenants,
  - b. a personal service shop,
  - c. a professional office,
  - d. a business office,
  - e. an eating establishment with a maximum seating capacity of 24 patrons,
  - f. a butcher shop and retail meat establishment,
  - g. a retail store,
  - h. a nursery or garden centre,
  - i. an automobile gas bar which means premises where gasoline, propane or diesel fuel is kept for sale, with or without lubricants or other items and accessories associated with the operation of automobiles and normally sold at a gasoline pump island, but where no servicing, repair or equipping of motor vehicles is carried out,
  - j. a building supply outlet,
  - k. a bulk fuel dealer,
  - l. a craft shop,
  - m. a merchandising service shop,
  - n. one dwelling or dwelling unit as an accessory use for the owner or operator of a principal use, in accordance with the provisions of Section 5.19,
  - o. accessory buildings or uses to the above uses.
- The uses permitted in the RC-11 zone shall be subject to a site plan agreement to be entered into between the owner and the municipality and registered on the title of the property specifying; among other things; locations of all buildings and structures; well; septic system; storm water treatment; grading; parking and manoeuvring areas and aisles; and entrance locations and design.

All other provisions of this by-law shall apply.

**RC-12 (Part Lot 2, Concession IV, Loughborough District - Silver)**

Notwithstanding the zone regulations of section 17.2 of this By-law to the contrary, on the lands zoned Special Rural Commercial (RC-12) Zone, the following uses only are permitted:

- Permitted Uses
  - a. a business and/or professional office
  - b. accessory uses and buildings to the above uses



All other provisions of this by-law shall apply.

**RC-13 (Part Lot 7, Concession VII, Portland District – Asselstine)**

Notwithstanding the permitted uses in section 17.2 or any other provision of this of this By-law to the contrary, on the lands zoned Special Rural Commercial (RC-13) Zone, only the following uses are permitted:

- Permitted Uses
  - a. a solar panel structure

All other provisions of this by-law shall apply.

**RC-14 (Part Lot 1, Concession V, Loughborough District – Alton/Gossage)**

Notwithstanding the permitted uses in section 17.2 or any other provision of this of this By-law to the contrary, on the lands zoned Special Rural Commercial (RC-14) Zone, the following uses only are permitted:

- Permitted Uses
  - a. a nursery or garden centre
  - b. accessory uses

The uses permitted in the RC-14 zone are subject to a site plan agreement to be entered into between the owner and the municipality and registered on the title of the property, specifying locations of all buildings and structures, buffers, fencing plantings and parking and manoeuvring areas and access aisles.

All other provisions of this by-law shall apply.

**RC-15 (Part Lot 17, Concession IV, Portland District—Sindall/Cross)**

Notwithstanding, any provision of this by-law to the contrary, the lands zoned Special Rural Commercial (RC-15) shall be used only in accordance with the following:

- Permitted Uses
  - a. a craft brewery,
  - b. an eating establishment,
  - c. a butcher shop and retail meat establishment
  - d. a retail store,
  - e. a nursery or garden centre,
  - f. a craft shop,
  - g. a merchandising service shop
  - h. one dwelling or dwelling unit as an accessory use for the owner or operator of a principal use, in accordance with the provisions of Section 5.19, and,
  - i. accessory buildings or uses to the above uses, including the growing of agricultural crops that can be used for the production of beverages associated with a craft brewery

THAT Zoning By-law Number 2003-75 as amended, is hereby further amended by adding a new definition in Section 3:

**“CRAFT BREWERY”** means a small scale brewery/cidery/distillery dedicated to producing craft beverages for sale to establishments and/or liquor stores within a local distribution area. Ancillary permitted uses shall include tasting of beverages brewed on-site, a licensed patio, brewery tours, merchandise sales and retail sale of beverages brewed on-site for off-site consumption.

Parking shall be established in accordance with the provisions of 5.30.1.

All other provisions of this by-law shall apply.

## **SECTION 18 - RRC - RECREATIONAL RESORT COMMERCIAL ZONE**

**18.1** Within a RRC - Recreational Resort Commercial Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **18.2 PERMITTED USES**

- a marina, including a boat sales and service establishment and the sale of parts and petroleum products incidental thereto,
- a travel trailer park,
- a tourist establishment use, including hotels, lodges, tourist homes,
- a gift shop,
- an eating establishment,
- a convenience retail store,
- a miniature golf course, driving range or other similar recreational oriented use,
- a public or private park,
- a resort, including a health spa,
- one dwelling or dwelling unit as an accessory use for the owner or operator of the principal uses listed above, in accordance with the provisions of Section 5.19,
- accessory buildings or uses to the above principal uses.

### **18.3 ZONE REGULATIONS**

#### **18.3.1 For All Principal Uses**

- Lot Area (Minimum) 8000 sq. metres (86,114 sq. ft.)
- Lot Frontage (Minimum) 76 metres (250 ft.)
- Front Yard (Minimum) 8 metres (26.2 ft.)
- Rear Yard (Minimum) 8 metres (26.2 ft.)
- Interior Side Yard (Minimum) 3 metres (9.8 ft.)
- Exterior Side Yard (Minimum) 8 metres (26.2 ft.)
- Lot Coverage (maximum) 40 percent
- Building Height (Maximum) 11 metres (36.1 ft.)
- Off-street parking and off-street loading facilities shall be provided in accordance with Sections 5.30 and 5.31.
- Access to an accessory dwelling unit shall be separate from access to a commercial use.
- All means of ingress and egress shall have a minimum width of 6 metres (19.7 ft.) and in the case of a corner lot, no means of ingress or egress shall be located within 15 metres (49.2 ft.) of the intersection of the street lines, or, where a corner is rounded, the points at which the extended street lines meet.

### **18.3.2 For Accessory Buildings Not Attached To The Principal Building**

- Front Yard (Minimum) 8 metres (26.2 ft.)
- Rear Yard (Minimum) 1.5 metres (4.9 ft.)
- Interior Side Yard (Minimum) 1.5 metres (4.9 ft.)
- Exterior Side Yard (Minimum) 8 metres (26.2 ft.)
- Building Height (Maximum) 4.5 metres (14.8 ft.)

### **18.3.3 For Lands Abutting a Residential Zone or Residential Use**

Notwithstanding the provisions of subsection 18.3, where a rear yard and/or an interior side yard abuts a residential zone or any existing residential use, then such interior side yard shall be a minimum of 5 metres (16.4 ft.) and such rear yard shall be a minimum of 10 metres (32.8 ft.). The 3 metre (9.8 ft.) strip immediately adjacent to the rear and/or interior side lot lines shall be landscaped.

**18.3.4** Water oriented recreational resort commercial uses such as marinas or docks shall be located a minimum of 60 metres (196.9 ft.) from the nearest residential zone or use.

### **18.3.5 Additional Zone Regulations for A Marina**

Notwithstanding the provisions of subsection 18.3, a marina use shall be subject to the following special provisions in addition to all other applicable provisions of this By-law.

- Where a rear yard and interior side yard abuts a navigable body of water, then such rear yard and/or interior side yard may be reduced to zero metres.
- No entrance channel, turning basin, dock or boat mooring area shall be located closer than 60 metres (196.9 ft.) to a residential zone, a residential use or a street line.
- Facilities for the refuelling of marine craft shall be provided at a separate pier or dock area from boat mooring facilities.
- Catwalks shall have a minimum width of .6 metres (1.96 ft.) and boat mooring docks shall have a minimum width of 1.2 metres (3.9 ft.).
- A minimum of one parking space shall be provided for every two boat slips.

### **18.3.6 Additional Zone Regulations For A Tent and/or Travel Trailer Park**

Notwithstanding the provisions of subsection 18.3, a tent and/or travel trailer park use shall be subject to the following special provisions in addition to all other applicable provisions of this By-law.

- Lot Area ( Minimum) 4.0 hectares (9.9 acres)
- The minimum distance of buildings or structures or a tent or travel trailer site from any lot line shall be 15 metres (49.2 ft.).
- The minimum distance of buildings or structures or a tent or travel trailer site from the centre of road allowance shall be 25 metres (82.0 ft.).
- Travel Trailer Park Density (Maximum) 50 sites
- Travel Trailer Site Area (Minimum) 100 sq. metres (1,076.4 sq. ft.)
- Travel Trailer Site Frontage (Minimum) 6 metres (19.7 ft.)
- Travel Trailer Park Usable Waterfront (Minimum) 7.5 metres/site (24.6 ft./site)

- Building Height (Maximum) 4.5 metres (14.8 ft.)
- Maximum Number of Travel Trailers on a Travel Trailer Site 1 travel trailer
- Lot Coverage (Maximum) 25 percent
- No campsite, building or structure except a marine facility for launching and/or servicing of boats or a water pump house is permitted within 50 metres (164.0 ft.) of the highwater mark of any water body.

### **18.3.7 Additional Zone Regulations for Hotels, Motels & Rental Cabins**

Notwithstanding the provisions of subsection 18.3, motels, hotels and/or rental cabin uses shall be subject to the following special provisions in addition to all other applicable provisions of this By-law.

- Lot Area ( Minimum) 2.0 hectares (4.9 acres)
- Maximum Density 1 unit/2000 m<sup>2</sup> to a maximum of 50 units
- Rental Cabin Usable Waterfront (Minimum) 7.5 metres/unit (24.6 ft./unit)
- No campsite, building or structure except a marine facility for launching and/or servicing of boats or a water pump house is permitted within 50 metres (164.0 ft.) of the highwater mark of any water body.

## **18.4 GENERAL PROVISIONS**

**18.4.1** All other special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land lot, building, structure or use within the RRC Recreational Resort Commercial Zone.

## **18.5 SPECIAL RRC - RECREATIONAL RESORT COMMERCIAL ZONES**

The expansion of tent and/or travel trailer parks existing at the time of passage of this by-law and described below as Special Recreational Resort Commercial zones shall be subject to the provision of 7.5 metres (24.6 ft.) of usable waterfront for every existing and proposed additional tent and/or travel trailer site.

### **RRC-1 (Part Lots 9, 10 and 11, Concession X, Storrington District - Loughborough Inn**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-1), only the following uses are permitted and the following special provision applies:

- Permitted Uses
  - a. a tourist establishment consisting of 26 cabins, 2 cottages having 2 units in each;
  - b. 1 permanent single detached dwelling;
  - c. a hotel/office building containing a maximum of 66 units;
  - d. a marina
  - e. accessory buildings and structures to the above uses.

- **ZONE PROVISIONS**

- a. Height of Hotel/Office Building (Maximum) 16.7 metres (54.8 ft.)

All development is subject to a site plan agreement to be entered into with the municipality under section 41 of the Planning Act specifying the location of all buildings and structures, parking and loading areas, access aisles, septic systems and vegetative buffers and specifying any other conditions required by the Ministry of the Environment or the municipality.

All other provisions of this by-law shall apply.

**RRC-2 (Part Lots 20 and 21, Concession V, Storrington District - Dravis)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-2), only the following uses are permitted and the following special provisions apply:

- Permitted Uses

- a. a health spa shall be permitted with uses limited to the following:
    - i. a tourist establishment;
    - ii. accessory buildings and structures to the above uses, including an accessory dwelling and an accessory dwelling unit.

- **ZONE PROVISIONS**

- a. No building or structure other than a marine facility and except for existing boathouse(s) shall be located within 30 metres (98.4 ft.) of the highwater mark of Loughborough Lake and no private sewage disposal facilities shall be located closer than 30 metres (98.4 ft.) to any shoreline.

All other provisions of this by-law shall apply.

**RRC-3 (Part Lot 22, Concession IX, Storrington District - Sterner)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-3), only the following uses are permitted:

- Permitted Uses

- a. a tourist establishment consisting of a travel trailer park with a maximum of 8 trailer sites;
  - b. a tourist establishment to be located within the 2 existing dwellings located on the property as of the day of the adoption of this by-law;
  - c. accessory buildings and structures to the above uses.

All other provisions of this by-law shall apply.

**RRC-4 (Part Lot 15, Concession VIII, Storrington District - Hiawatha's Hideaway)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-4), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of three 2-bedroom cottages and two 3-bedroom cottages;
  - b. accessory buildings and structures to the above uses.
- **ZONE PROVISIONS**
  - a. No building or structure other than a marine facility and except for 2 existing cabins and docks shall be located within 30 metres (98.4 ft.) of the highwater mark of Dog Lake. Reconstruction of these cabins within the 30 metre setback shall only be permitted provided there is no increase in their footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

**RRC-5 (Lot 25, Concession V, Bedford District - Robin Hood Cottages)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-5), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of 5 tourist cabins;
  - b. accessory buildings and structures to the above uses.
- **ZONE PROVISIONS**
  - a. No building or structure other than a marine facility and except for 3 tourist cabins shall be located within 30 metres (98.4 ft.) of the highwater mark of Green Bay. Reconstruction of these cabins within the 30 metre setback shall only be permitted provided there is no increase in their footprint, height or gross floor area.

All other provisions of this by-law shall apply.

**RRC-6 (Lot 28, Concession X, Storrington District - Elm Lodge)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-6), only the following uses are permitted and the following special provisions apply:

- Permitted Uses
  - a. a tourist establishment consisting of seven (7) cabins, 2 cottages with 2 units each and 1 cottage with 4 units;

- b. 1 single detached dwelling;
- c. accessory buildings and structures to the above uses.

- **ZONE PROVISIONS**

- a. No building or structure other than a marine facility and except for an existing pumphouse and one dock shall be located within 30 metres (98.4 ft.) of the highwater mark of Cranberry Lake.

All other provisions of this by-law shall apply.

**RRC-7 (Lot 19, Concession IV, Storrington District–Loughborough Campgrounds)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-7), only the following uses are permitted and the following special provisions shall apply:

- **Permitted Uses**

- a. a tourist establishment consisting of one 4-unit cottage, one single cottage and 14 trailer sites;
- b. one seasonal single detached dwelling/office;
- c. one (1) mobile home;
- d. accessory buildings and structures to the above uses.

- **ZONE PROVISIONS**

- a. No building or structure other than a marine facility and except for 2 existing cottages (1 four-unit, 1 single) and 4 existing trailer sites may be permitted within 30 metres (98.4 ft.) of the highwater mark of Harper Bay.  
Reconstruction of these cabins or replacement of these trailers within the 30 metre setback shall only be permitted provided there is no increase in their size, footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

**RRC-8 (Lot 13, Concession VII, Storrington District – Loughborough Lake Holiday Park)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-8), only the following uses are permitted and the following special provisions shall apply:

- **Permitted Uses**

- a. a tourist establishment consisting of 91 trailer/camp sites;
- b. accessory buildings and structures to the above uses.

**ZONE PROVISIONS**

- a. No building or structure other than a marine facility and 12 serviced trailer sites shall be permitted within 30 metres (98.4 ft.) of the highwater mark of



Loughborough Lake. Replacement of these trailers within the 30 metre setback shall only be permitted provided there is no increase in their size, footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

**RRC-9 (Lot 26, Concession X, Storrington District - Hogan's Haven)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-9), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of 86 trailer sites, 1 cabin and one cottage/trailer;
  - b. accessory buildings and structures to the above uses.

**ZONE PROVISIONS**

- a. No building or structure other than a marine facility and except for 3 existing docks and 12 trailer sites shall be located within 30 metres (98.4 ft.) of the highwater mark of Dog Lake. Replacement of these trailers within the 30 metre setback shall only be permitted provided there is no increase in their size, footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

**RRC-10 (Lot 26, Concession XI, Storrington District - Baldwin Camp)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-10), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of 6 trailer sites, 1 mobile home and 1 cabin;
  - b. accessory buildings and structures to the above uses.

**ZONE PROVISIONS**

- No building or structure other than a marine facility and except for 6 trailer sites, 1 mobile home and 1 cabin shall be located within 30 metres (98.4 ft.) of the highwater mark of Crane's Nest Lake. Reconstruction of the cabin and mobile home or replacement of these trailers within the 30 metre setback shall only be permitted provided there is no increase in their size, footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

**RRC-11 (Lot 26, Concession XI, Storrington District - Camp Brylene)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-11), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of 76 trailer sites and 2 cabins;
  - b. a detached store/office;
  - c. accessory buildings and structures to the above uses.

**ZONE PROVISIONS**

- No building or structure other than a marine facility and except for 26 trailer sites, 2 existing docks, 2 cabins, gas pump and other marine facilities shall be located within 30 metres (98.4 ft.) of the highwater mark of Dog Lake. Reconstruction of these cabins and replacement of these trailers within the 30 metre setback shall only be permitted provided there is no increase in their size, footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

**RRC-12 (Lot 30, Concession X, Storrington District – Cranberry Lake Cottages)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-12), only the following use are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of 3 tourist cabins;
  - b. one permanent dwelling/office.

**ZONE PROVISIONS**

- No building or structure other than a marine facility and except for one existing cabin shall be permitted within 30 metres of the highwater mark of Cranberry Lake. Reconstruction of this cabin shall only be permitted provided there is no increase in its footprint, height or gross floor area and provided it is no closer to the highwater mark.

All other provisions of this by-law shall apply.

**RRC-13 (Lots 31 and 32, Concession X, Storrington District - Knapps)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-13), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of 3 cabins and 70 trailer sites;
  - b. accessory buildings and structures to the above uses.

## **ZONE PROVISIONS**

- No building or structure other than a marine facility and except for 2 existing cabins, 2 pit privies and 31 trailer sites shall be located within 30 metres (98.4 ft.) of the highwater mark of Cranberry Lake. Reconstruction of these cabins and replacement of these trailers within the 30 metre setback shall only be permitted provided there is no increase in their size, footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

### **RRC-14 (Lot 26, Concession X, Storrington District - Gerald Hogan)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-14), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of 11 trailer sites;
  - b. one single detached dwelling;
  - c. accessory buildings and structures to the above uses.

## **ZONE PROVISIONS**

- No building or structure other than a marine facility and except for 11 trailer sites, 1 fish cleaning station and 1 boat launch shall be located within 30 metres (98.4 ft.) of the highwater mark of Dog Lake. Replacement of these trailers within the 30 metre setback shall only be permitted provided there is no increase in their footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

### **RRC-15 (Lots 20 and 21, Concession IX Storrington District - Burnt Hills Lodge)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-15), only the following uses are permitted:

- Permitted Uses
  - a. 1 single detached permanent dwelling;
  - b. 2 sheds;
  - c. 1 cottage;
  - d. 9 trailers/park models;
  - e. accessory buildings.

All other provisions of this by-law shall apply.

**RRC-16 (Lots 21 and 22, Concession VIII and Lot 22, Concession IX, Storrington District - Melody Lodge)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-16), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of 5 cabins and 24 permanent trailer sites;
  - b. 1 single detached dwelling;
  - c. 1 office;
  - d. accessory buildings and structures to the above uses.

**ZONE PROVISIONS**

- No building or structure other than a marine facility and except for a pump station, an existing dock, 1 pit privy, 5 trailer sites, 1 washroom facility and 1 marine accessory building shall be located within 30 metres (98.4 ft.) of the highwater mark of Dog Lake. Replacement of these trailers or buildings within the 30 metre setback shall only be permitted provided there is no increase in their size, footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

**RRC-17 (Lot 5, Concession VI, Storrington District - Gordon Camp Grounds)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-17), only the following uses are permitted:

- Permitted Uses
  - a. a tourist establishment consisting of 1 single detached dwelling, 1 trailer site and 5 cabins;
  - b. accessory buildings and structures to the above uses.

All other provisions of this by-law shall apply.

**RRC-18 (Lot 15, Concession IX, Storrington District - Freeman Cottages)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-18), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of 3 tourist cabins;
  - b. two single detached dwellings (one with attached double garage);
  - c. accessory buildings and structures to the above uses.

**ZONE PROVISIONS**

- No building or structure other than a marine facility and 3 existing cottages shall be permitted within 30 metres (98.4 ft.) of the highwater mark of Dog Lake.

Reconstruction of these cottages within the 30 metre setback shall only be permitted provided there is no increase in their footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

**RRC-19 (Lots 4 and 5, Concession V, Storrington District - Gordon Campground)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-19), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of 2 cabins and 12 trailer sites.

**ZONE PROVISIONS**

- No buildings or structures other than 2 cabins shall be permitted within 30 m (98.4 m) of the highwater mark of the Rideau Canal. Reconstruction of these cabins within the 30 metre setback shall only be permitted provided there is no increase in their footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

**RRC-20 (Lot 11, Concession VI, Loughborough District - Glen Lor Lodge)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-20), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of twelve (12) cottages and 29 trailer sites, one single detached dwelling/lodge and one motor home;
  - b. accessory buildings and structures to the above uses.

**ZONE PROVISIONS**

- No building or structure other than a marine facility and except for 15 existing trailer sites and 3 existing cabins shall be permitted within 30 metres (98.4 ft.) of the highwater mark of Sydenham Lake. Reconstruction of these cabins and replacement of these trailers within the 30 metre setback shall only be permitted provided there is no increase in their size, footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

**RRC-21 (Lot 7, Concession XIV, Loughborough District - Snug Harbour)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-21), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of 12 rental cottages and a lodge;
  - b. accessory buildings and structures to the above uses.

**ZONE PROVISIONS**

- No building or structure other than a marine facility, gas facility and 5 existing cottages and 2 existing docks shall be permitted within 30 metres (98.4 ft.) of the highwater mark of Desert Lake. Reconstruction of these cottages within the 30 metre setback shall only be permitted provided there is no increase in their footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

**RRC-22 (Lots 4 and 5, Concession XIII, Loughborough District - Desert Lake Resort)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-22), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment and travel trailer park consisting of 145 serviced tent/trailer sites, one rental cabin, 1 permanent single detached dwelling, one office and convenience store (in same structure), and a separate 10 unit motel (Waterway Place Inn);
  - c. one dwelling unit containing 3 rental apartments;
  - d. accessory buildings and structures to the above uses.

**ZONE PROVISIONS**

- Acknowledging that the lands zoned RRC-22 are inclusive of 5 parcels, the above named uses shall be permitted within any of the 5 parcels but shall not exceed the total number of permitted uses.
- No building or structure other than a marine facility and the existing 25 tent/trailer sites and 1 rental cabin and one existing dock may be permitted within 30 metres (98.4 ft.) of the highwater mark of Desert Lake. Reconstruction of these cabins and replacement of these trailers within the 30 metre setback shall only be permitted provided there is no increase in their size, footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

**RRC-23 (Lot 5, Concession XIII, Loughborough District - Lazy Acre Cottages)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-23), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of:
  - b. 9 cottages;
  - c. one single detached seasonal dwelling with an administration office;
  - d. accessory buildings and structures to the above uses.

**ZONE PROVISIONS**

- No building or structure other than a marine facility and except for 4 existing cabins, one boat dock and the existing boathouse/sleeping area may be located within 30 metres (98.4 ft.) of the highwater mark of Desert Lake. Reconstruction of these cabins and boathouse/sleeping area structure within the 30 metre setback shall only be permitted provided there is no increase in their original size, footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

**RRC-24 (Lot 7, Concession I, Loughborough District - Mundell)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-24), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of 4 cabins;
  - b. accessory buildings and structures to the above uses.

**ZONE PROVISIONS**

- No building or structure other than a marine facility and except for 4 existing cabins shall be permitted within 30 metres (98.4 ft.) of the highwater mark of Loughborough Lake. Reconstruction of these cabins shall only be permitted provided there is no increase in their original size, footprint, height or gross floor area and provided they are no closer to the highwater mark of the lake.

All other provisions of this by-law shall apply.

**RRC-25 (Part Lots 30 and 31, Concessions VIII and IX, Bedford District - Long Bay Camp)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-25), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of:

- i. agricultural uses;
- ii. 25 tourist cabins each having a floor area not exceeding 40.0 m<sup>2</sup>
- iii. 50 tourist campsites, each to be occupied by a maximum of one tent or one recreational vehicle, each campsite having an area not less than 230.0 m<sup>2</sup> and a frontage not less than 15.0 m (49.2 ft.) along the park road;
- iv. dining hall and tuck shop;
- v. one accessory dwelling;
- vi. other accessory buildings and structures to the above uses.

#### **ZONE PROVISIONS**

- No building or structure other than a marine facility may be located less than 30 Metres (98.4 ft.) from the highwater mark of Long Bay or less than 60.0 metres (196.9 ft.) from any other lot line.
- Notwithstanding any provision of this by-law to the contrary, no dock, boat launching ramp, or other marine facility shall be located less than 300.0 metres (984.3 ft.) from the northerly limit of the subject property.
- Notwithstanding any provisions of this by-law to the contrary, no more than 25 campsites shall be permitted within 400.0 metres (1,312.3 ft.) of the northerly limit of the subject property.

All other provisions of this by-law shall apply.

#### **RRC-26 (Lot 11, Concession VIII, Loughborough District - Thake)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-26), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of 3 cabins;
  - b. accessory buildings and structures to the above uses.

#### **ZONE PROVISIONS**

- No building or structure other than a marine facility and except for 3 cabins and their septic systems shall be permitted within 30 metres (98.4 ft.) of the highwater mark of Eel Bay. Reconstruction of these cabins within the 30 metre setback shall only be permitted provided there is no increase in their original footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

#### **RRC-27 (Part Lot 24, Concession VI, Bedford District)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-27), only the following uses are permitted and the following special provision shall apply:

- Permitted Uses



- a. workshop/storage building having a maximum floor area of 200 m<sup>2</sup> (2,152.9 ft.<sup>2</sup>);
  - b. open storage of vehicles, boats, trailers, recreational vehicles, wood and equipment accessory to a tourist establishment;
  - c. recreational facilities excluding buildings;
  - d. accessory buildings and structures to the above uses.
- No well shall be permitted on the land zoned RRC-27.

All other provisions of this by-law shall apply.

**RRC-28 (Part Lot 19, Concession IX, Bedford District - Aqua Bats)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-28), only the following uses are permitted:

- Permitted Uses
  - a. a tourist establishment consisting of six (6) existing tourist cabins (no extensions or enlargements shall be permitted within 30 metres of the highwater mark) and one additional tourist cabin having a maximum floor area of 75 m<sup>2</sup> (807.3 ft.<sup>2</sup>) connected to Class 1 (composting toilet) and Class 2 (grey water leaching pit) sewage systems;
  - b. a new communal sewage disposal system provided it is located a minimum of 90 m (295.3 ft.) from Wolfe Lake;
  - c. accessory buildings and structures to the above uses.

All other provisions of this by-law shall apply.

**RRC-29 (Part Lot 26, Concession V, Bedford District - Irwin's Cabins)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-29), only the following uses are permitted:

- Permitted Uses
  - a. a tourist establishment consisting of 2 tourist camp sites and 7 tourist cabins and 5 travel trailer sites;
  - b. one single detached dwelling;
  - c. accessory buildings and structures to the above uses;
  - d. all uses are subject to a site plan agreement.

All other provisions of this by-law shall apply.

**RRC-30 (Part Lot 26, Concession V, Bedford District - Morter's Lodge and Cabins)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-30), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of 4 tourist cabins;
  - b. an accessory dwelling unit;
  - c. open storage;
  - d. accessory buildings and structures to the above uses.

**ZONE PROVISIONS**

- No building or structure other than a marine facility and except for 4 tourist cabins shall be permitted within 30 metres (98.4 ft.) of the highwater mark of Bob's Lake. Reconstruction of any of these cabins within the 30 metre setback shall only be permitted provided there is no increase in their original footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

**RRC-31 (Part Lot 24, Concession V, Bedford District - Whitehouse Campground)**

Notwithstanding any other provision of this By-law to the contrary, on lands zoned Special Recreational Resort Commercial (RRC-31), only the following uses are permitted and special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of 45 tourist camp sites, one single detached dwelling/office/washroom, and one additional single dwelling;
  - b. accessory buildings and structures to the above uses.

**ZONE PROVISIONS**

- No building or structure other than a marine facility and except for 8 tourist camp sites shall be permitted within 30 metres (98.4 ft.) of the highwater mark of Green Bay. Replacement of trailers on these camp sites within the 30 metre setback shall only be permitted provided there is no increase in their original size and footprint and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

**RRC-32 (Part Lots 13, 14 and 15, Concession VIII, Bedford District - Canoe Lake Campground)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-32), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses

- a. a tourist establishment consisting of sixty seven (67) trailer sites;
- b. three (3) tourist cabins;
- c. one administration building with accessory dwelling unit;
- d. agricultural uses;
- e. accessory buildings and structures to the above uses.

#### **ZONE PROVISIONS**

- No building or structure other than a marine facility and except for 40 tourist camp sites, 3 tourist cabins and gas pumps shall be permitted within 30 metres (98.4 ft.) of the highwater mark of Canoe Lake. Reconstruction of these cabins or replacement of trailers on these camp sites within the 30 metre setback shall only be permitted provided there is no increase in their size, footprint or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

#### **RRC-33 (Part Lot 24, Concession VI, Bedford District - Shillington Camp)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-33), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of 4 tourist cabins;
  - b. one single detached dwelling;
  - c. accessory buildings and structures to the above uses.

#### **ZONE PROVISIONS**

- No building or structure other than a marine facility and except for 4 tourist cabins shall be permitted within 30 metres (98.4 ft.) of the highwater mark of Green Bay. Reconstruction of these cabins shall only be permitted provided there is no increase in their original footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

#### **RRC-34 (Lot 8, Concession XIII, Bedford District - Jones' Cabins)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-34) only the following uses shall be permitted:

- Permitted Uses
  - a. a tourist establishment consisting of three (3) cabins;
  - b. one single detached dwelling;
  - c. an accessory storage shed.

All other provisions of this by-law shall apply.

**RRC-35 (Part Lot 21, Concession XI, Bedford District - Brash's Camp)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-35), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of 5 tourist cabins;
  - b. one single detached dwelling;
  - c. accessory buildings and structures to the above uses.

**ZONE PROVISIONS**

- No building or structure other than a marine facility and except for 5 tourist cabins shall be permitted within 30 metres (98.4 ft.) of the highwater mark of Wolfe Lake. Reconstruction of these cabins within the 30 metre setback shall only be permitted provided there is no increase in their original footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

**RRC-36 (Part Lot 19, Concession X, Bedford District - Chisamore Cottages)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-36), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of 4 tourist cabins;
  - b. accessory buildings and structures to the above uses.

**ZONE PROVISIONS**

- No building or structure other than a marine facility and except for 3 tourist cabins and 1 boathouse shall be permitted within 30 metres (98.4 ft.) of the highwater mark of Wolfe Lake. Reconstruction of these cabins within the 30 metre setback shall only be permitted provided there is no increase in their original footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

**RRC-37 (Part Lot 1, Concession XVI, Bedford District - Skycroft Campground)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-37), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of 65 tourist camp sites and 2 tourist cabins;
  - b. publishing business;

- c. one administration building with accessory dwelling unit;
  - d. accessory buildings and structures to the above uses.
- Access
  - a. The RRC-37 zone takes access from a seasonally maintained road. The Township is under no obligation to provide year round road access to this property.

#### **ZONE PROVISIONS**

- No building or structure other than a marine facility and except for 13 tourist campsites, 2 tourist cabins, a camp administration building/accessory dwelling unit and recreation hall/workshop shall be permitted within 30 metres (98.4 ft.) of the highwater mark of Opinicon Lake. Reconstruction of these cabins and administration building and replacement of these trailers within the 30 metre setback shall only be permitted provided there is no increase in their original size, footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

#### **RRC-38 (Part Lot 21, Concession II, Bedford District - Sunset Country Campground)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-38), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of 107 trailer sites and two tourist cabins;
  - b. one administration office/convenience store and accessory dwelling unit building;
  - c. accessory buildings and structures to the above uses.

#### **ZONE PROVISIONS**

- No building or structure except 2 tourist camp sites and one administration office/convenience store, single detached dwelling unit with two upper level rental units and an accessory dwelling unit building shall be permitted within 30 metres (98.4 ft.) of the highwater mark of Bob's Lake. Reconstruction of any of these structures or replacement of trailers within the 30 metre setback is only permitted provided there is no increase in their original size, footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

#### **RRC-39 (Part Lot 32, Concession VII, Bedford District - Bowers Camp)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-39), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of 11 tourist cabins;
  - b. one single detached dwelling;
  - c. accessory buildings and structures to the above uses.

#### **ZONE PROVISIONS**

- No building or structure other than a marine facility and except for 8 tourist cabins shall be located within 30 metres (98.4 ft.) of the highwater mark of Mud Bay. Reconstruction of these cabins within the 30 metre setback shall only be permitted provided there is no increase in the original footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

#### **RRC-40 (Part Lot 25, Concession V, Bedford District - Twin Oaks)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-40), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of 17 tourist camp sites and 4 tourist cabins;
  - b. one single detached dwelling with administration office;
  - c. accessory buildings and structures to the above uses.

#### **ZONE PROVISIONS**

- No building or structure other than a marine facility and except for 2 tourist cabins, 1 camp site, a pump house and a single detached dwelling with camp administration office shall be located within 30 metres (98.4 ft.) of the highwater mark of Bob's Lake. Reconstruction of these cabins and administration office and replacement of any trailer within the 30 metre setback shall only be permitted provided there is no increase in their original size, footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

#### **RRC-41 (Part Lot 25, Concession IV, Bedford District - Pine Shores Marine)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-41), only the following uses are permitted:

- Permitted Uses
  - a. a parking and boat launching facility for water access only lots;
  - b. a retail store;
  - c. service and repair shop;
  - d. accessory buildings and structures to the above uses.

All other provisions of this by-law shall apply.

**RRC-42 (Part Lot 28, Concession IV, Bedford District – Brown’s Lakeview Camp)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-42), only the following uses are permitted:

- Permitted Uses
  - a. a tourist establishment consisting of 40 tourist camp sites, 3 tourist cabins and one trailer;
  - b. one single detached dwelling with a camp administration office/retail convenience store;
  - c. accessory buildings and structures to the above uses.

**ZONE PROVISIONS**

- No building or structure other than a marine facility and except for 2 tourist cabins shall be located within 30 metres (98.4 ft.) of the highwater mark of Crow Lake. Reconstruction of these cabins within the 30 metre setback shall only be permitted provided there is no increase in their original footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

**RRC-43 (Part Lot 24, Concession V, Bedford District - Green Bay Heritage Cabins)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-43), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of 7 tourist cabins;
  - b. one single detached dwelling;
  - c. camp office/retail convenience store;
  - d. accessory buildings and structures to the above uses.

**ZONE PROVISIONS**

- No building or structure other than a marine facility and except for 7 tourist cabins and a camp office/retail convenience store shall be located within 30 metres (98.4 ft.) of the highwater mark of Green Bay. Reconstruction of these structures within the 30 metre setback shall only be permitted provided there is no increase in their original footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

**RRC-44 (Part Lot 27, Concession IV, Bedford District - Ayrvale Park)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-44), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of 40 tourist camp sites, 1 tourist cabin and 1 tourist office/store/workshop;
  - b. accessory buildings and structures to the above uses.

**ZONE PROVISIONS**

- No building or structure other than a marine facility and except for 3 tourist camp sites, 1 tourist cabin and 1 office/store/workshop shall be located within 30 metres (98.4 ft.) of the highwater mark of Crow Lake. Reconstruction of these structures within the 30 metre setback shall only be permitted provided there is no increase in their original footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

**RRC-45 (Part Lot 12, Concession VII, Bedford District - Neece Cabins)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-45), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of 3 tourist cabins;
  - b. a seasonal residential dwelling;
  - c. accessory buildings and structures to the above uses.

**ZONE PROVISIONS**

- No building or structure other than a marine facility and except for 3 tourist cabins shall be located within 30 metres (98.4 ft.) of the highwater mark of Canoe Lake. Reconstruction of these cabins within the 30 metre setback shall only be permitted provided there is no increase in their original footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

**RRC-46 (Part Lot 1, Concession IV, Bedford District - Abrams Cabins)**

Notwithstanding the provisions of section 14.2, or any other provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-46), only the following uses are permitted:

- Permitted Uses
  - a. a tourist establishment consisting of six (6) tourist cabins;
  - b. one (1) seasonal residential dwelling;



- c. accessory buildings and structures to the above uses.

#### **ZONE PROVISIONS**

- No building or structure other than a marine facility and except for 6 tourist cabins shall be located within 30 metres (98.4 ft.) of the highwater mark of Desert Lake. Reconstruction of these cabins within the 30 metre setback shall only be permitted provided there is no increase in their original footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

#### **RRC-47 (Part Lot 12, Concession II, Bedford District - Glenford Trailer Park)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-47), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of 50 trailer sites;
  - b. 1 camp administration trailer;
  - c. accessory buildings and structures to the above uses.

#### **ZONE PROVISIONS**

- No building or structure other than a marine facility and except for 10 trailer sites and 1 camp administration trailer shall be located within 30 metres (98.4 ft.) of the highwater mark of White Lake. Replacement of any trailer allowed within the 30 metre setback shall only be permitted provided there is no increase in its original size, footprint, height or gross floor area and provided it is no closer to the highwater mark.

All other provisions of this by-law shall apply.

#### **RRC-48 (Part Lot 5, Concession XII, Bedford District - Harold Green)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-48), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of 50 camp sites and 7 tourist cabins;
  - b. accessory buildings and structures to the above uses.

#### **ZONE PROVISIONS**

- No building or structure other than a marine facility and except for 45 camp sites and 7 tourist cabins shall be located within 30 metres (98.4 ft.) of the highwater mark of Devil Lake. Replacement of any trailer on these campsites or reconstruction of these structures within the 30 metre setback shall only be permitted provided there is no increase in their original size, footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

**RRC-49 (Part Lot 32, Concession VII, Bedford District - Cedar Haven)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-49), only the following uses are permitted and the following special provisions apply:

- Permitted Uses
  - a. a tourist establishment consisting of 8 single storey tourist cabins, 1 one storey two unit cabin, 2 two storey 2 unit cabins and, 1 four unit tourist lodge and 1 single detached dwelling;
  - b. accessory buildings and structures to the above uses.

**ZONE PROVISIONS**

- No building or structure other than marine facilities, 8 single storey tourist cabins, 1 one storey two unit cabin, 2 two storey 2 unit cabins and, 1 four unit tourist lodge and 1 fish cleaning hut shall be located within 30 metres (98.4 ft.) of the highwater mark of Bob's Lake. Reconstruction of these structures within the 30 metre setback shall only be permitted provided there is no increase in their original footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

**RRC-50 (Part Lot 8, Concession IX, Bedford District - Michaels)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-50), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of 12 camp sites and 5 tourist cabins;
  - b. one mobile home;
  - c. one camp administration building and accessory dwelling unit;
  - d. accessory buildings and structures to the above uses.

**ZONE PROVISIONS**

- No building or structure other than a marine facility and except for 7 camp sites and 1 tourist cabin shall be located within 30 metres (98.4 ft.) of the highwater mark of Devil Lake. Replacement of any trailer on these camp sites or reconstruction of this cabin within the 30 metre setback shall only be permitted provided there is no increase in their original size, footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

**RRC-51 (Part Lot 5, Concession XII, Bedford District - Pine Haven)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-51), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of 63 camp sites;
  - b. 1 camp administration building/accessory dwelling unit;
  - c. accessory buildings and structures to the above uses.

**ZONE PROVISIONS**

- No building or structure other than a marine facility and except for 3 camp sites and 1 camp administration building/accessory dwelling unit shall be located within 30 metres (98.4 ft.) of the highwater mark of Devil Lake. Replacement of any trailer on these camp sites or reconstruction of this building/dwelling within the 30 metre setback shall only be permitted provided there is no increase in its original size, footprint, height or gross floor area and provided it is no closer to the highwater mark.

All other provisions of this by-law shall apply.

**RRC-52 (Part Lot 23, Concession III, Bedford District - Agnes Steele's Camp)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-52), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of 14 camp sites, a single detached dwelling/camp administration office;
  - b. accessory buildings and structures to the above uses.

**ZONE PROVISIONS**

- No building or structure other than a marine facility and except for 14 camp sites, 1 storage/workshop building, 6 pit privies and a trailer with attached deck and porch shall be located within 30 metres (98.4 ft.) of the highwater mark of Bob's Lake. Replacement of any trailer on these camp sites or reconstruction of these structures within the 30 metre setback shall only be permitted provided there is no increase in its original size, footprint, height or gross floor area and provided is no closer to the highwater mark.

All other provisions of this by-law shall apply.

**RRC-53 (Part Lot 4, Concession XII, Bedford District – Green's Camp)**

Notwithstanding the zone regulations in section 18.2 or any other provision of this By-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-53) Zone, only the following uses are permitted:

- Permitted Uses

- a. a tourist establishment consisting only of six (6) trailers,
  - b. accessory buildings and structures to the above uses.
- The uses permitted in the RRC-53 zone be subject to a site plan agreement to be entered into between the owner and the municipality and registered on the title of the property specifying locations of all travel trailers; greywater systems; entrance location and design; and access aisles.

All other provisions of this by-law shall apply.

**RRC-54 (Lots 1 and 2, Concession XI, Storrington District - Hewlett-Packard Employee Campgrounds)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-54), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a private tourist establishment consisting of 11 cabins;
  - b. a day lodge;
  - c. a single detached dwelling;
  - d. accessory buildings and structures to the above uses.

**ZONE PROVISIONS**

- No building or structure other than a marine facility, a day lodge, 1 cabin and a recreation hall shall be located within 30 metres (98.4 ft.) of the highwater mark of Elbow Lake. Reconstruction of these structures within the 30 metre setback shall only be permitted provided there is no increase in their original footprint, height or gross floor area and provided they are no closer to the highwater mark.

All other provisions of this by-law shall apply.

**RRC-55 (Lots 20 and 21, Concession IX, Storrington District - Moore)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-55), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of 2 cabins;
  - b. accessory buildings and structures to the above uses.
- Regulations
  - a. maximum gross floor area for each cottage      37 sq. metres (400 sq. ft.)

All other provisions of this by-law shall apply.

**RRC-56 (Lots 1 and 2, Concession XIV, Storrington District - Lake Sun Nudist Camp (Behrmann's))**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-56), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of 19 trailer sites, 7 cabins and 1 single detached dwelling;
  - b. a recreation hall;
  - c. an office;
  - d. accessory buildings and structures to the above uses.

**ZONE PROVISIONS**

- No building or structure other than 3 trailer sites and a dock shall be located within 30 metres (98.4 ft.) of the highwater mark of Davis Lake. Replacement of any of these trailers within the 30 metre setback shall only be permitted provided there is no increase in its original size, footprint, height or gross floor area and provided it is no closer to the highwater mark.

All other provisions of this by-law shall apply.

**RRC-57 (Lot 22, Concession XI, Loughborough District - Hidden Valley Park))**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-57), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of 10 trailer sites;
  - b. 2 privies;
  - c. 1 shower facility;
  - d. 1 boathouse and dock;
  - e. accessory buildings and structures to the above uses.

**ZONE PROVISIONS**

- No building or structure other than a dock and 6 trailer sites shall be permitted within 30 metres (98.4 ft.) of the highwater mark of South Bay (Buck Lake). Lake. Replacement of any of these trailers within the 30 metre setback shall only be permitted provided there is no increase in its original size, footprint, height or gross floor area and provided it is no closer to the highwater mark.

All other provisions of this by-law shall apply.

**RRC-58 (Lot 1, Concession XII, Bedford District - Daub)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-58), only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. boat dockage.

**ZONE PROVISIONS**

- lot area for dockage (minimum) 92.9 sq. m (1,000 sq. ft.)
- number of boat docks (maximum) 25

All other provisions of this by-law shall apply.

**RRC-59 (Part Lots 6 & 7, Concession VIII, Bedford District – Karem)**

Notwithstanding the zone regulations in section 18.2 or any other provision of this By-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-59) Zone, the following uses only are permitted:

- a maximum of five (5) recreational tourist structures to a maximum size of 350 square feet each.

All other provisions of this By-law shall apply.

**RRC-60 (Part Lot 26, Concession V, Bedford District - Morter's Lodge and Cabins)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-60) Zone, only the following uses are permitted and the following special provisions shall apply:

- Permitted Uses
  - a. a tourist establishment consisting of one tourist lodge and five tourist cabins;
  - b. an accessory dwelling unit;
  - c. open storage;
  - d. accessory buildings and structures to the above uses.

**ZONE PROVISIONS**

- No building or structure other than a marine facility and except for one (1) tourist lodge and five (5) tourist cabins shall be permitted within 30 metres (98.4 ft.) of the highwater mark of Bob's Lake. Reconstruction of these cabins and this lodge within the 30 metre setback shall only be permitted provided there is no increase in its original footprint, height or gross floor area and provided it is no closer to the highwater mark.

All other provisions of this by-law shall apply.

**RRC-61 (Part Lot 8, Concession XIII, Bedford District – Jones)**

Notwithstanding any other provision of this By-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-61) Zone, the following uses only are permitted:

- Permitted Uses
  - a. vehicle parking and boat mooring to access an island property,
  - b. an accessory storage shed.

All other provisions of this By-law shall apply.

**RRC-62 (Part Lot 20 & 21, Concession IX, Storrington District – Normand)**

Notwithstanding any other provision of this By-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-62) Zone, the following uses only are permitted:

- 3 cottages,
- 1 trailer,
- accessory buildings.

All other provisions of this By-law shall apply.

**RRC-63 (Part Lot 1, Concession IV, Bedford District)**

Notwithstanding any other provision of this By-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-63), the following uses are permitted:

- Permitted Uses
  - a. a tourist establishment consisting of one(1) tourist cabin
  - b. one seasonal dwelling
  - c. accessory buildings and structures
- No building or structure other than a marine facility and except for one (1) tourist cabin shall be permitted within 30 metres (98.4 ft.) of the highwater mark of Desert Lake. Reconstruction of any of this cabin within the 30 metre setback shall only be permitted provided there is no increase in its original footprint, height or gross floor area and provided it is no closer to the highwater mark.

All other provisions of this by-law shall apply.

**RRC-64 (Part Lots 13, 14 &15, Concession VIII, Bedford District)**

Notwithstanding any other provision of this By-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-64), the following uses are permitted:

- Permitted Uses
  - a. a tourist establishment consisting of eleven (11) trailer sites
  - b. one administration building with accessory dwelling

- c. accessory buildings and structures.

All other provisions of this by-law shall apply.

**RRC-65 (6674 Bedford Road, Part 1 on 13R1302 and Part 1 on 13R20671, Part Lots 9 and 10, Concession 11, District of Bedford – Frontenac Outfitters (2017))  
(By-Law #2022-101, Passed December 6, 2022, File No. PL-ZBA-2022-0061)**

Notwithstanding the provisions of Section 18 or any other provision of this By-law to the contrary, on the lands zoned Special Recreational Resort Commercial (RRC-65), the following provisions apply:

- For the purpose of the RRC-65 zone, the two parcels of land are considered to be one lot.
- The following uses only are permitted:
  - A tourist establishment consisting of a travel trailer park with a maximum of 12 tent sites
  - A retail store
  - A service shop
  - A dwelling or dwelling unit as an accessory use
  - Accessory buildings or uses to the above uses.
- For any sewage system
  - a. Setback from the high water mark of Pearkes Lake (Minimum) 120 Metres (394 ft.)

All other provisions of this by-law shall apply.



## **SECTION 19 - UC - URBAN COMMERCIAL ZONE**

**19.1** Within UC - Urban Commercial Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **19.2 PERMITTED USES**

- a retail store,
- a convenience retail store,
- a service shop including a personal service shop,
- a lawn, garden and farm equipment and supplies sales outlet,
- a laundry and/or dry cleaning shop,
- an eating establishment including a banquet hall,
- a tavern,
- a hotel,
- a bank and/or trust company,
- a business and/or professional office,
- a theatre, cinema or other place of entertainment,
- a commercial recreational establishment such as a bowling or billiard establishment or other similar use,
- a funeral home,
- a medical clinic,
- a post office,
- a bake shop,
- a private or commercial club,
- a restaurant, take-out,
- a gift shop,
- a nursery school,
- a veterinary establishment,
- a public or private parking area, including parking facilities associated with the principal use(s) permitted under this section,
- an automobile service station,
- an automobile sales agency,
- one dwelling unit in the form of an apartment as an accessory use in buildings in which commercial uses are permitted, except automobile service stations or other uses involving the sale of gasoline or other similar petroleum products, in accordance with the provisions of Sections 5.19 and 5.20,
- accessory buildings or uses to the above uses.

## **19.3 ZONE REGULATIONS**

### **19.3.1 For All Uses Except An Automobile Service Station**

- Lot Area (Minimum) 8000 sq. metres (86,114 sq. ft.)
- Lot Frontage (Minimum) 76 Metres (250 ft.)
- Front Yard (Minimum) 6 Metres (19.7 ft.)
- Rear Yard (Minimum) 6 Metres (19.7 ft.)
- Interior Side Yard (Minimum) 3 Metres (9.8 ft.)
- Exterior Side Yard (Minimum) 8 Metres (26.2 ft.)
- Lot Coverage (Maximum) 40 percent
- Building Height (Maximum) 11 Metres (36.1 ft.)
- Off-street parking and off-street loading facilities shall be provided in accordance with Sections 5.30 and 5.31.
- Access to an accessory dwelling unit shall be separate from access to a commercial use.

### **19.3.2 For An Automobile Service Station**

- Lot Frontage (Minimum) 45 Metres (147.6 ft.)
- Lot Depth (Minimum) 45 Metres (147.6 ft.)
- Front Yard (Minimum) 15 Metres (49.2 ft.)
- Rear Yard (Minimum) 7.5 Metres (24.6 ft.)
- except where the rear yard abuts a residential zone, the rear yard shall be a minimum of 15 metres (49.2 ft.) of which the 4.5 metres (14.8 ft.) adjacent to the lot line shall be retained in an open space condition.
- Side Yard (Minimum) 7.5 Metres (24.6 ft.)
- except where one or both side yards abut a residential zone, the side yard shall be a minimum of 15 metres (49.2 ft.) of which the 4.5 metres (14.8 ft.) adjacent to the lot line shall be retained in an open space condition.
- A sight triangle of 15 metres (49.2 ft.) minimum shall be provided on a corner lot.
- Light stands and signs may be located in any required minimum yard at a minimum distance of 2.5 metres (8.2 ft.) from any street line. Fuel pump islands and fuel pumps may be located in any required minimum yard at a minimum distance of 6 metres (19.7 ft.) from any street line. A sight triangle is not to be construed to be part of the required minimum yard for the purposes of this paragraph.
- The distance between means of access or ramps shall be 12 metres (39.4 ft.) and on a corner lot, no ramp may be located within 15 metres (49.2 ft.) of the intersection of the street lines.
- Each ramp shall have a width of 7.5 metres (24.6 ft.) and the interior angle formed between the lot line and the centre line of the ramp shall be between seventy (70) and ninety (90) degrees.
- No ramp shall be located within 4.5 metres (14.8 ft.) of a side lot line.
- Off-street parking and off-street loading facilities shall be provided in accordance with Sections 5.30 and 5.31.

### **19.3.3 For Accessory Buildings Not Attached To The Principal Building**

- Front Yard (Minimum) 6 Metres (19.7 ft.)
- Rear Yard (Minimum) 1.5 Metres (4.9 ft.)
- Interior Side Yard (Minimum) 1.5 Metres (4.9 ft.)
- Exterior Side Yard (Minimum) 3 Metres (9.8 ft.)
- Minimum distance from any other building on the lot shall be 3 metres (9.8 ft.) provided that in no case shall any overhang, eaves or gutter project into this required minimum area which shall be clear of any obstruction from the ground to the sky.

### **19.3.4 For Lands Abutting A Residential Zone**

Notwithstanding the provisions of subsection 19.3.1 of this part, where an interior side yard and/or rear yard abuts a residential zone then such interior side yard shall be a minimum of 5 metres (16.4 ft.) and such rear yard shall be a minimum of 9 metres (29.5 ft.). The 1 metre (3.3 ft.) strip immediately adjacent to the rear and/or interior side lot line shall provide a buffer from surrounding land uses and shall consist of landscaping, fencing, berming or any of a combination of the foregoing.

## **19.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the UC - Urban Commercial Zone.

## **19.5 SPECIAL UC - URBAN COMMERCIAL ZONE**

### **UC-1 (Part Lot 6, Concession V, Harrowsmith, Portland District - Rider)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Urban Commercial (UC-1) shall be used only in accordance with the following:

- The following uses shall not be permitted:
  - a. a laundry and dry cleaning shop;
  - b. a restaurant including a banquet hall, tavern or take-out restaurant;
  - c. a billiard or bowling establishment;
  - d. a place of entertainment other than a cinema or theatre which shall be permitted;
  - e. a motor vehicle gasoline bar or motor vehicle dealership.
- On lands zoned UC-1 a "snack bar" shall be permitted as an accessory use to a retail store. For the purposes of this by-law, the following definition shall apply to lands zoned UC-1 and shall not be construed to effect the nature of the uses permitted in any other zone; specifically:
  - a. Definition of "Snack Bar"  
"Snack Bar" means a part of a building in which the principal use is a "retail store", where food is prepared and/or offered for sale to the general public for

consumption on the premises as an additional service to customers of the principal retail commercial use.

All other provisions of this by-law shall apply.

**UC-2 (Part Lot 7, Concession VIII, Hartington, Portland District - Brawley/Brown)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Urban Commercial (UC-2) shall be used only in accordance with the following:

- The following uses shall be permitted:
  - a. a business and/or professional office.

All other provisions of this by-law shall apply.

**UC-3 (Part Lot 6, Concession V, Harrowsmith, Portland District - Shoom)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Urban Commercial (UC-3) shall be used only in accordance with the following:

- In addition to the uses permitted in Section 19.2 of this by-law, including an antique shop, a residential dwelling unit may be permitted as an accessory use on lands zoned Special Urban Commercial (UC-3) Zone.

All other provisions of this by-law shall apply.

**UC-4 (Part Lots 19 and 20, Registered Plan 24, Inverary, Storrington District - Bilow)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Urban Commercial (UC-4) shall be used only in accordance with the following:

- A maximum of six dwelling units shall be permitted over permitted commercial uses.

All other provisions of this by-law shall apply.

**UC-5 (Part Lots 19 and 20, Concession II, Inverary, Storrington District - Barr)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Urban Commercial (UC-5) shall be used only in accordance with the following:

- One or more apartment dwelling units shall be permitted over a permitted commercial use.
- The maximum number of dwelling units will be determined by the site's capability of being serviced with a private sewage disposal system to the satisfaction of Council and the local health unit.

All other provisions of this by-law shall apply.

**UC-6 (Part Lot 4, Concession V, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Urban Commercial (UC-6) shall be used only in accordance with the following:

- Commercial uses shall be limited to the ground floor.
- Two dwelling units shall be permitted.

All other provisions of this by-law shall apply.

**UC-7 (Part Lot 7, Concession II, Loughborough District - Benedikt)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Urban Commercial (UC-7) shall be used only in accordance with the following:

- No table service nor dining tables shall be provided, either within or outside the building or structure used for the preparation and sale of food from the permitted take-out restaurant.
- Appropriate signage shall be located on-site indicating that the consumption of food shall not take place at any outside table area which is used exclusively for the owner/occupant of the accessory dwelling. Bench-type seating adjacent to the existing retail store may be permitted.

All other provisions of this by-law shall apply.

**UC-8 (Part Lot 2, Concession V, Loughborough District - Silverbrook Estates)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Urban Commercial (UC-8) shall be used only in accordance with the following:

- Permitted Uses
  - a. an accessory dwelling unit;
  - b. antique store;
  - c. business office;
  - d. clinic;
  - e. craft shop;
  - f. professional office;
  - g. personal service establishment;
  - h. retail store;
  - i. pharmacy.

**ZONE PROVISIONS**

- the property will be developed in accordance with an approved site plan to address all servicing, access, parking and buffering criteria.

All other provisions of this by-law shall apply.

**UC-9 (Lot 1, Concession VII, Storrington District - Storrington Fire Hall)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Urban Commercial (UC-9) shall be used only in accordance with the following:

- Permitted Uses
  - a. a retail store;
  - b. a convenience retail store;
  - c. a service shop including a personal service shop;
  - d. a lawn, garden and farm equipment and supplies sales outlet;
  - e. a laundry and/or dry cleaning shop;
  - f. an eating establishment;
  - g. a bank and/or trust company/financial institution;
  - h. a business and/or professional office;
  - i. a commercial recreational establishment such as a bowling or billiard establishment or other similar use;
  - j. a medical clinic;
  - k. a post office;
  - l. a bake shop;
  - m. a private or commercial club.

**ZONE PROVISIONS**

- |                                |                        |
|--------------------------------|------------------------|
| • Lot Frontage (minimum)       | 27.0 Metres (88.5 ft.) |
| • Interior Side Yard (minimum) | 0.9 Metres (3 ft.)     |

All other provisions of this by-law shall apply.

**UC-10 (Lot 19, Concession VI, Loughborough District - Rogers)**

Deleted by By-law 2021-38

**UC-11 (5009 Highway 38, Harrowsmith, Portland District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Urban Commercial (UC-11) shall be used only in accordance with the following:

- Permitted Uses
  - a. a mix of residential and commercial uses provided the property is served by a private sewage disposal system capable of serving the proposed commercial and residential uses.

All other provisions of this by-law shall apply.

**UC-12 (4358 Mill Street, Sydenham, Loughborough District - Coburn)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Urban Commercial (UC-12) Zone the following special provision shall apply:

## **ZONE PROVISIONS**

- Side Yard (Minimum) 1.4 metres (4.6 ft.)

All other provisions of this by-law shall apply.

### **UC-14 (Lot 7, Concession VII, Harrowsmith, Portland District-Bowes)**

Notwithstanding any provision of this By-law to the contrary, the following uses only are permitted in the Special Urban Commercial (UC-14) Exception Zone:

- a retail store,
- a convenience retail store,
- a service shop including a personal service shop,
- a lawn, garden and farm equipment and supplies sales outlet,
- a bank and/or trust company,
- a business and/or professional office,
- a post office,
- a gift shop,
- a veterinary establishment,
- a public or private parking area, including parking facilities associated with the principal use(s) permitted under this section,
- an automobile service station,
- an automobile sales agency,
- one dwelling unit in the form of an apartment as an accessory use in buildings in which commercial uses are permitted, except automobile service stations or other uses involving the sale of gasoline or other similar petroleum products, in accordance with the provisions of Sections 5.19 and 5.20,
- accessory buildings or uses to the above uses.

All other provisions of this by-law shall apply.

### **UC-15 (Lot 6, Concession VII, Hartington, Portland District-Asselstine)**

Notwithstanding any provision of this By-law to the contrary, the lands zoned Special Urban Commercial (UC-15) Exception Zone shall be used only in accordance with the following:

- The following uses only shall be permitted:
  - a. A commercial car wash operation.
  - b. A commercial indoor storage warehouse.
  - c. Accessory uses.
- The uses permitted in the UC-15 zone shall be subject to a site plan agreement to be entered into between the owner and the municipality and registered on the title of the property, specifying locations of all buildings and structures; well; septic system; entrance; parking and manoeuvring areas; landscaping areas and timing of construction.

All other provisions of this by-law shall apply.

**UC-16 (Lot 25, Concession I, Storrington District-Sunbury Autobody)**

Notwithstanding any other provision to the contrary, on the lands zoned Special Urban Commercial (UC-16) Zone, the following use is permitted in addition to the list of uses contained in section 19.2:

- an auto body shop

All other provisions of this by-law shall apply.

**UC-17 (Part Lot 19, Concession III, Storrington District – North Country Marine)**

Notwithstanding any other provision of this By-law to the contrary, on the lands zoned Special Urban Commercial (UC-17) Zone, the following provision shall apply:

- A site plan agreement is required to be entered into between the owner and the municipality and registered on the title of the property, specifying locations of all buildings and structures; storage areas; buffer areas, wells and septic systems prior to the issuance of any building permit.

All other provisions of this by-law shall apply.

**UC-18 (Part Lot 9, Concession XI, Portland District – Yateman/Bowe)**

Notwithstanding any other provision of this By-law to the contrary, on the lands zoned Special Urban Commercial (UC-18) Zone, the following uses only are permitted:

- Permitted Uses
  - a. a single detached dwelling,
  - b. a home occupation in accordance with the provisions of section 5.28 of this By-law,
  - c. a computer repair and sales shop,
  - d. accessory uses and buildings to the above uses.
- A site plan agreement is required to be entered into between the owner and the municipality and registered on the title of the property, specifying locations of all buildings and structures, well, septic system, parking and manoeuvring areas and access aisles.

All other provisions of this by-law shall apply.

**UC-19 (Part Lot 7, Concession IV, Portland District – Redden/Close)**

Notwithstanding any other provision of this By-law to the contrary, on the lands zoned Special Urban Commercial (UC-19) Zone, the following uses only are permitted:

- Permitted Uses
  - a. a greenhouse,
  - b. a retail store,



- c. an accessory single detached dwelling,
  - d. an accessory business or professional office.
- A site plan agreement is required to be entered into between the owner and the municipality and registered on the title of the property, specifying locations of all buildings and structures, buffer areas, outside storage areas, well, septic system, parking and manoeuvring and loading areas.

All other provisions of this by-law shall apply.

#### **UC-20 (Lot 6, Concession VI, Portland District – Kerr/Dee)**

Notwithstanding the uses permitted in section 19.2 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Commercial (UC-20), the following uses only are permitted:

- Permitted Uses
  - a. a bake shop;
  - b. a meat shop;
  - c. retail store;
  - d. commercial retail store;
  - e. a restaurant, take-out;
  - f. a gift shop;
  - g. a nursery school;
  - h. a medical clinic;
  - i. a post office;
  - j. a business and/or professional office;
  - k. a service shop including a personal service shop;
  - l. four accessory dwellings in the form of apartments in a building in which commercial uses are permitted;
  - m. accessory uses and buildings to the above uses;
- A site plan agreement is required to be entered into between the owner and the municipality and registered on the title of the property, specifying locations of all buildings and structures, buffer areas, outside storage areas, well, septic system, parking and manoeuvring and loading areas.

All other provisions of this by-law shall apply.

#### **UC-21 (Part Lots 18 & 19, Concession II, Storrington District – Matias)**

Superseded by by-law 2014-28

#### **UC-22 (Part Lot 19, Concession II, Storrington District – Barr/Campbell)**

Notwithstanding the permitted uses in section 19.2 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Commercial (UC-22) Zone, the following uses are permitted.

- Permitted Uses
  - a. concealed warehousing/mini storage,

- b. concealed equipment storage garage with accessory office and two accessory dwellings in the form of apartments within one building,
  - c. a service shop including a personal service shop,
  - d. a bank and/or trust company,
  - e. a business and/or professional office,
  - f. a funeral home,
  - g. a medical clinic,
  - h. a post office,
  - i. a bake shop,
  - j. a private or commercial club,
  - k. a gift shop,
  - l. a nursery school,
  - m. a veterinary establishment,
  - n. an automotive service station, excluding the sale of fuels including gasoline and diesel,
  - o. Accessory buildings or uses to the above uses.
- Signage –electronic freestanding signage shall not be permitted on the property zoned UC-22. All other types of signage shall comply with Township by-laws.

All other provisions of this by-law shall apply.

**UC-23 (Part Lot 20, Concession III, Storrington District – P.M. Snelgrove)**

Superseded by By-law 2014-42

**UC-24 (Part Lot 6, Concession V, Portland District – 8334692 Canada Inc.)**

Notwithstanding the permitted uses in section 19.2, or any other provision of this By-law to the contrary, on the lands zoned Special Urban Commercial (UC-24) Zone, only the following uses are permitted.

- Permitted Uses
  - a. a business and/or professional office,
  - b. a medical clinic,
  - c. a nursery school,
  - d. a veterinary establishment,
  - e. one dwelling unit in the form of an apartment as an accessory use in buildings in which the commercial use is permitted,
  - f. an accessory home occupation,
  - g. accessory uses to the above uses.
- The uses permitted in the UC-24 zone shall be subject to a site plan agreement entered into between the owner and the municipality and registered on the title of the property, specifying the general location of all buildings and structures; parking and manoeuvring areas; access aisles and landscaped buffers.

All other provisions of this by-law shall apply.

**UC-25 (Part Lot 19, Concession II, Storrington District – 1059823 Ontario Ltd. Matias)**

Notwithstanding any other provision of this By-law to the contrary, on the lands zoned Special Urban Commercial (UC-25), the following special provision applies and the following uses are permitted in addition to the uses permitted in section 19.2:

- a contractor's yard (with concealed storage),
  - a market garden,
  - a nursery or garden centre,
  - a public self-storage use (mini-storage),
  - accessory uses and buildings to the above uses.
- 
- Setback from the 1:100 year flood plain (Minimum)                      6 metres (19 ft.)

All other provisions of this By-law shall apply.

**UC-26 (Part Lot 6, Concession V, Portland District – Saputo)**

Notwithstanding the provisions of section 19.2 or any other provision of this By-law to the contrary, on the lands zoned Urban Commercial (UC-26), only the following uses shall be permitted:

- a retail store,
- a convenience retail store,
- a service shop including a personal service shop,
- a lawn, garden and farm equipment and supplies sales outlet,
- a laundry and/or dry cleaning shop,
- a bank and/or trust company,
- a business and/or professional office,
- a commercial recreational establishment such as a bowling or billiard establishment or other similar use,
- a funeral home,
- a medical clinic,
- a post office,
- a bake shop,
- a private or commercial club,
- a restaurant, take-out,
- a gift shop,
- a nursery school,
- a veterinary establishment,
- a public or private parking area, including parking facilities associated with the principal use(s) permitted under this section,
- an automobile sales agency,
- one dwelling unit in the form of an apartment as an accessory use in buildings in which commercial uses are permitted, except automobile service stations or other uses involving the sale of gasoline or other similar petroleum products, in accordance with the provisions of Sections 5.19 and 5.20,

- accessory buildings or uses to the above uses.
- Also, prior to any development of the land, a site plan agreement shall be entered into between the owner and the municipality and registered on the title of the property, specifying locations of all buildings and structures; entrancements or improvements to the public road as per any required traffic study; and buffering/landscaping measures.

All other provisions of this by-law shall apply.

**UC-27 (Part Lot 19, Concession IV, Storrington District – J. Campbell)**

**By-Law Number 2017-17 (Passed April 4<sup>th</sup>, 2017)**

**By-Law Number 2022-35 (Passed April 19, 2022) – to amend UC-27**

Notwithstanding any other provision of this By-Law to the contrary, on the lands zoned Special Urban Commercial (UC-27), the following uses are permitted in addition to all of the uses permitted in the UC Zone:

Permitted Uses

- ~~Four~~ Five accessory residential units (amended)

All other provisions of this By-Law shall apply.

**The holding 'H' symbol was removed by By-law 2017-24.**

**UC-28 (Part Lots 18 & 19, Concession I, Storrington District – Bovey)**

Notwithstanding any other provision of this By-law to the contrary, on the lands zoned Special Urban Commercial (UC-28), only the following uses are permitted:

- a retail store,
- a convenience retail store,
- a service shop including a personal service shop,
- a lawn, garden and farm equipment and supplies sales outlet,
- a bank and/or a professional office,
- a funeral home,
- a medical clinic,
- a post office,
- a bake shop,
- a gift shop,
- a veterinary establishment
- a public or private parking area, including parking facilities associated with the principal use(s) permitted under this section,
- one dwelling unit in the form of an apartment as an accessory use in buildings in which commercial uses are permitted, except automobile service stations or other uses involving the sale of gasoline or other similar petroleum products, in accordance with the provisions of Sections 5.19 and 5.20

All other provisions of this By-law shall apply.

**The holding ‘H’ symbol was removed by By-law 2018-11.**

**UC-29-H (Part Lot 6, Concession V, Portland District – Kerr/Gilmour)**

**By-Law Number 2018-18 (Passed March 20, 2018).**

Notwithstanding the uses permitted in section 19.2 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Commercial (UC-29-H Zone), the following uses only are permitted:

Permitted Uses

- a bake shop,
- a meat shop,
- a retail store,
- a convenience retail store,
- a restaurant, take-out,
- a gift shop,
- a nursery school,
- a medical clinic,
- a post office,
- a business and/or professional office,
- a bank and/or trust company,
- a service shop including a personal service shop,
- one dwelling unit in the form of an apartment as an accessory use in buildings in which commercial uses are permitted in accordance with the provisions of sections 5.19 and 5.20,
- accessory uses and buildings to the above uses.

All other provisions of this By-law shall apply.

**UC-30 (4930 Road 38, Part of Lot 6, Concession 5, District of Portland – 2749941 Ontario Inc.)**

**(By-Law No. 2022-14, Date Passed – February 15, 2022 File No. Z-21-16)**

Notwithstanding the provisions of Section 19 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Commercial (UC-30), the following provisions apply:

- Additional Permitted Uses
  - a. A maximum of five accessory dwelling units

For the purpose of the UC-30 zone, an accessory dwelling unit shall mean a dwelling unit which is part of a building that is accessory to a permitted non-residential use.

## ZONE PROVISIONS

- Minimum Parking Space Requirements
  - 1.8 spaces for each dwelling unit
  - Seven (7) spaces for any commercial use
- Lands Abutting a Residential Zone
  - A 0.4 metre wide strip shall be provided immediately adjacent to the rear and/or interior side lot line abutting a residential zone, and shall consist of landscaping, fencing, or any of a combination of the foregoing.

All other provisions of this By-law shall apply.

**UC-31 - (4231 and 4143 Perth Road, Part 1 Plan 13R7751, Part 1 Plan 13R9573, Part Lots 19 and 20 Concession 3, District of Storrington: Trousdale Enterprises Inc.)  
(By-Law No. 2023-97, Date Passed – November 7, 2023 File No. PL-ZBA-2023-0099)**

Notwithstanding the provisions of Section 5 and 19 or any other provision of this By-law to the contrary, on lands zoned Urban Commercial Special Exception (UC-31), the following provisions apply:

- Additional Permitted Uses
  - a. Appliance Service Shop
  - b. Building Supply Outlet
  - c. Butcher Shop and Retail Meat Establishment
  - d. Craft Shop
  - e. Factory Outlet
  - f. Health Spa
  - g. Merchandising Service Shop
  - h. Nursery or Garden Centre
  - i. Any yard for the open or concealed storage of goods or materials
  - j. Recreational Vehicle Sales and Service Outlet
  - k. Self Storage Facility
  - l. Small Engine Sales and Service Outlet
- Off-Street Parking Requirements
  - Minimum 1 space per 25 square metres of retail floor area
- Building Height (Maximum)                      12.5 Metres (41 ft.)
- Definitions

For the purpose of the UC-31 zone, the following definitions shall apply:

- a. “Appliance Service Shop” shall mean a building or part of a building, whether conducted in conjunction with a retail store or not for the servicing or repairing of household or domestic articles and without limiting the generality of the foregoing shall include but shall not be limited to the following: the repair and servicing of radio and television receivers, vacuum cleaners, appliances,

cameras, toys, watches, clocks, bicycles or other similar goods and appliances.

- b. "Recreational Vehicle Sales and Service Outlet" shall mean a building and/or lot which is used for the repair, display, storage and/or sale of recreational vehicles, travel trailers or other recreational equipment. Recreational vehicles shall also include snowmobiles and all-terrain vehicles (ATVs).
- c. "Self Storage Facility" shall mean the use of any lot or building for the purpose of providing individual secured storage units and other spaces to persons accessing such units or spaces for the purpose of storing and removing property.
- d. "Small Engine Sales and Service Outlet" shall means a building or part of a building and land adjacent thereto, where snowmobile, motorcycles, lawn mowers and small engines or parts are displayed, for sale at retail, or rental and where mechanical repairs are completed.

All other provisions of this By-law shall apply.

## **SECTION 20 - RI - RURAL INDUSTRIAL ZONE**

**20.1** Within an RI - Rural Industrial Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **20.2 PERMITTED USES**

- any manufacturing, processing, or warehousing undertaking including storage warehousing, a canning factory and cheese factory,
- any cartage, express or truck terminal,
- any workshop for the repair, processing, or treatment of small goods and wares, and any other service industries,
- any yard for the open or concealed storage of goods or materials,
- any business or professional office accessory to a permitted industrial use, including a union hall,
- an agricultural equipment supply and repair outlet,
- an automobile body shop,
- a contractor's yard,
- a welding shop,
- a bulk storage yard,
- a motor vehicle repair garage,
- a lumber mill, sawmill and a planing mill,
- a seed and feed mill,
- a merchandising service shop,
- a machine shop,
- an assembly operation,
- a retail and/or wholesale building supply outlet,
- a factory outlet,
- an accessory dwelling or dwelling unit for a caretaker or security guard, in accordance with the provisions of Section 5.19,
- a research facility,
- accessory buildings or uses to the above uses including a bank, a cafeteria and a retail outlet for the purpose of selling goods manufactured, stored and/or assembled on the premises, provided such outlet is part of the principal building, and occupies not more than five (5) percent of the gross floor area of the principal building,
- a wayside pit or wayside quarry.

### **20.3 ZONE REGULATIONS**

#### **20.3.1 For All Principal Buildings or Uses**

- |                          |                         |
|--------------------------|-------------------------|
| • Lot Area (Minimum)     | 8000 sq. metres (2 ac.) |
| • Lot Frontage (Minimum) | 76 Metres (250 ft.)     |



- Front Yard (Minimum) 8 Metres (26.2 ft.)
- Rear Yard (Minimum) 8 Metres (26.2 ft.)
- Interior Side Yard (Minimum) 3 Metres (9.8 ft.)
- Exterior Side Yard (Minimum) 8 Metres (26.2 ft.)
- Lot Coverage (Maximum) 40 percent
- Building Height (Maximum) 15 Metres (49.2 ft.)
- Off-street parking shall be provided in accordance with Section 5.30.
- Off-street loading facilities shall be provided in accordance with Section 5.31.
- A sight triangle of 15 metres (49.2 ft.) minimum shall be provided on a corner lot.
- Open Storage uses shall be set back in accordance with the minimum yard provisions set out in this subsection and where accessory to a principal Rural Industrial use, no open storage use shall be permitted in any front or exterior side yard.

### **20.3.2 For Lands Abutting A Residential Zone or A Residential Use**

Notwithstanding the provisions of subsection 19.3, where an interior side yard and/or rear yard abuts a residential zone or residential use then such interior side yard and/or rear yard shall be a minimum of 22 metres (72.2 ft.). This 22 metre (72.2 ft.) area shall be maintained in an open space condition and no open storage of goods or material shall be permitted within this 22 metre (72.2 ft.) area.

### **20.3.3 For Lands Abutting A Public Road Allowance or Private Lane or Opposite a Residential Zone**

Where any lot line in a RI - Rural Industrial Zone abuts a public road allowance or private lane or where the lot on the opposite side of a street or a public road allowance or private lane is in a residential zone, a buffer planting strip adjoining such abutting lot line shall be provided on the RI Zone lot.

- Contents  
The buffer/planting strip shall consist of an earth berm and/or a continuous unpierced hedgerow of tree, evergreens or shrubs, not less than 2.0 metres (6.6 ft.) high and 3 metres (9.8 ft.) wide immediately adjoining the lot line or portion thereof along which such planting strip is required. The earth berm shall not be greater than a 3:1 slope.
- Maintenance  
A buffer/planting strip shall be planted, nurtured and maintained by the owner or owners of the lot on which the strip is located.
- Landscaped Open Space  
A buffer/planting strip referred to in this subsection may form a part of any landscaped open space required by this By-law.
- Interruption for Driveways or Pedestrian Walks  
In all cases where ingress and egress driveways or walks extend through a buffer/planting strip or it shall be permissible to interrupt the strip within 3.0 metres

(9.8 ft.) of the edge of such driveway or within 1.5 metres (4.9 ft.) of the edge of such walk.

## **20.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the RI - Rural Industrial Zone.

## **20.5 SPECIAL RI RURAL INDUSTRIAL ZONES**

### **RI-1 (4153 and 4155 Road 38, Part Lot 7, Concession II, Portland District - Smith) (By-law 202—88, passed November 7, 2023 – File No. Z-21-21)**

Notwithstanding the provisions of Section 20 or any other provision of this By-law to the contrary, on the lands zoned Special Rural Industrial (RI-1), the following provisions apply:

#### **Permitted Uses**

- storage of materials within an enclosed building
- any manufacturing, processing, or warehousing undertaking including storage warehousing, within an enclosed building only
- any cartage or express truck terminal
- a craft shop
- any yard for the open or concealed storage of goods or materials
- any business or professional office
- an agricultural equipment supply and repair outlet
- a contractor's yard
- a bulk storage yard
- a merchandising service shop
- a building supply outlet
- a factory outlet
- accessory buildings or uses to the above uses including a retail outlet for the purpose of selling goods manufactured, stored and/or assembled on the premises
- an automobile repair garage
- a self-storage facility
- a service shop
- recreational vehicle sales and service outlet
- small engine sales and service outlet

#### **Zone Provisions**

- Any business or professional office shall occupy a maximum 25% of the gross floor area.
- Any recreational vehicle sales and service outlet shall occupy a maximum 25% of the gross floor area.

- An accessory retail outlet for the purpose of selling goods manufactured, stored and/or assembled on the premises, shall be part of the principal building, and shall occupy a maximum 25% of the gross floor area of the principal building.

All other provisions of this by-law shall apply.

For the purpose of the RI-1 zone:

**“Manufacturing, processing or warehousing”** shall mean the manufacturing from previously prepared materials or finished parts or finished products, or factory or assembly-line processes that involve manufacturing, processing, assembling or packaging of finished parts or products made from previously prepared materials.

**“Automobile repair garage”** shall mean an establishment for the servicing of motor vehicles and for the retail sale of products related thereto. Accessory uses may include maintenance and repair operations for such vehicles.

**“Self-storage facility”** shall mean a commercial building or part of a building wherein items are stored in separate, secured storage areas or lockers which are generally accessible by means of individual loading doors. Explosives, radioactive materials, flammable or hazardous chemicals or goods which produce noxious odours are prohibited.

**“Appliance service shop”** shall mean a building or part of a building, whether conducted in conjunction with a retail store or not for the servicing or repairing of household or domestic articles and without limiting the generality of the foregoing shall include but shall not be limited to the following: the repair and servicing of radio and television receivers, vacuum cleaners, appliances, cameras, toys, watches, clocks, bicycles or other similar goods and appliances.

**“Recreational vehicle sales and service outlet”** shall mean a building and/or lot which is used for the repair, display, storage and/or sale of recreational vehicles, travel trailers or other recreational equipment. Recreational vehicles shall also include snowmobiles and all-terrain vehicles (ATVs).

**“Small engine sales and service outlet”** shall mean a building or part of a building and land adjacent thereto, where snowmobile, motorcycles, lawn mowers and small engines or parts are displayed, for sale at retail, or rental and where mechanical repairs are completed.

#### **RI-2 (Lot 17, Concession XI, Storrington District - Yeatman)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural Industrial (RI-2) Zone shall be used only in accordance with the following:

- Where a Rural Industrial (RI-2) Zone abuts a Residential, Agricultural or Rural Zone or where the lot on the opposite side of a street, a public road allowance or a private lane is in a Residential, Agricultural or Rural Zone, screening adjoining such abutting lot line shall be provided on the Special Rural Industrial (RI-2) Zone lot.

- Where screening is required on a lot, such lot shall be used for no other purpose than that which existed at the date of passing of this by-law, unless and until the required screening is in place.
- The screening shall consist of a continuous un-pierced metal clad fence, not less than 2.5 metres (8.2 ft.) high immediately adjoining the lot line or portion thereof along which such screening is required.
- Interruption for Driveways or Pedestrian Walks  
In all cases where ingress and egress driveways or walks extend through screening, it shall be permissible to interrupt the screening within 3.0 metres (9.8 ft.) of the edge of such driveway or within 1.5 metres (4.9 ft.) of the edge of such walk.

All other provisions of this by-law shall apply.

**RI-3 (Part Lot 21, Concession XII, Bedford District - Wallond)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural Industrial (RI-3) Zone shall be used only in accordance with the following:

- Permitted Uses
  - a. an accessory dwelling or dwelling unit;
  - b. a craft shop;
  - c. a garden centre;
  - d. a marina;
  - e. an office;
  - f. a milk receiving or transfer station;
  - g. a warehouse;
  - h. a veterinary establishment;
  - i. a retail store;
  - j. a custom workshop
  - k. a bakery;
  - l. an equipment rental establishment;
  - m. a bait shop;
  - n. an electrician's or plumber's shop;
  - o. a welding shop;
  - p. a well drilling establishment;
  - q. a manufacturing or fabrication shop;
  - r. a green house;
  - s. a vehicle sales and service establishment;
  - t. a service outlet;
  - u. an auto body shop;
  - v. a building supply outlet.

All other provisions of this by-law shall apply.

**RI-4 (Part Lot 3, Concession III, Bedford District - Wood)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural Industrial (RI-4) Zone shall be used only in accordance with the following:

- Permitted Uses
  - a. a sawmill;
  - b. drying kilns;
  - c. wood craft production.

All other provisions of this by-law shall apply.

**RI-5 (Part Lot 7, Concession II, Bedford District - Glen McNichols)**

Notwithstanding the setback provisions of section 20.3 of this By-law to the contrary, on the lands zoned Special Rural Industrial (RI-5) Zone the following regulations shall apply:

- One accessory building may be permitted to within 2.5 metres (8.2 ft.) of the interior side lot line.

All other provisions of this by-law shall apply.

**RI-6 (Part Lot 27, Concession X, Storrington District - Hogan)**

Notwithstanding the uses permitted in section 20.2 or any other section of this By-law to the contrary, on the lands zoned Special Rural Industrial (RI-6) Zone, the following uses only shall be permitted:

- Permitted Uses
  - a. bus storage, maintenance and repair;
  - b. accessory uses.

All other provisions of this by-law shall apply.

**RI-7 (Part Lot 17, Concession VI, Loughborough District - Terry)**

Notwithstanding the uses permitted in section 20.2 of this By-law to the contrary, on the lands zoned Special Rural Industrial (RI-7) Zone, the following uses only shall be permitted:

- Permitted Uses
  - a. a contractor's yard.

All other provisions of this by-law shall apply.

**RI-8 (Part Lot 17, Concession VIII, Loughborough District - Lynch)**

Deleted

**RI-9 (Part Lot 15, Concession VI, Storrington District – Serre/Williams)**

Notwithstanding the permitted uses in section 20.2 or any other provision of this By-law to the contrary, on the lands zoned Special Rural Industrial (RI-9) Zone, only the following uses are permitted:

- Permitted Uses
  - a. a research facility and accessory assembly operation,

- b. a single detached dwelling,
- c. a home occupation,
- d. accessory uses to the above principal uses.

#### **ZONE PROVISIONS**

- Gross Floor Area (Maximum) 232 sq. metres (2,500 sq. ft.)

All other provisions of this By-law shall apply.

#### **RI-10 (Part Lot 5, Concession III, Loughborough District – P. Snider)**

Notwithstanding the uses permitted in section 20.2 and 20.4 or any other provision of this By-law to the contrary, on the lands zoned Special Rural Industrial (RI-10), the following uses only are permitted and special provisions apply:

- Permitted Uses
  - a. a bulk storage yard
  - b. equipment storage and repair including welding
  - c. accessory uses to the above

#### **Special Provision**

The minimum 22 metre setback buffer between development and any abutting residential use shall not be required on the east side of the subject lot.

- The holding “h” symbol included in the R-10-h zone on Schedule “B” shall be removed to allow development only when a site plan agreement is entered into between the Owner and the Municipality and is registered on the title of the property, specifying locations of all buildings and structures, entrance design, well and septic system locations, manoeuvring areas and access aisles and buffering/landscaping measures.

All other provisions of this by-law shall apply.

#### **RI-11 (Part Lot 38, Concession 7, District of Storrington)**

Notwithstanding the provisions of Section 20 or any other provision of this By-law to the contrary, the lands zoned Special Rural Industrial (RI-11) shall be used in accordance with the following:

- Permitted Uses
  - a. any manufacturing, processing, or warehousing undertaking including storage warehousing, within an enclosed building only,
  - b. any workshop for the repair, processing, or treatment of small goods and wares, and any other service industries,
  - c. any yard for the open or concealed storage of goods or materials,
  - d. any business or professional office,
  - e. a contractor's yard,
  - f. a welding shop,
  - g. a bulk storage yard,
  - h. a motor vehicle repair garage,

- i. a seed and feed mill,
  - j. a merchandising service shop,
  - k. a machine shop,
  - l. an assembly operation,
  - m. a building supply outlet,
  - n. a factory outlet,
  - o. a research facility,
  - p. accessory buildings or uses to the above uses including a bank, a cafeteria and a retail outlet for the purpose of selling goods manufactured, stored and/or assembled on the premises.
- **Zone Provisions**
  - a. An accessory retail outlet for the purpose of selling goods manufactured, stored and/or assembled on the premises, shall be part of the principal building, and shall occupy a maximum 25% of the gross floor area of the principal building.
  - b. The provisions of Section 20.3.3 shall also apply to lands abutting a residential zone or a residential use.
- **Definitions**

For the purpose of the RI-11 zone:

- a. “Manufacturing, processing or warehousing” shall mean the manufacturing from previously prepared materials or finished parts or finished products, or factory or assembly-line processes that involve manufacturing, processing, assembling or packaging of finished parts or products made from previously prepared materials.
- b. “Automobile repair garage” shall mean an establishment for the servicing, maintenance and repair of motor vehicles and for the retail sale of products related thereto.

All other provisions of this by-law shall apply.

### **RI-12 (Part Lot 38, Concession 7, District of Storrington)**

Notwithstanding the provisions of Section 20 or any other provision of this By-law to the contrary, the lands zoned Special Rural Industrial (RI-12) shall be used in accordance with the following:

- **Permitted Uses**
  - a. any workshop for the repair, processing, or treatment of small goods and wares, and any other service industries,
  - b. any yard for the concealed storage of goods or materials,
  - c. any business or professional office,
  - d. a welding shop,
  - e. a merchandising service shop,
  - f. a factory outlet,

- g. a research facility,
  - h. accessory buildings or uses to the above uses including a bank, a cafeteria and a retail outlet for the purpose of selling goods manufactured, stored and/or assembled on the premises.
- Zone Provisions
    - a. An accessory retail outlet for the purpose of selling goods stored and/or assembled on the premises, shall be part of the principal building, and shall occupy a maximum 25% of the gross floor area of the principal building.
    - b. The provisions of Section 20.3.3 shall also apply to lands abutting a residential zone or a residential use.

All other provisions of this by-law shall apply.

**RI-13 (Part of Lot 6, Concession 4, District of Loughborough)**

Notwithstanding the provisions of Section 20 or any other provision of this By-law to the contrary, on the lands zoned Special Rural Industrial (RI-13), the following provisions apply:

- Permitted Uses
  - a. A light industrial use
  - b. A warehousing undertaking
  - c. Any cartage, express or truck terminal
  - d. Any workshop for the repair, processing, or treatment of small goods and wares, and any other service industries
  - e. Any yard for the open or concealed storage of goods or materials
  - f. Any business or professional office accessory to a permitted industrial use
  - g. An agricultural equipment supply and repair outlet
  - h. A contractor's yard
  - i. A bulk storage yard
  - j. A merchandising service shop
  - k. An assembly operation
  - l. A retail and/or wholesale building supply outlet
  - m. A factory outlet
  - n. A research and development facility
  - o. A self-storage facility
  - p. A recreational vehicle sales and service establishment
  - q. A small engine sales and service establishment
  - r. A snowmobile and all-terrain sales and service establishment
  - s. Accessory buildings or uses to the above uses, including a retail outlet for the purpose of selling goods manufactured, stored and/or assembled on the premises
- Definition

For the purpose of the RI-13 zone:



“Light Industrial Use” shall mean the use of any lot or building for production, processing, manufacturing, fabrication, assembly, or similar processes, including those that are technologically advanced or innovative, within a self-contained building where the processes have a low probability of fugitive emissions such as noise, odour, dust or vibration.

- Zone Provisions

- a. An accessory retail outlet for the purpose of selling goods manufactured, stored and/or assembled on the premises, shall be part of the principal building, and shall occupy a maximum 25% of the gross floor area of the principal building
- b. Off-street parking and loading requirements
  - i. For a light industrial use, a warehousing undertaking, any cartage, express or truck terminal, a research and development facility, or self-storage facility:
    - 1. Off-street parking spaces (minimum): 8 spaces
    - 2. Off-street loading spaces (minimum): 1 space
- c. Front Yard for All Principal Buildings (minimum): 4 Metres (13.1 ft.)
- d. Notwithstanding the provisions of subsection 20.3.1, where an interior side yard and/or rear yard abuts a residential use, or undeveloped land intended for residential use, then such interior side yard and/or rear yard shall be a minimum of 22 metres (72.2 ft.). This yard shall be maintained in an open space condition, exclusive of a sewage disposal system, and no open storage of goods or materials shall be permitted therein.

All other provisions of this by-law shall apply.

## **SECTION 21 - UI - URBAN INDUSTRIAL ZONE**

**21.1** Within a UI - Urban Industrial Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **21.2 PERMITTED USES**

- any manufacturing, processing, or warehousing undertaking including storage warehousing,
- any workshop for the repair, processing, or treatment of small goods and wares, and any other service industries,
- any yard for the open or concealed storage of goods or materials,
- a motor vehicle repair garage not including an automobile body shop,
- a research facility,
- a merchandising service shop,
- any business or professional offices accessory to a permitted industrial use,
- an accessory dwelling unit for a caretaker or security guard, in accordance with the provisions of Section 5.19,
- accessory buildings or uses to the above uses including a retail outlet for the purpose of selling goods manufactured, stored and/or assembled on the premises, provided such outlet is part of the principal building, and occupies not more than five (5) percent of the gross floor area of the principal building.

### **21.3 ZONE REGULATIONS**

#### **21.3.1 For All Principal Buildings or Uses**

- Lot Area (Minimum) 8000 sq. metres (86,114 sq. ft.)
- Lot Frontage (Minimum) 76 metres (250 ft.)
- Front Yard (Minimum) 8 metres (26.2 ft.)
- Rear Yard (Minimum) 8 metres (26.2 ft.)
- Interior Side Yard (Minimum) 3 metres (9.8 ft.)
- Exterior Side Yard (Minimum) 8 metres (26.2 ft.)
- Lot Coverage (Maximum) 40 percent
- Building Height (Maximum) 11 metres (36 ft.)
- Off-street parking shall be provided in accordance with Section 5.30.
- Off-street loading facilities shall be provided in accordance with Section 5.31.
- A sight triangle of 15 metres (49.2 ft.) minimum shall be provided on a corner lot.

#### **21.3.2 For Accessory Buildings Not Attached To The Principal Building**

- Front Yard (Minimum) 8 Metres (26.2 ft.)
- Rear Yard (Minimum) 1.5 metres (4.9 ft.)
- Interior Side Yard (Minimum) 1.5 metres (4.9 ft.)
- Exterior Side Yard (Minimum) 8 metres (26.2 ft.)
- Building Height (Maximum) 4.5 metres (14.8 ft.)

### **21.3.3 For Lands Abutting A Residential Zone or Residential Use**

Notwithstanding the provisions of subsection 21.3, where an interior side yard and/or rear yard abuts a residential zone then such interior side yard and/or rear yard shall be a minimum of 22 metres (72.2 ft.). This 22 metre (72.2 ft.) area shall be maintained in an open space condition and the open storage of goods or materials shall not be permitted within this 22 metre (72.2 ft.) area.

### **21.3.4 For Lands Abutting a Public Road Allowance or Private Lane or Opposite a Residential Zone**

Where any lot line in an UI Zone abuts a public road allowance or a private lane or where the lot on the opposite side of a street or a public road allowance or private lane is in a residential zone, a buffer planting strip adjoining such abutting lot line shall be provided on the UI Zone lot.

- **Contents**  
The buffer/planting strip shall consist of an earth berm and/or a continuous unpierced hedgerow of tree, evergreens or shrubs, not less than 2.0 metres (6.6 ft.) high and 3 metres (9.8 ft.) wide immediately adjoining the lot line or portion thereof along which such planting strip is required. The earth berm shall not be greater than a 3:1 slope.
- **Maintenance**  
A buffer/planting strip shall be planted, nurtured and maintained by the owner or owners of the lot on which the strip is located.
- **Landscaped Open Space**  
A buffer/planting strip referred to in this subsection may form a part of any landscaped open space required by this By-law.
- **Interruption for Driveways or Pedestrian Walks**  
In all cases where ingress and egress driveways or walks extend through a buffer/planting strip or it shall be permissible to interrupt the strip within 3 metres (9.8 ft.) of the edge of such driveway or within 1.5 metres (4.9 ft.) of the edge of such walk.

## **21.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the UI Urban Industrial Zone.

## **21.5 SPECIAL UI - URBAN INDUSTRIAL ZONES**

### **UI-1 (Part Lot 13, Concession V, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Urban Industrial (UI-1) Zone shall be used only in accordance with the following:

- Permitted Uses
  - a. manufacturing;
  - b. food processing, bakery and sales outlet;
  - c. an accessory dwelling unit;
  - d. accessory uses including open storage;
  - e. building supply outlet;
  - f. construction yard;
  - g. custom workshop;
  - h. feed supply outlet;
  - i. garden centre;
  - j. machine and metal working shop;
  - k. produce grading station or storage facility;
  - l. farm machinery and equipment sales and service outlet;
  - m. veterinary establishment;
  - n. well drilling establishment;
  - o. wood products manufacturing shop;
  - p. retail sales outlet;
  - q. food services industry.

All other provisions of this by-law shall apply.

**UI-2 (Part Lot 19, Concession II, Inverary, Storrington District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Urban Industrial (UI-2) shall be used only in accordance with the following:

- Permitted Uses
  - a. In addition to the uses permitted in Section 21.2, a single detached dwelling shall also be permitted.

All other provisions of this by-law shall apply.

**UI-3 (Part Lot 4, Concession IV, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Urban Industrial (UI-3) Zone, the following provisions shall apply:

**ZONE PROVISIONS**

- the regulations of sections 21.3.1 and 21.3.2 shall not apply to any public use, building or structure.

All other provisions of this by-law shall apply.

**UI-4 (Part Lot 7, Concession III, Loughborough District – Roy)**

Notwithstanding any other provision of this By-law to the contrary, on the lands zoned Special Urban Industrial (UI-4) Zone, the following uses only are permitted:

- Permitted Uses
  - a. a single detached dwelling,
  - b. a home occupation, in accordance with the provisions of section 5.28 of this By-law,
  - c. an upholstery shop,
  - d. accessory uses and buildings to the above uses
  - e. The uses permitted in the UI-4 zone be subject to a site plan agreement to be entered into between the owner and the municipality specifying locations of all buildings and structures; buffer areas, wells; septic systems, parking and loading areas and access aisles.

All other provisions of this by-law shall apply.

**UI-5 (Part Lots 18 & 19, Concession II, Storrington District – Matias)**

Superseded by by-law 2014-28.

**UI-6 (Part Lot 11, Concession IX, Storrington District – Roney)**

Notwithstanding any other provision of this By-law to the contrary, on the lands zoned Special Urban Industrial (UI-6) Zone, only the following regulations apply and only the following uses are permitted:

- Permitted Uses
  - a. indoor storage.

**ZONE PROVISIONS**

- |                                      |                          |
|--------------------------------------|--------------------------|
| • Lot Area (Minimum)                 | 0.55 hectares (1.37 ac.) |
| • Gross Floor Area (Maximum)<br>ft.) | 93 sq. metres (1000 sq.  |

All other provisions of this by-law shall apply.

**UI-7 (Part Lot 7, Concession IV, Portland District – Dirkson)**

Notwithstanding sections 21.2 and 21.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Industrial (UI-7), only the following uses are permitted and regulations apply:

- Permitted Uses
  - a. a manufacturing or processing use provided that any such use shall be limited to a Class I Industrial Facility. For purposes of this zone a Class I Industrial Facility shall mean a place of business for a small scale, self-contained plant or building which produces/stores a product which is contained in a package and does not produce offensive, fugitive emissions. Operations shall be restricted to daytime operations only, with infrequent movement of products and/or heavy trucks and no outside storage of products produced at the facility;

- b. any warehousing undertaking including storage warehousing;
- c. any workshop for the repair, processing or treatment of small goods and wares, and any other service industry;
- d. a motor vehicle repair garage, provided that such use shall not include auto body repair;
- e. a research facility;
- f. a merchandising service shop;
- g. any business or professional office accessory to a permitted industrial use;
- h. an accessory dwelling unit for a caretaker or security guard, in accordance with the provisions of section 5.19;
- i. accessory buildings or uses to the above uses including a retail outlet for the purpose of selling goods manufactures, stored and/or assembled on the premises, provided such outlet is part of the principal building, and occupies not more than five (5) percent of the gross floor area of the principal building.

#### **ZONE PROVISIONS**

- Building Height (Maximum) 11 Metres (36 ft.)
- The uses permitted in the UI-7 zone shall be subject to a site plan agreement registered on the title of the property specifying all of the requirements of the UI zone for mitigative buffers and planting strips in addition to siting of all buildings and septic systems, entrance design, parking, access and fire routes, grading and stormwater management.

All other provisions of this By-law shall apply.

#### **UI-8 (4996 Battersea Road, Part of Lots 7 and 8, Concession 9, District of Storrington – Freeman)**

##### **(By-Law 2022-03, Passed January 11, 2022, File No. Z-21-12)**

Notwithstanding the provisions of Section 21 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Industrial (UI-8), the following provisions apply:

- Permitted Uses
  - a. A manufacturing, processing and warehousing operation for dog food
  - b. An accessory dwelling unit
  - c. A retail outlet for the purpose of selling goods manufactured and stored on the premises, provided such outlet is part of a principal building, and occupies not more than five (5) percent of the gross floor area of the principal building.
  - d. Accessory buildings or uses to the above uses

For the purpose of the UI-8 zone, an accessory dwelling unit shall mean a dwelling unit which is part of a building that is accessory to a permitted non-residential use.

- Prohibited Uses
  - a. Any existing agricultural building shall not be used to house livestock

All other provisions of this By-law shall apply.

## **SECTION 22 - PA - PIT 'A' ZONE**

**22.1** Within an PA - Pit 'A' Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **22.2 PERMITTED USES**

- a pit which produces less than 20,000 tonnes per year (19,685 tons per year),
- open space, conservation and agricultural uses,
- the processing of mineral aggregates, including aggregate crushing, screening and washing,
- asphalt plants, ready-mix concrete plants and aggregate transfer stations,
- a single detached dwelling accessory to an agricultural use,
- accessory buildings or uses to the above uses,
- a wayside pit or wayside quarry.

### **22.3 ZONE REGULATIONS**

#### **22.3.1 For Excavation Area and Storage Uses**

- |  |                      |
|--|----------------------|
| • Setback from rear and interior side lot lines (Minimum)                        | 15 metres (49.2 ft.) |
| • Setback from front and exterior side lot lines (Minimum)                       | 30 metres (98.4 ft.) |
| • Setback from residential, commercial, community facility zone or use (Minimum) | 30 metres (98.4 ft.) |
| • Setback from any road right-of-way (Minimum)                                   | 30 metres (98.4 ft.) |
| • Setback from natural water course  | 30 metres (98.4 ft.) |

#### **22.3.2 For Open and Enclosed Pit Processing Operations**

- |  |                       |
|--|-----------------------|
| • Setback from rear and interior side lot lines (Minimum)                        | 15 metres (49.2 ft.)  |
| • Setback from front and exterior side lot lines (Minimum)                       | 30 metres (98.4 ft.)  |
| • Setback from residential, commercial, community facility zone or use (Minimum) | 90 metres (295.3 ft.) |
| • Setback from any road right-of-way (Minimum)                                   | 30 metres (98.4 ft.)  |

#### **22.3.3 For Accessory Buildings to Pit Operations**

- |  |                       |
|--|-----------------------|
| All yards (Minimum)  | 30 metres (98.4 ft.)  |
| • Setback from residential, commercial, community facility zone or use (Minimum) | 90 metres (295.3 ft.) |
| • Setback from any road right-of-way (Minimum)                                   | 30 metres (98.4 ft.)  |

#### **22.3.4 For Conservation, Forestry and Agricultural Uses**

The zone regulations contained in Section 7.3.1 of this By-law shall apply.



### **22.3.5 For Open Space Uses**

The zone regulations contained in Section 30.3 of this By-law shall apply.

### **22.3.6 Landscaping**

A strip of land not less than 15 metres (49.2 ft.) in width shall be reserved for landscaping purposes between any PA zone and any adjacent commercial, community facility or industrial zone or use and along any adjacent streetline or lot line. Where an A zone abuts a Residential Zone, or a roadway is the only separation between two such areas, then no aggregate extraction use shall be made of any kind within 30 metres (98.4 ft.) of the abutting lot line and no parking use shall be made of any land within 7.5 metres (24.6 ft.) of the abutting lot line. The intervening land shall be kept in an open space condition with grass, trees and shrubs and retained as part of the normal operation of the extraction activity.

## **22.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply where applicable to any land, lot, building, structure, or use within the PA - Pit "A" Zone.

## **22.5 SPECIAL PIT 'A' ZONES**

## **SECTION 23 - PB – PIT 'B' ZONE**

**23.1** Within a PB – Pit ‘B’ Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

**23.2 PERMITTED USES**

- a pit which produces greater than 20,000 tonnes per year (19,685 tons per year),
- open space, conservation, forestry and agricultural uses,
- the processing of mineral aggregates, including aggregate crushing, screening and washing,
- asphalt plants, ready-mix concrete plants and aggregate transfer stations,
- a single detached dwelling accessory to an agricultural use,
- accessory buildings or uses to the above uses,
- a wayside pit or wayside quarry.

**23.3 ZONE REGULATIONS**

**23.3.1 For Excavation Area and Storage Uses**

- |  |                      |
|--|----------------------|
| • Setback from rear and interior side lot lines (Minimum)                        | 15 metres (49.2 ft.) |
| • Setback from front and exterior side lot lines (Minimum)                       | 30 metres (98.4 ft.) |
| • Setback from residential, commercial, community facility zone or use (Minimum) | 30 metres (98.4 ft.) |
| • Setback from any road right-of-way (Minimum)                                   | 30 metres (98.4 ft.) |
| • Setback from natural water course  | 30 metres (98.4 ft.) |

**23.3.2 For Open and Enclosed Pit Processing Operations**

- |  |                       |
|--|-----------------------|
| • Setback from rear and interior side lot lines (Minimum)                        | 15 metres (49.2 ft.)  |
| • Setback from front and exterior side lot lines (Minimum)                       | 30 metres (98.4 ft.)  |
| • Setback from residential, commercial, community facility zone or use (Minimum) | 90 metres (295.3 ft.) |
| • Setback from any road right-of-way (Minimum)                                   | 30 metres (98.4 ft.)  |

**23.3.3 For Accessory Buildings to Pit Operations**

- |  |                       |
|--|-----------------------|
| All yards (Minimum)  | 30 metres (98.4 ft.)  |
| • Setback from residential, commercial, community facility zone or use (Minimum) | 90 metres (295.3 ft.) |
| • Setback from any road right-of-way (Minimum)                                   | 30 metres (98.4 ft.)  |

**23.3.4 For Conservation, Forestry and Agricultural Uses**

The zone regulations contained in Section 7.3.1 of this By-law shall apply.

**23.3.5 For Open Space Uses**

The zone regulations contained in Section 30.3 of this By-law shall apply.

### **23.3.6 Landscaping**

A strip of land not less than 15 metres (49.2 ft.) in width shall be reserved for landscaping purposes between any PB zone and any adjacent commercial, community facility or industrial zone or use and along any adjacent streetline or lot line. Where an PB zone abuts a Residential Zone, or a roadway is the only separation between two such areas, then no aggregate extraction use shall be made of any kind within 30 metres (98.4 ft.) of the abutting lot line and no parking use shall be made of any land within 7.5 metres (24.6 ft.) of the abutting lot line. The intervening land shall be kept in an open space condition with grass, trees and shrubs and retained as part of the normal operation of the extraction activity.

### **23.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply where applicable to any land, lot, building, structure, or use within the PB - Pit "B" Zone.

### **23.5 SPECIAL PIT 'B' ZONES**

#### **PB-1 (Part Lots 16 and 17, Concession 3 and 4, District of Bedford – Dillabough) (By-law 2023-38, Passed May 2, 2023, File PL-ZBA-2023-0035)**

Notwithstanding the provisions of Section 23 or any other position of this By-law to the contrary, on lands zoned Pit 'B' Special Exception (PB-1), the following provisions apply:

- For any sewage system
  - a. Setback from highwater mark of  
Green Bay Wetland Complex (Minimum)                      300 Metres (984.3 ft)

All other provisions of this By-law shall apply.

## **SECTION 24 - QA - QUARRY 'A' ZONE**

**24.1** Within an QA - Quarry 'A' Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **24.2 PERMITTED USES**

- a quarry, including drilling and blasting, which produces less than 20,000 tonnes per year (19,685 tons per year),
- open space, conservation, forestry and agricultural uses,
- the processing of mineral aggregates, including aggregate crushing, screening and washing,
- asphalt plants, ready-mix concrete plants and aggregate transfer stations,
- a single detached dwelling accessory to an agricultural use,
- accessory buildings or uses to the above uses,
- a wayside pit or wayside quarry.

### **24.3 ZONE REGULATIONS**

#### **24.3.1 For Excavation Area and Storage Uses**

- |  |                      |
|--|----------------------|
| • Setback from rear and interior side lot lines (Minimum)                        | 15 metres (49.2 ft.) |
| • Setback from front and exterior side lot lines (Minimum)                       | 30 metres (98.4 ft.) |
| • Setback from residential, commercial, community facility zone or use (Minimum) | 30 metres (98.4 ft.) |
| • Setback from any road right-of-way (Minimum)                                   | 30 metres (98.4 ft.) |
| • Setback from natural water course  | 30 metres (98.4 ft.) |

#### **24.3.2 For Open and Enclosed Quarry Processing Operations**

- |  |                       |
|--|-----------------------|
| • Setback from rear and interior side lot lines (Minimum)                        | 15 metres (49.2 ft.)  |
| • Setback from front and exterior side lot lines (Minimum)                       | 30 metres (98.4 ft.)  |
| • Setback from residential, commercial, community facility zone or use (Minimum) | 90 metres (295.3 ft.) |
| • Setback from any road right-of-way (Minimum)                                   | 30 metres (98.4 ft.)  |

#### **24.3.3 For Accessory Buildings to Quarry Operations**

- |  |                       |
|--|-----------------------|
| All yards (Minimum)  | 30 metres (98.4 ft.)  |
| • Setback from residential, commercial, community facility zone or use (Minimum) | 90 metres (295.3 ft.) |
| • Setback from any road right-of-way (Minimum)                                   | 30 metres (98.4 ft.)  |

#### **24.3.4 For Conservation, Forestry and Agricultural Uses**

The zone regulations contained in Section 7.3.1 of this By-law shall apply.

### **24.3.5 For Open Space Uses**

The zone regulations contained in Section 30.3 of this By-law shall apply.

### **24.3.6 Landscaping**

A strip of land not less than 15 metres (49.2 ft.) in width shall be reserved for landscaping purposes between any QA zone and any adjacent commercial, community facility or industrial zone or use and along any adjacent streetline or lot line. Where an QA zone abuts a Residential Zone, or a roadway is the only separation between two such areas, then no aggregate extraction use shall be made of any kind within 30 metres (98.4 ft.) of the abutting lot line and no parking use shall be made of any land within 7.5 metres (24.6 ft.) of the abutting lot line. The intervening land shall be kept in an open space condition with grass, trees and shrubs and retained as part of the normal operation of the extraction activity.

### **24.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply where applicable to any land, lot, building, structure, or use within the QA - Quarry "A" Zone.

### **24.5 SPECIAL QUARRY 'A' ZONES**

#### **QA-1 (Part Lots 38 and 39, Concession VII Storrington District - McGarvey Bros.)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Quarry (QA-1) shall be used only in accordance with the following:

- The use of the land shall also include a pit.

All other provisions of this by-law shall apply.

#### **QA-2 (Part Lots 39 & 40, Concession VII, Storrington District – McCallum)**

Notwithstanding the permitted uses in section 24.2 of this By-law or any other provision of this By-law to the contrary, on the lands zoned Special Quarry "A" (QA-2) Zone, the following provisions shall apply:

- Permitted Uses Only
  - a. a quarry which produces less than 20,000 tonnes (1,968.5 tons) per year
  - b. open space, conservation, forestry and agricultural uses,
  - c. a single detached dwelling accessory to an agricultural use,
  - d. accessory buildings to the above uses.
- Prohibited Uses
  - a. drilling and blasting,
  - b. processing of mineral aggregates, including crushing, screening and washing,
  - c. asphalt plants, ready mix concrete plants and aggregate transfer stations.

All other provisions of this By-law shall apply.

**QA-3 (Part Lot 17, Concession VI, Portland District - Jackson)**

Notwithstanding any provisions of section 24.2 and 24.3 or any other provision of this By-law to the contrary, on the lands zoned Special Quarry (QA-3), only the following uses are permitted and the following special provision applies:

- Permitted Uses
  - a. a quarry which produces less than 20,000 tonnes per year (19,685 tons per year),
  - b. opens space, conservation, forestry and agricultural uses,
  - c. an accessory single detached dwelling,
  - d. accessory buildings to the above uses.
- Special Provision
  - a. Adjacent residential land uses may be permitted as close as 150 metres to the licensed quarry area.

All other provisions of this by-law shall apply.

## **SECTION 25 - QB - QUARRY 'B' ZONE**

**25.1** Within a QB - Quarry 'B' Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **25.2 PERMITTED USES**

- a quarry, including drilling and blasting, which produces greater than 20,000 tonnes per year (19,685 tons per year),
- open space, conservation, forestry and agricultural uses,
- the processing of mineral aggregates, including aggregate crushing, screening and washing,
- asphalt plants, ready-mix concrete plants and aggregate transfer stations,
- a single detached dwelling accessory to an agricultural use,
- accessory buildings or uses to the above uses,
- a wayside pit or wayside quarry.

### **25.3 ZONE REGULATIONS**

#### **25.3.1 For Excavation Area and Storage Uses**

- |  |                      |
|--|----------------------|
| • Setback from rear and interior side lot lines (Minimum)                        | 15 metres (49.2 ft.) |
| • Setback from front and exterior side lot lines (Minimum)                       | 30 metres (98.4 ft.) |
| • Setback from residential, commercial, community facility zone or use (Minimum) | 30 metres (98.4 ft.) |
| • Setback from any road right-of-way (Minimum)                                   | 30 metres (98.4 ft.) |
| • Setback from natural water course  | 30 metres (98.4 ft.) |

#### **25.3.2 For Open and Enclosed Quarry Processing Operations**

- |  |                       |
|--|-----------------------|
| • Setback from rear and interior side lot lines (Minimum)                        | 15 metres (49.2 ft.)  |
| • Setback from front and exterior side lot lines (Minimum)                       | 30 metres (98.4 ft.)  |
| • Setback from residential, commercial, community facility zone or use (Minimum) | 90 metres (295.3 ft.) |
| • Setback from any road right-of-way (Minimum)                                   | 30 metres (98.4 ft.)  |

#### **25.3.3 For Accessory Buildings to Quarry Operations**

- |  |                       |
|--|-----------------------|
| • All yards (Minimum)  | 30 metres (98.4 ft.)  |
| • Setback from residential, commercial, community facility zone or use (Minimum) | 90 metres (295.3 ft.) |
| • Setback from any road right-of-way (Minimum)                                   | 30 metres (98.4 ft.)  |

#### **25.3.4 For Conservation, Forestry and Agricultural Uses**

The zone regulations contained in Section 7.3.1 of this By-law shall apply.

#### **25.3.5 For Open Space Uses**

The zone regulations contained in Section 30.3 of this By-law shall apply.

#### **25.3.6 Landscaping**

A strip of land not less than 15 metres (49.2 ft.) in width shall be reserved for landscaping purposes between any QB zone and any adjacent commercial, community facility or industrial zone or use and along any adjacent street line or lot line. Where an QB zone abuts a Residential Zone, or a roadway is the only separation between two such areas, then no aggregate extraction use shall be made of any kind within 30 metres (98.4 ft.) of the abutting lot line and no parking use shall be made of any land within 7.5 metres (24.6 ft.) of the abutting lot line. The intervening land shall be kept in an open space condition with grass, trees and shrubs and retained as part of the normal operation of the extraction activity.

#### **25.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply where applicable to any land, lot, building, structure, or use within the QB - Quarry "B" Zone.

#### **25.5 SPECIAL QUARRY 'B' ZONES**

##### **QB-1 (Part Lots 1 and 2, Concession VIII, Storrington District - Garrett)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Quarry (QB-1) shall be used only in accordance with the following:

- The use of the land shall be limited to a quarry to extract and stockpile aggregate material.
- Aggregate crushing shall be permitted on a limited basis utilizing portable crushing equipment only during the winter months (November 21 to March 21).
- All crushing will be completed on consecutive days and will not exceed a total of 21 days.
- The minimum setback from a natural watercourse for excavation areas and stockpiling purposes shall be 10 metres (32.8 ft.).

All other provisions of this by-law shall apply.

##### **QB-2 (Part Lot 5, Concession VIII, Storrington District - Corporation of the Township of South Frontenac)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Quarry (QB-2) shall be used only in accordance with the following:

- The use of the land shall also include a pit.

All other provisions of this by-law shall apply.



**QB-3 (Part Lots 10, 11 and 12, Concession VI, Storrington District - Sloan)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Quarry (QB-3) shall be used only in accordance with the following:

- The use of the land shall also include a pit.

All other provisions of this by-law shall apply.

## **SECTION 26 - M - MINING ZONE**

**26.1** Within an M - Mining Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **26.2 PERMITTED USES**

- a mine that is approved and operated in accordance with the Mining Act.

### **26.3 ZONE REGULATIONS**

The zone regulations for a mine will be determined through a site specific zoning by-law amendment process and will address, among other things, setbacks from water, access, buffering, conservation of natural environment and setbacks from neighbouring land uses.

### **26.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply where applicable to any land, lot, building, structure, or use within the M - Mining Zone.

### **26.5 SPECIAL M - MINING ZONES**

## **SECTION 27 - WD - WASTE DISPOSAL ZONE**

**27.1** Within a WD - Waste Disposal Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure of any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **27.2 PERMITTED USES**

- a sanitary landfill site,
- a sewage treatment plant,
- a sewage lagoon,
- a waste transfer station,
- a waste processing facility including the recycling and reprocessing of waste materials into new products,
- agricultural, open space, conservation and forestry uses, excluding dwellings,
- accessory buildings or uses to the above uses.

### **27.3 ZONE REGULATIONS**

#### **27.3.1 For Agricultural, Conservation and Forestry Uses**

The zone regulations of Section 7.3.1 of this By-law shall apply.

#### **27.3.2 For Open Space Uses**

The zone regulations of Section 30.3 of this By-law shall apply.

#### **27.3.3 For All Other Waste Disposal Uses**

- No person, including the Township of South Frontenac, shall establish, alter, enlarge or extend a sanitary landfill site, a sewage treatment plant, a sewage lagoon, a transfer station, or a waste processing facility unless a Provincial Certificate of Approval has been issued by the Ministry of the Environment.
- All waste disposal sites shall be established and operated in accordance with the requirements of the Environmental Protection Act and the Environmental Assessment Act.
- A strip of land not less than 15 metres (49.2 ft.) in width shall be reserved for landscaping purposes between any sanitary landfill site, sewage treatment plant, sewage lagoon, transfer station or waste processing facility and any adjacent commercial, community facility or industrial zone or use and along any adjacent street line or adjoining lot line. Where such uses abut a residential zone or an existing residential use or a roadway is the only separation between two such areas, then no waste disposal use shall be made of any kind within 30 metres (98.4 ft.) of the abutting lot line. The land reserved for landscaping purposes shall be kept in an open space condition with grass, trees, and shrubs and maintained as part of the normal operation of the waste disposal activity.

## **27.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the WD Waste Disposal Zone.

## **27.5 SPECIAL WD - WASTE DISPOSAL ZONES**

### **WD-1 (Part Lots 18 and 19, Concession XI, Storrington District - Boulton)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Waste Disposal (WD-1), the following use only shall be permitted:

- a domestic sewage waste stabilization treatment pond, which shall be constructed and operated in accordance with a Certificate of Approval issued by the Ontario Ministry of Environment.

All other provisions of this by-law shall apply.

### **WD-2 (Part Lot 14, Concession I, Portland District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Waste Disposal (WD-2) shall be used only in accordance with the following:

- a closed sanitary landfill facility shall be the only permitted use of lands zoned WD-2.

All other provisions of this by-law shall apply.

### **WD-3 (Part Lot 7, Concession III, Loughborough District)**

Notwithstanding the provisions of section 27.2 or 27.3.3 or any other provision of this by-law to the contrary, on the lands zoned Special Waste Disposal (WD-2) the following provisions shall apply:

- Permitted Uses; In the WD-3 zone only the following uses shall be permitted:
  - a. a waste transfer station
  - b. accessory uses and buildings to the above
  - c. public works storage
- a closed sanitary landfill facility shall be the only permitted use of lands zoned WD-2.
- Zone Regulations
  - a. In the WD-3 zone a strip of land not less than 13 metres (43 ft.) wide shall be reserved for landscaping purposes between the transfer station building and the street.

All other provisions of this by-law shall apply.

**SECTION 28 - SI - SALVAGE INDUSTRIAL ZONE**

**28.1** Within a SI - Salvage Industrial Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure of any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

**28.2 PERMITTED USES**

- salvage yard.
- agriculture,
- conservation,
- forestry,
- an accessory dwelling unit,
- accessory uses including open storage,

**28.3 ZONE REGULATIONS**

- |   |                       |
|---|-----------------------|
| • Lot Area (Minimum)  | 2 ha (4.9 acres)      |
| • Lot Frontage (Minimum)  | 60 metres (196.9 ft.) |
| • Yard Requirements (Minimum)   |                       |
| a. All Yards  | 15 metres (49.2 ft.)  |
| b. Abutting any Residential Zone or Separated<br>From a Residential Zone by Only a Street | 20 metres (65.6 ft.)  |

**28.3.1 For a Salvage Yard**

- No land shall be used for the storage or mechanized processing of goods, wares, merchandise, articles or things within 300 metres (984.3 ft.) of any residential or commercial zone or use, nor closer than 100 metres (328.1 ft.) to a lot line or a street line. Without limiting the generality of this subsection, mechanized processing includes the use of machinery or equipment to crush, compact, separate, refine, incinerate or similarly treat goods, wares, merchandise, articles or things.
- A strip of land not less than 15 metres (49.2 ft.) in width shall be reserved for landscaping purposes between any salvage yard site and any adjacent community facility, commercial or industrial zone or use, and along any adjacent street line or adjoining lot line. Where a salvage yard site abuts a residential zone or use or a roadway is the only separation between two such areas, then no salvage yard use of any kind shall be made within 30 metres (98.4 ft.) of the adjacent lot line. The land reserved for landscaping purposes shall be kept in an open space condition with grass, trees and shrubs and maintained as part of the normal operation of the salvage yard activity.
- The salvage yard site shall be sufficiently screened by a fence, a berm or a combination of the two so that waste materials being stored or processed on the site are not visible from adjacent roads. The screening shall extend a minimum of 3

metres (9.84 ft.) above grade or to a height equal to that of the goods, wares, merchandise, articles or things being stored or processed within the salvage yard site, whichever is the greater. All fences shall be constructed of an opaque material and shall be painted or otherwise preserved and kept painted from time to time, so as to maintain the fences in good condition.

- An accessory weighing scale and recording office shall be permitted no closer than 30 metres (98.4 ft.) to a street line.
- A salvage yard site shall not be located on land covered by water or subject to flooding and shall be so located that no direct drainage leads to a watercourse.
- No open burning shall be permitted.
- No storage of tires shall be permitted.
- Prior to the storage or processing of any goods, wares, merchandise, articles or things all fluids shall be drained and disposed of in a manner approved by the Ministry of the Environment if they are not stored for the purposes of resale.

#### **28.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the SI Salvage Industrial Zone.

#### **28.5 SPECIAL SI - SALVAGE INDUSTRIAL ZONES**

## **SECTION 29 - CF - COMMUNITY FACILITY ZONE**

**29.1** Within a CF - Community Facility Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **29.2 PERMITTED USES**

- any undertaking established or maintained by a governmental board, authority, agency or commission,
- a church or other place of worship, with accessory uses including a cemetery and a dwelling unit,
- a cemetery,
- any undertaking of a utility company, such as a natural gas company or telephone company,
- an arena,
- a school,
- a commercial or private club,
- a public or private hospital,
- a community centre,
- a nursing home,
- a nursery school,
- a library,
- a public park,
- any other institutional or community facility use,
- accessory buildings or uses to the above uses.

### **29.3 ZONE REGULATIONS**

#### **29.3.1 For All Principal Buildings**

- |   |                                  |
|---|----------------------------------|
| • Lot Area (Minimum)  | 8000 sq. metres (86,114 sq. ft.) |
| • Lot Frontage (Minimum)  | 76 Metres (250 ft.)              |
| • Front Yard (Minimum)  | 10 Metres (32.8 ft.)             |
| • Rear Yard (Minimum)   | 10 Metres (32.8 ft.)             |
| • Interior Side Yard (Minimum)  | 7.5 Metres (24.6 ft.)            |
| • Exterior Side Yard (Minimum)  | 10 Metres (32.8 ft.)             |
| • Lot Coverage (Maximum)  | 40 percent                       |
| • Building Height (Maximum)   | 15 Metres (49.2 ft.)             |
| • Off-street parking shall be provided in accordance with Section 5.30. |                                  |

#### **29.3.2 For Accessory Buildings Not Attached To The Principal Building**

- |                        |                      |
|------------------------|----------------------|
| • Front Yard (Minimum) | 10 Metres (32.8 ft.) |
|------------------------|----------------------|

- |                                |                       |
|--------------------------------|-----------------------|
| • Rear Yard (Minimum)          | 1.5 Metres (4.9 ft.)  |
| • Interior Side Yard (Minimum) | 1.5 Metres (4.9 ft.)  |
| • Exterior Side Yard (Minimum) | 10 Metres (32.8 ft.)  |
| • Building Height (Maximum)    | 4.5 Metres (14.8 ft.) |

### **29.3.3 For Lands Abutting A Residential Zone or Residential Use**

Notwithstanding the provisions of subsection 29.3.1, where a rear yard and/or interior side yard abuts a residential zone or existing residential use then such interior side yard shall be a minimum of 10 metres (32.8 ft.) and such rear yard shall be a minimum of 15 metres (49.2 ft.). The 1 metre (3.3 ft.) strip immediately adjacent to the rear yard and/or interior side yard shall be landscaped.

## **29.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the CF Community Facility Zone.

## **29.5 SPECIAL CF COMMUNITY FACILITY ZONES**

### **CF-1 (Lot 6, Concession VII, Storrington District - St. John's Anglican Church)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Community Facility (CF-1) shall be used only in accordance with the following:

- There shall be no off-street parking.
- The minimum lot area shall be 678 sq. metres (7,298.17 sq. ft.).
- The minimum lot frontage shall be 11.67 metres (38.3 ft.).
- The minimum rear yard shall be 2.4 metres (7.9 ft.).
- The minimum exterior side yard shall be 3.9 metres (12.8 ft.).

All other provisions of this by-law shall apply.

### **CF-2 (Part Lots 20 and 21, Concession VII, Loughborough District – Greek Orthodox Metropolis)**

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Community Facility (CF-2), the following provisions shall apply:

- Permitted Uses
  - a. a summer camp
  - b. religious facilities
  - c. dormitory uses
  - d. associated cooking and eating facilities
  - e. associated play areas
  - f. accessory uses to the above
- Special Provision



A site development plan shall be prepared and submitted to the satisfaction of the Township of South Frontenac and a maintenance agreement be entered into, to ensure future maintenance of the access right-of-way to the property, prior to the Holding ('h') symbol being removed from the zoning map by amendment to this By-law.

All other provisions of this by-law shall apply.

**CF-3 (Part Lot 9, Concessions VII and VIII, Bedford District – Upitis)**

Notwithstanding the permitted uses of section 29.2 or any other provision of this By-law to the contrary, on the lands zoned Special Community Facility (CF-3) Zone, the following uses only are permitted:

- a community centre for adult educational workshops in the arts and the environment consisting of:
  - a. three studio buildings
  - b. four cabins
  - c. four storage sheds
  - d. a lodge building
  - e. accessory uses to the above

All other provisions of this by-law shall apply.

**CF-4 (Part Lot 7, Concession III, Loughborough District – Township - Initiated)**

Notwithstanding the permitted uses of section 29.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Community Facility (CF-4) Zone, the following setback applies:

- Interior Side Yard (Minimum) 3 Metres (10 ft.)

All other provisions of this by-law shall apply.

**CF-5 (Lot 4, Concession IV, Loughborough District – County Ambulance Base)**

Notwithstanding the zone regulations in section 29.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Community Facility (CF-5) the following provisions shall apply:

- Lot Frontage (Minimum) 60.5 Metres (200 ft.)
- Lot Area Minimum 4,047 sq. metres (1 ac.)

All other provisions of this by-law shall apply.

**CF-6 (Lot 19 Concession VI, Portland District – Kerr**

Notwithstanding the zone regulations in section 29.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Community Facility (CF-6) the following provisions shall apply:

- Lot Area (Minimum) 857 Metres<sup>2</sup> (0.2 ac.)
- Lot Area Minimum 37 Metres (121 ft.)

All other provisions of this by-law shall apply.

## **SECTION 30 - OS OPEN SPACE - PUBLIC ZONE**

**30.1** Within an OS - Open Space - Public Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **30.2 PERMITTED USES**

- public open space and conservation uses, reforestation and other activities connected with the conservation of soil and wildlife,
- agricultural uses but not intensive agricultural uses,
- a fairground,
- a woodlot,
- a public park, conservation area, playground, playing field, recreational trail, swimming pool, wading pool, beach, picnic area, bandstand, skating rink, tennis court, bowling green, marine facility, campgrounds, interpretive centre, flood control structure, parking area or other similar outdoor recreational uses, both passive and active, all owned and/or operated by a public authority,
- an accessory dwelling or dwelling unit for a caretaker or security guard, in accordance with the provisions of Section 5.19 of this By-law,
- accessory buildings or uses to the above uses, including an accessory commercial building or use to serve an open space use.

### **30.3 ZONE REGULATIONS**

- The minimum distance of buildings or structure from any lot line shall be 10 metres (32.8 ft.).
- The minimum distance of buildings or structures from the centre line of any road shall be 30 metres (98.4 ft.).
- Building Height (Maximum) 6 Metres (19.7 ft.)
- Lot coverage (Maximum) 10 percent

### **30.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the OS Open Space Public Zone.

### **30.5 SPECIAL OS OPEN SPACE PUBLIC ZONES**

#### **OS-1 (Part Lots 3, 4, 5, 6, Concession V , and Lots 7, 8, 9, 10, 11, Concession VI, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Open Space (OS-1) shall be used only in accordance with the following:

- The lands shall only be used for public recreational uses. For the purpose of this by-law, public recreational uses shall be limited to walking, hiking, biking, horseback riding, skiing and snowmobile riding. No buildings or structures, except underground utility and servicing facilities, shall be permitted on lands zoned Special Open Space. The terms and conditions for the use of the lands for recreational purposes shall be governed by an easement agreement between the landowner and the Cataraqui Region Conservation Authority. Specifically, the area zoned OS-1 includes those lands described as follows:
  - a. Parts 2, 5, 7, 8, 9, 12, 13, Plan 13R-14606
  - b. Parts 3, 6, 9, 15, 18, 21, 24, 25, 26, 27, 29, 31, Plan 13R-14563
  - c. Parts 8, 15, 16, 17, 18, 20, 23, 25, 26, Plan 13R-14885
  - d. Parts 2, 5, 8, 11, 14, 17, 20, 23, 26, Plan 13R-14881
- No building or structures except existing underground septic systems shall be located within 3.048 metres (10 feet) of any lands zoned Special Open Space (OS-1).

All other provisions of this by-law shall apply.

**OS-2 (Part Lot 6, Concession VII, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Open Space (OS-2) shall be used only in accordance with the following:

- Permitted Uses
  - a. skiing;
  - b. an accessory dwelling unit.

All other provisions of this by-law shall apply.

## **SECTION 31 - OSP - OPEN SPACE - PRIVATE ZONE**

**31.1** Within an OSP - Open Space - Private Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section

### **31.2 PERMITTED USES**

- private open space and conservation uses, reforestation and other activities connected with the conservation of soil and wildlife.

### **31.3 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the OSP Open Space Private Zone.

### **31.4 SPECIAL OSP OPEN SPACE PRIVATE ZONES**

#### **OSP-1 (Part Lot 22, Concession V, Bedford District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Open Space Private (OSP-1) shall be used only in accordance with the following:

- Permitted Uses
  - a. a marine facility;
  - b. parking lot.
- No parking lot shall be located within 15.0 metres (49.2 ft.) of the highwater mark of any waterbody.

All other provisions of this by-law shall apply.

#### **OSP-2 (Part Lot 11, Concession XIV, Bedford District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Open Space Private (OSP-2) shall be used only in accordance with the following:

- Uses, the following shall NOT be permitted:
  - a. recreation on beaches;
  - b. buildings or structures;
  - c. marine facility such as docks, boathouses or boat ramps;
  - d. sewage disposal facility;
  - e. structures which would alter the shoreline.

All other provisions of this by-law shall apply.

**OSP-3 (Part Lots 9 and 10, Concession XIV, Bedford District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Open Space Private (OSP-3) shall be used only in accordance with the following:

- Permitted Uses
  - a. No buildings or structures shall be permitted;
  - b. A natural bird sanctuary shall be the only use permitted.

All other provisions of this by-law shall apply.

**OSP-4 (Part Lots 26 and 27, Concession V, Bedford District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Open Space Private (OSP-4) shall be used only in accordance with the following:

- Permitted Uses
  - a. Forestry uses and walking trails shall be the only permitted uses.
  - b. No buildings or structures shall be permitted.

All other provisions of this by-law shall apply.

**OSP-5 (Part Lots 11 and 12, Concessions I and II, Storrington District - Loughborough Shores Phase 2)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Open Space Private (OSP-5) shall be used only in accordance with the following:

- Permitted Uses
  - a. The lands shall be used only for uses existing on the day of adoption of this by-law.

**ZONE PROVISIONS**

- No further severance or development of the lands zoned Special Open Space Private (OSP-5) is permitted unless a source of potable water is identified to the satisfaction of the municipality.

All other provisions of this by-law shall apply.

**OSP-6 (Part Lot 1, Concession XIII, Bedford District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Open Space Private (OSP-6) shall be used only in accordance with the following:

- Permitted Uses
  - a. Only boat launching and docking facilities approved by the Ministry of Natural Resources shall be permitted.
  - b. No other uses shall be permitted.

## **ZONE PROVISIONS**

- Lot Area (Minimum) 0.2 ha (2,000 m<sup>2</sup>) (0.49 acres) (21,528.5 ft.<sup>2</sup>)
- Lot Frontage (Minimum) 30 metres (98.4 ft.)

All other provisions of this by-law shall apply.

### **OSP-7 (Part Lot 6, Concession VI, Loughborough District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Open Space Private (OSP-7) shall be used only in accordance with the following:

- Permitted Uses
  - a. Permitted uses shall be limited to facilities for stormwater detention.

All other provisions of this by-law shall apply.

### **OSP-8 (Lot 23, Concession VII, Storrington District - Curragh)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Open Space Private (OSP-8) shall be used only in accordance with the following:

- Permitted uses shall be limited to facilities for stormwater detention.

All other provisions of this by-law shall apply.

### **OSP-9 (Part Lots 21 and 22, Concession X, Bedford District - Camp lawah)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Open Space Private (OSP-9) shall be used only in accordance with the following:

- Permitted uses shall be limited to a church camp as it existed on the day of passing of this zoning by-law, including all campsites, buildings and structures. Any future expansion of the camp shall require an amendment to the zoning by-law.

All other provisions of this by-law shall apply.

### **OSP-10 (Part Lots 20 and 21, Concession V, Storrington District - Applewood)**

Notwithstanding the provisions of section 31.2 or any provision of this by-law to the contrary, on the lands zoned Special Open Space Private (OSP-10) the following uses are permitted:

- A marine facility.
- An accessory structure limited to a gazebo with storage.

All other provisions of this by-law shall apply.

**OSP-11 (Part Lots 23 and 24, Concessions VI & VII, Loughborough District – Johnston Point)**

Notwithstanding the provisions of section 31.2 or any provision of this by-law to the contrary, on the lands zoned Special Open Space Private (OSP-11) the following provisions shall apply:

- Permitted Uses
  - a. Docks
  - b. A walkway

**ZONE PROVISIONS**

- Number of docks permitted on mainland portion of the property (Maximum) 1
  - Number of docks permitted on the island portion of the property (Maximum) 1
  - Mainland Dock area (Maximum) 30 Metres<sup>2</sup>
  - Mainland Dock perimeter (Maximum) 80 Metres
  - Island Dock area (Maximum) 60 Metres<sup>2</sup>
  - Island Dock perimeter Maximum) 45 Metres
  - Walkway width (Maximum) 1.5 Metres
  - Walkway setback from wetland boundary (Minimum) 3 Metres
- For the purposes of this section, “perimeter” shall mean all surfaces that abut water.

All other provisions of this by-law shall apply.

**OSP-12 (Part Lots 23 and 24, Concessions VI & VII, Loughborough District – Johnston Point)**

Notwithstanding the provisions of section 31.2 or any provision of this by-law to the contrary, on the lands zoned Special Open Space Private (OSP-12) the following provisions shall apply:

- Permitted Uses
  - a. A dock
  - b. A walkway

**ZONE PROVISIONS**

- Number of docks permitted (Maximum) 1
- Dock area (Maximum) 15 metres<sup>2</sup>
- Dock length (Maximum) 8 metres
- Walkway width (Maximum) 1.5 metres

All other provisions of this by-law shall apply.



**OSP-13-H (Part Lots 15, 16 & 17, Concession IX, Storrington District – Campbell, Shield Shores Condominium)**

**(By-Law 2020-40, passed August 11, 2020 – File No. Z-16-04)**

Notwithstanding the provisions of section 31.3 or any other provision of this By-law to the contrary, on the lands zoned Open Space – Private (OSP-13-H), the following provisions shall apply:

- Permitted Uses
  - Marine facility
  - An accessory building, subject to the following:
    - i. Rear Yard (Minimum) 3 Metres (9.8 ft.)
    - ii. Interior Side Yard (Minimum) 3 Metres (9.8 ft.)
    - iii. Setback from the high water mark of Dog Lake (Minimum) 30 metres (98.4 ft.)
    - iv. Building height (Maximum) 6 metres (19.7 ft.)
    - v. Lot coverage (Maximum) 1 percent

The holding (“H”) symbol is to be removed by by-law to permit the development only when a Plan of Condominium Agreement between the property owner and the Township has been entered into and registered.

All other provisions of this by-law shall apply.

## **SECTION 32 - EP - ENVIRONMENTAL PROTECTION ZONE**

**32.1** Within an EP - Environmental Protection Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section. Only lands which have been identified as provincially significant wetlands or where an engineered floodline has been established have been zoned Environmental Protection. All other lands which should be protected for their environmental value shall be developed in accordance with Section 5.37 of this by-law.

### **32.2 PERMITTED USES**

- b. existing agricultural uses,
- c. a conservation use excluding any buildings,
- d. a use that was in existence on or before the date of passage of the Official Plan,
- e. a building or structure required by a public authority for flood or erosion control or for conservation or wildlife management purposes,
- f. accessory uses to the above uses, excluding any buildings,
- g. docks, subject to approval of the appropriate authority.

### **32.3 ZONE REGULATIONS**

- h. All applications for development adjacent to EP lands shall be dealt with on a site-by-site basis, at the time of application.
- i. Additional zone regulations shall be established by Council at the time of application in consultation with the Conservation Authority, the Ministry of Natural Resources and/or the Canadian Parks Service.
- j. The minimum separation distance between uses and EP lands shall be 30 metres (98.4 ft.).
- k. The appropriate setbacks from the high water mark of any lake, river, creek, stream or wetland shall be established by Council at the time of application, in consultation with the Conservation Authority, the Ministry of Natural Resources, and/or the Canadian Parks Service.

### **32.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the EP - Environmental Protection Zone.

### **32.5 SPECIAL EP - ENVIRONMENTAL PROTECTION ZONES**

#### **EP-1 (Part Lots 1, 2 and 3, Concession XIII, Portland District - Meredith)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Environmental Protection (EP-1) shall be used only in accordance with the following:

- A building permit may be issued for an accessory building to a principal use providing that no building or structure is located below the contour elevation 139.29 metres G.S.C. (457.0 ft.).

All other provisions of this by-law shall apply.

**EP-2 (Part Lots 17 and 18, Concession VII, Storrington District - Collins Lake Estates)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Environmental Protection (EP-2) shall be used only in accordance with the following:

- Boundary of Zone
  - a. The boundary of the EP-2 zone shall be defined to encompass all lands situated within 30 metres (98.4 ft.) of the highwater mark of Collins Lake and all lands situated within 15 metres (49.2 ft.) of the highwater mark of the nameless stream traversing Part of Lots 27 and 28, Concession 7 in the District of Storrington.
- Permitted Uses
  - a. The uses permitted within the EP-2 zone shall be limited to those uses existing as of the date of passage of this by-law, and walkways, boardwalks, a dock, a water intake pumping station for use in conjunction with a mechanical irrigation system, and conservation uses excluding buildings.
- Zone Requirements
  - a. On lands zoned EP-2, no building, structure or private sanitary sewage disposal system, other than a dock, a walkway, a boardwalk and/or a water intake pumping station, shall be located within 30 metres (98.4 ft.) of the highwater mark of Collins Lake.
  - b. On lands zoned EP-2, no building, structure or private sanitary sewage disposal system, other than a walkway and/or a boardwalk, shall be located within 15 metres (49.2 ft.) of the highwater mark of the nameless stream that traverses Part of Lots 27 and 28, Concession 7 in the District of Storrington.
  - c. The maximum width of the site of a water intake pumping station, meaning the average horizontal distance between the two longest and opposite sides of the site, shall be 10 metres (32.8 ft.).

All other provisions of this by-law shall apply.

**EP-3 (Part Lot 17, Concession VII, Storrington District - Collins Lake Estate Subdivision)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Environmental Protection (EP-3) shall be used only in accordance with the following:

- Boundary of Zone
  - The boundary of the EP-3 zone shall be defined to encompass all lands situated within 30 metres (98.4 ft.) of the highwater mark of Collins Lake.
- Permitted Uses

- a. The uses permitted within the EP-3 zone shall be limited to those uses existing as of the date of passage of this by-law, and walkways, boardwalks and conservation uses excluding buildings.

- **Zone Requirements**

On lands zoned EP-3, no building, structure or private sanitary sewage disposal system, other than a walkway and/or a boardwalk shall be located within 30 metres (98.4 ft.) of the highwater mark of Collins Lake.

All other provisions of this by-law shall apply.

**EP-4 (Lot 21, Concession II, Storrington District - Matias Subdivision)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Environmental Protection (EP-4) shall be used only in accordance with the following:

- **Permitted Uses**
  - a. facilities for stormwater detention;
  - b. docks approved by the Ministry of Natural Resources.
- All other development including buildings, structures and septic systems, save and except for mantles or portions of mantles, shall not be permitted.

All other provisions of this by-law shall apply.

**EP-5 (Part Lots 18 and 19, Concession II, Storrington District - Moreland)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Environmental Protection (EP-5) shall be used only in accordance with the following:

- **Permitted Uses**
  - a. existing agricultural uses;
  - b. existing residential uses;
  - c. existing non-residential uses;
  - d. conservation uses excluding buildings;
  - e. forestry uses excluding buildings.

All other provisions of this by-law shall apply.

**EP-6 (Lot 7, Concession XI, Portland District)**

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Environmental Protection (EP-6) shall be used only in accordance with the following:

- **Permitted Uses**
  - a. in addition to the uses permitted in the Environmental Protection Zone, the existing dwelling shall be a permitted use;

- b. the existing dwelling shall take access from Silver Rock Lane.

All other provisions of this by-law shall apply.

## **SECTION 33 - HOLDING ZONES (-H)**

**33.1** Where the symbol “H” appears on a zoning map as a prefix to any Zone symbol, the lands have been placed in a ‘Holding Zone’ pursuant to Section 36 of the Planning Act. Council may pass a By-Law pursuant to Section 36 of the Planning Act to remove the Holding (H) Symbol, thereby placing the lands in the Zone indicated by the Zone symbol.

### **33.2 PERMITTED USES**

A lot that is subject to a Holding Symbol (-H) may only be developed for the following purposes until such time as the Holding Symbol is removed:

- Uses that legally existed on the date of the passing of this By-law
- A model home in accordance with Section 5.48

### **33.3 SPECIAL PROVISIONS**

#### **Holding Symbol H1**

The Holding Symbol —H1 applying to lands zoned Rural (RU) may be removed to permit development only after an Environmental Impact Assessment and Archaeological Assessment are prepared to the satisfaction of the Township.

#### **Holding Symbol H2**

Prior to the removal or partial removal of the Holding Symbol and the issuance of a building permit for any building or structure on lands zoned Urban Residential - First Density - Holding Symbol (UR1-H2), the following condition must be satisfied. For greater certainty, where a building permit has been issued for a building or structure, the Holding Symbol still applies to the lot such that this condition must be satisfied, and the Holding Symbol removed or partially removed, prior to the issuance of a building permit for any building or structure. The condition that must be satisfied is:

- A. an archaeological assessment of the area to be disturbed shall be completed by a licensed archaeologist in compliance with the 2011 Standards and Guidelines for Consultant Archeologists, and a report entered into the Ontario Public Register of Archaeological Reports with a recommendation of one of the following:
  - i. No archaeological site of cultural heritage value or interest has been identified and no further archeological assessment is required for all or that part of the property; or
  - ii. Any identified archeological site is of no further cultural heritage value or interest and no further archaeological assessment is required for all or part of the property; or
  - iii. Any identified archaeological site of further cultural heritage value or interest is conserved and protected in a manner as detailed in the archaeological assessment.

**Holding Symbol H3**

The Holding Symbol -H3 applying to lands zoned Rural (RU) may be removed to permit development only after an Environmental Impact Assessment is prepared to the satisfaction of the Township.

**Holding Symbol H4**

The holding symbol -H4 may be removed to permit development only after a Hydrogeological Assessment and Terrain Analysis is prepared to the satisfaction of the Township, demonstrating there will be an adequate water supply for the proposed use.

## **APPENDIX 1**

### **SHORELINE SETBACKS (EXCERPT FROM “RIDEAU LAKES STUDY”)**



**APPENDIX 2**

**LOT LINE, BUILDING TYPES, AND SETBACK DESCRIPTIONS**

## **APPENDIX 3**

### **CEMETERIES - TYPE A LAND USES FOR MDSII SETBACK CALCULATIONS**

Harrowsmith

Latimer

Murvale

Opinicon

Salem

Sand Hill

Van Luven

**SCHEDULES 'A' TO 'J'**  
**TO BY-LAW NO. 2003-75**  
**COMPREHENSIVE ZONING BY-LAW**  
**OF THE**  
**TOWNSHIP**  
**OF**  
**SOUTH FRONTENAC**  
**(Districts of Bedford, Portland, Loughborough and Storrington)**

## 5.3 SHORELINE SETBACKS

### 5.3.1 Overview

The Sewage System Regulations under the Environmental Protection Act require that sewage systems be set back 15 m from shorelines. This requirement is designed to protect surface water quality from effluent originating in tile fields and leaching beds on the basis of public health concerns. In recent years, the Ontario Ministries of the Environment and Natural Resources have been requesting setbacks for sewage systems and buildings on lake trout lakes which exceed those currently required for sewage systems only. As well, as noted in Section 5.1, some study area municipalities also require building and sewage system setbacks in excess of provincial requirements. The recent concerns advanced by the approval agencies relate to potential changes in lake trophic state due to phosphorus migration from tile fields and related shoreline development to surface waters, and the resulting effects on lake aesthetics and fish and wildlife habitat. Approval agencies are now viewing more extended setbacks as effective mechanisms to reduce impacts resulting from shoreline development.

The underlying principle of an extended setback is that, the greater the distance the tile field and development are from the lake, the greater the capacity of the intervening land base to intercept and retain phosphorus. Some of the factors contributing to phosphorus retention by soils are soil chemistry and absorption capacity, phosphorus concentration in and loading rate of septic tank effluent, composition and density of the vegetation cover, and slope conditions. It is logical to expect variations in the degree of effectiveness of different landscapes to mitigate potential trophic state impacts. For example, deep, sandy loam soils supporting continuous forest growth on level sites would naturally retain more phosphorus than shallow, discontinuous mantles over steeply sloping bedrock. It follows, therefore, that a development located on sites of the former type would not need as great a setback as one located on sites of the latter type.

The degree of setback required remains a matter of conjecture, and the research on the subject is inconclusive. Depending on their viewpoint and objectives, resource manager may phrase the question in one of two ways:

- how far back from a lakeshore must development be situated in order to significantly reduce phosphorus loads from tile fields and surface uses?
- or, how far back must development be situated before it can be assumed that no phosphorus above natural background levels will enter the lake?

Dillon and Rigler (1975) indicated that in Ontario's lake country, development beyond 305 m (1,000 ft.) of the shoreline of a lake or its inflowing streams or rivers should not have any phosphorus impact on the lake. However, this value was essentially picked out of the air.

In 1974, a joint Ministry of the Environment-Ministry of Natural Resources committee in Southeastern Ontario recommended a number of precautionary measures for new development on all recreational waters. The recommended measures were as follows (Aitkens 1975, p.3).



<u>Slope</u>	<u>Slope Angle</u>	<u>Width of Area of Concern</u>
0% - 15%	0 - 8°	30 m
16% - 30%	9° - 17°	50 m
31% - 45%	18° - 24°	70 m
46% - 60%	25° - 31°	90 m

Although the above setbacks focus on timber operations rather than residential or cottage development, one of the key reasons for applying them relates to reducing "the input of phosphorus to water courses by reducing surface runoff and by trapping phosphorus-bearing sediment and logging debris" (Ontario Ministry of Natural Resources 1988b, pg. 1). In this sense, these setbacks might also be applied more generally to address trophic state concerns related to shoreline development.

However, we are of the opinion that factors other than slope are more important in setting out possible setback guidelines for shoreline development. In the following paragraphs, we describe those biophysical features which we consider to be important (soil depth, soil texture, slope, and vegetation cover), and a proposed scoring system which is subsequently related to recommended shoreline setbacks. We acknowledge that the suggested approach has not been developed on the basis of reams of data collected in a rigorous and scientific fashion; rather, it represents the results of the experience in applying and implementing development setbacks in a wide range of biophysical landscapes across Ontario for a variety of environmental protection and resource management purposes. Also, we emphasize that the discussion which follows relates to existing or predevelopment terrain conditions. An obvious consideration is how far back from the shoreline an analysis must be undertaken for any given lot or landscape. In certain situations, it will be immediately clear that a site has good development capability, and an evaluation of limited extent will be required. However, more complex sites will require more extensive analysis. In effect, the scope of any evaluation is clearly site dependent.

### 5.3.2 Soil Depth

The Ontario Sewage Systems Regulations require that the bottoms of distribution line trenches be at least 90 cm above impermeable surfaces, such as bedrock or compact clay. Given that the trenches themselves need to be from 60 to 90 cm deep, it follows that the deeper the soil, the more suitable it is for tile field installation. However, soil depth has other implications, the most critical being nutrient, and in particular phosphorus, retention. In this regard, Robertson, Cherry, and Sudicky (1991) reported that phosphorus concentrations in groundwater (expressed as phosphate phosphorus) rapidly decreased with depth directly under weeping tiles; for example, they noted concentrations of 10 mg/L approximately 50 cm below the tiles, 1 mg/L about 100 cm below, and 0.1 mg/L about 150 cm below.

Based on the above considerations, the following scores are suggested for soil depth at the site of a proposed tile field.



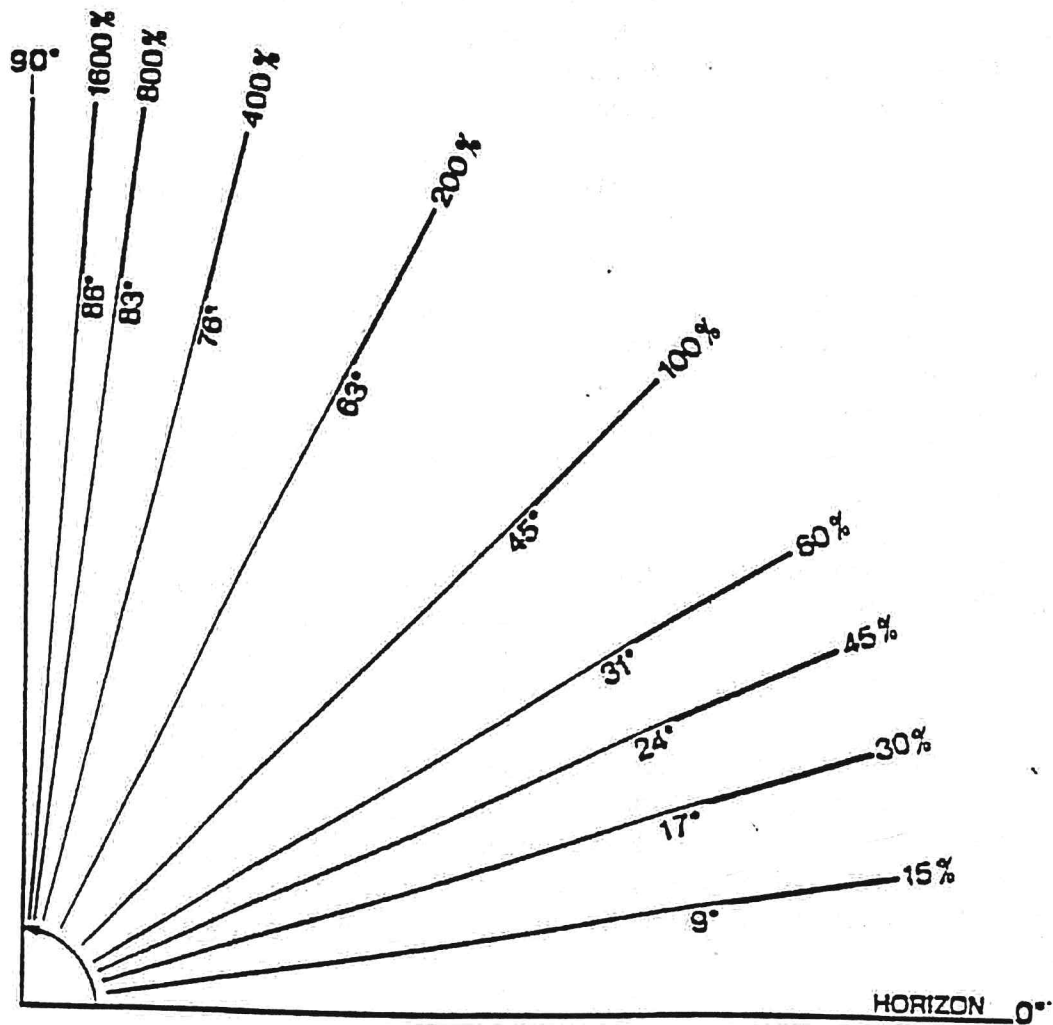
concentrations reaching the groundwater and/or nearby water bodies were very low, even where sandy soils predominated.

Robertson, Cherry and Sudicky (1991) undertook detailed groundwater monitoring of two single family residences to determine the impact of septic systems on shallow unconfined aquifers in southern Ontario. One site at Cambridge, located on a carbonate-rich sand aquifer, was in operation for over 12 years, while the other site on the Muskoka River near Bracebridge, on a poorly buffered, carbonate-depleted sand aquifer, was in operation for one year. While high levels (about 10 mg/L) of phosphorus were found in the septic tank effluent, concentrations were substantially attenuated immediately below the tile bed. For example, at the Cambridge site, "... phosphate phosphorus > 1 mg/L [was] mostly confined to the aquifer area immediately below the tile bed, while at Muskoka, no detectable phosphate phosphorus (> 0.02 mg/L) was observed in the groundwater zone." (Robertson, Cherry and Sudicky 1991, p. 9). While the precise mechanism of attenuation was not confirmed at either site, the geochemistry of the groundwater suggests a hydroxylapatite phosphate phosphorus complexing process at the Cambridge site, while at the Bracebridge site, attenuation was likely controlled by the presence of sparsely soluble phosphate minerals such as strengite (an iron complex) or varisite (an aluminum-based compound), or by absorption.

There is no question that identifying, understanding, and confirming the mechanisms which determine the limits to phosphorus attenuation in different shoreline landscapes is important. For example, if the control is soil surface absorption, then phosphorus mobility will increase when the number of absorption sites are filled. However, if the controlling process continues indefinitely, as in the case of chemical combination with other effluent and soil constituents to form minerals, then phosphorus transport will not be a concern as long as the septic system continues to operate properly. In our opinion, it is probably not one mechanism or the other which operates in any one situation; rather, both mechanisms are likely in effect at most lakeshore sites. Regardless, some guidelines on the phosphorus retention capacity of soils are available; in this regard, the following are reproduced from Aitkens (1977, p. 9):

- "1. Good phosphorus retention capability - generally greater than 7 mg/100 g of soil. Generally uniform results.
2. Acceptable phosphorus retention - generally greater than 6 mg/100 g of soil.
3. Marginally acceptable phosphorus retention - generally greater than 5 mg/100 g of soil.
4. Not acceptable - generally less than 5 mg/100 g of soil."

From the foregoing, it is difficult to designate a score based on soil texture, simply because coarse and fine textured soils influence percolation and phosphorus retention capacity in different ways. In this regard, tile fields installed on clay soils often need to be partially or fully raised due to the clay's low permeability. The site modifications necessary for this type of site would suggest implementing a more stringent setback than on a site where no soil-based modifications would be required. However, clay has a

**FIGURE 5.1****SLOPE PERCENTAGES (%) AND ANGLES IN DEGREES (°)**

Expressing slope as a percentage permits easy comparison of the relationship of the vertical (rise) to the horizontal (run). For example, a 30% slope will rise 30 m vertically over a horizontal distance of 100 m.



planted with small grains or legumes or from rotation meadows. Runoff is greatest from straight row treatments, but somewhat less from contoured fields, and less still from contoured and terraced fields. As might be expected, fallow fields produce the greatest amounts of runoff (Wischmeier and Smith 1978 and Dickinson n.d.).

Given the above, an appropriate approach to addressing vegetation cover would be to assign scores to broad cover types, determine the percentage of the area under question covered by each type, and calculate a weighted score in the same manner as was done for slopes. Suggested cover types and their respective scores are as follows.

### Vegetation Cover Type

	<u>Scope</u>
Undisturbed woodlands, old fields and meadows	0
Disturbed woodlands, old fields and meadows	3
Close-seeded legumes (clover, alfalfa) and rotation meadows	5
Row crops	7
Fallow fields and base bedrock outcrops	10

An example of how this approach might be applied to a 20 ha site with varying vegetation cover characteristics is as follows:

<u>Cover Type</u>	<u>Area Covered</u>		<u>Class Score</u>	<u>Weighted Score</u>
	<u>ha</u>	<u>%</u>		
Undisturbed woodland	4	20%	0	0
Rotation meadow	6	30%	3	0.9
Row crops	10	50%	7	3.5
Total	20	100%		4.4 = 4.

In addition, we would suggest that 5 points be deducted from the vegetation cover score for shorelines fronted by wetlands which extend a minimum of 10 m offshore and consist of dense emergent aquatics and/or lowland thickets or forests, and which are to be retained intact. In this regard, the effect of phosphorus loading on a receiving lake or river is strongly dependent upon the timing and rate of addition. If phosphorus is added at a time when other factors are limiting algal growth, or when phosphorus is already abundant, little additional growth will occur. Factors which control the entry rates and timing of phosphorus loadings to lakes can effectively function to suppress unwanted growth. Accordingly, nearshore wetlands and the vegetation of the land-water interface are important in regulating the timing and rate of phosphorus loading; significant in this regard is the zone of emergent plants including species such as cattails and bulrushes, and the complex community of microflora (algae and bacteria) that grow on the surfaces of the plants and sediments. When phosphorus is added to this zone, it is not immediately utilized and incorporated into plant tissue; rather it tends to be first assimilated by



2. Moderately rolling lands underlain by Precambrian bedrock, with shallow but continuous soil and forest cover (for example, the north shore of Big Rideau Lake near Murphy's Point Provincial Park).

- soil depth 25 - 50 cm	8
- coarse-textured sand	10
- slope 10% - 25%	5
- vegetation cover	<u>0</u>
- setback = 60 m	23

3. Level to moderately sloping lands underlain by limestone bedrock, with shallow but continuous soil and plant cover, varying from forest to uniformly dense old field communities (for example, the south shore of Big Rideau Lake near Jacklins Bay).

- soil depth 25 - 50 cm	8
- silty sands	3
- slope 0 - 9%	0
- vegetation cover	<u>0</u>
- setback = 40 m	11

4. Level to moderately sloping lands underlain by limestone bedrock, with deep soils and plant cover consisting predominantly of old fields, meadows, and cultivated fields (for example, the south shore of Westport, Sand Lake and the south shore of Upper Rideau Lake east of Westport).

- soil depth > 150 cm	0
- sandy loam	3
- slope 0 - 9%	0
- vegetation cover	<u>3</u>
- setback = 30 m	6

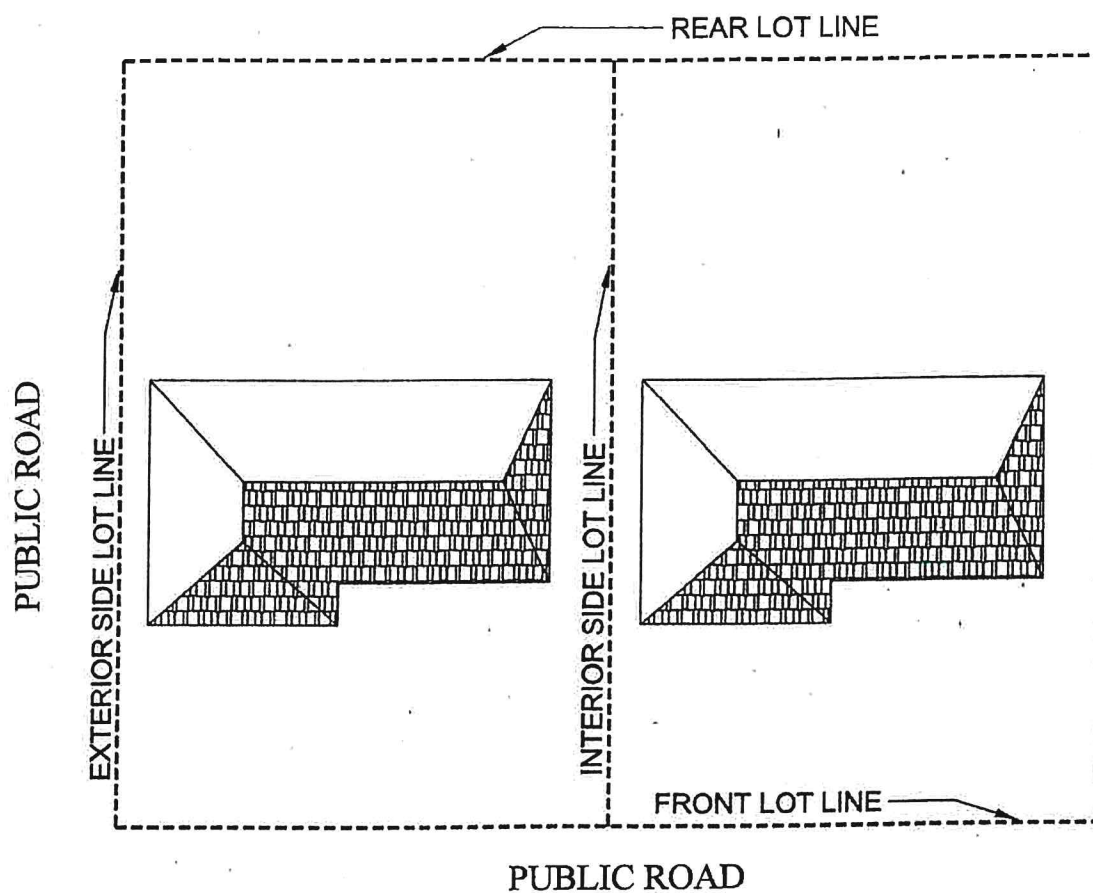
Coupled with these setbacks would be requirements to ensure sufficient phosphorus retention within tile fields. To this end, tile field fill should be installed with and regularly maintained to a phosphorus retention capability of at least 6 mg/100 g of soil (Aitkens1977).

Also, consideration should be given to approving a given setback, on condition that the applicant undertake to modify or abandon cultivation and revegetate the property to the extent required to qualify for that setback through a reduced vegetation cover score.

In conclusion, we believe that if shoreland properties are developed in accordance with the above setback and fill guidelines, the phosphorus impacts of development on lake trophic state will be statistically insignificant.

## APPENDIX 2

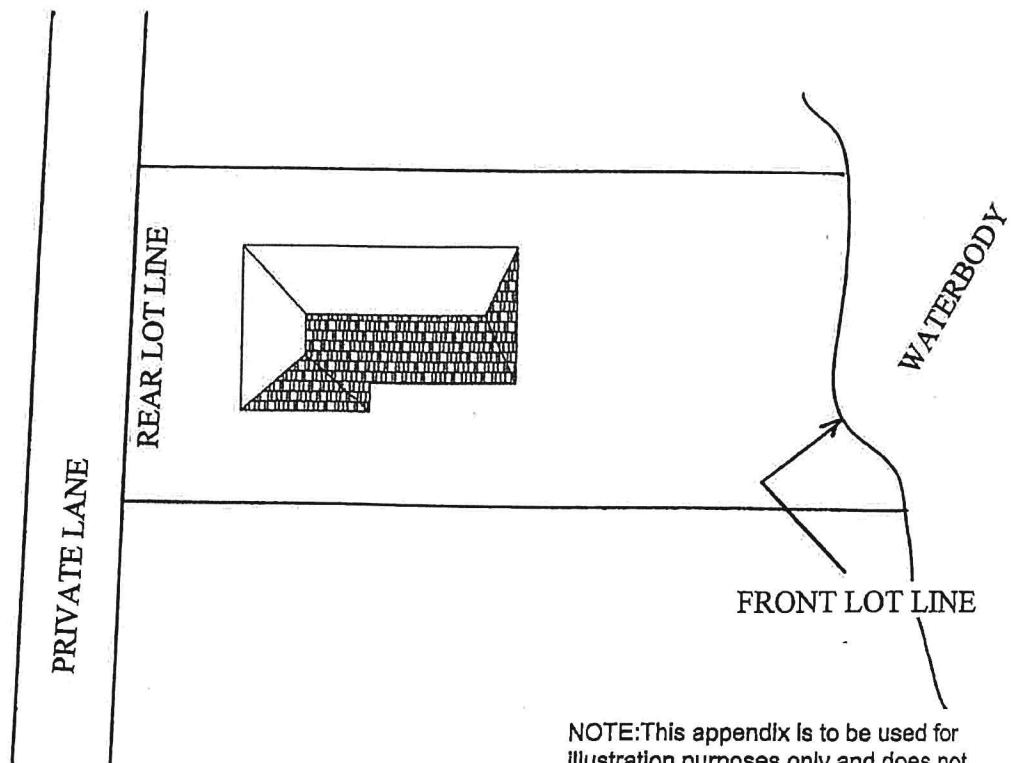
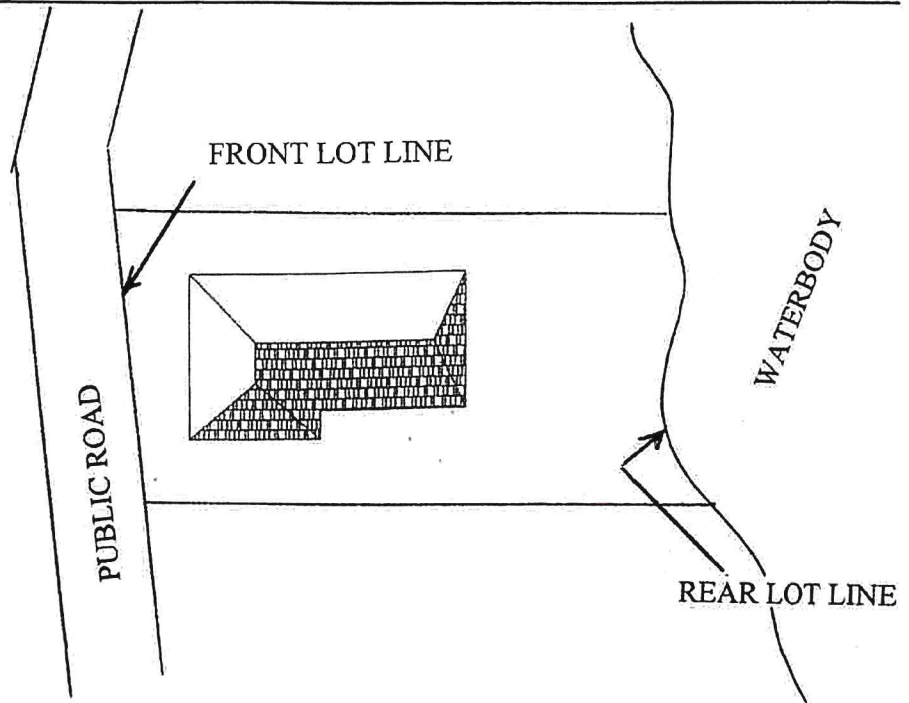
### LOT LINE DESCRIPTIONS



NOTE: This appendix is to be used for illustration purposes only and does not form part of the By-law.

## APPENDIX 2

### LOT LINE DESCRIPTIONS



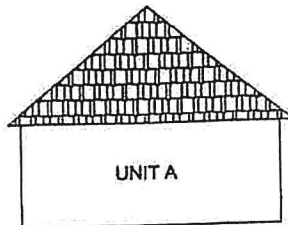
NOTE: This appendix is to be used for illustration purposes only and does not form part of the By-law.

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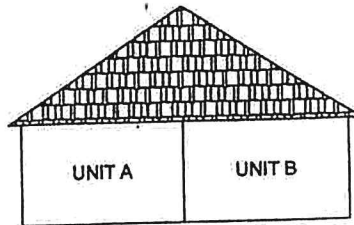
## APPENDIX 2

# ILLUSTRATION OF DWELLING TYPES

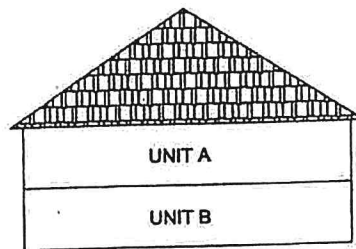
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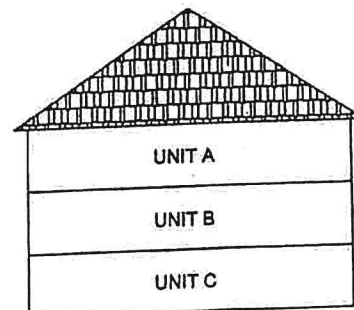
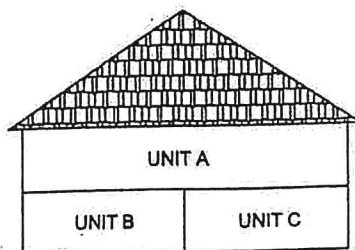
SINGLE DETACHED DWELLING



SEMI-DETACHED DWELLINGS



DUPLEX DWELLINGS

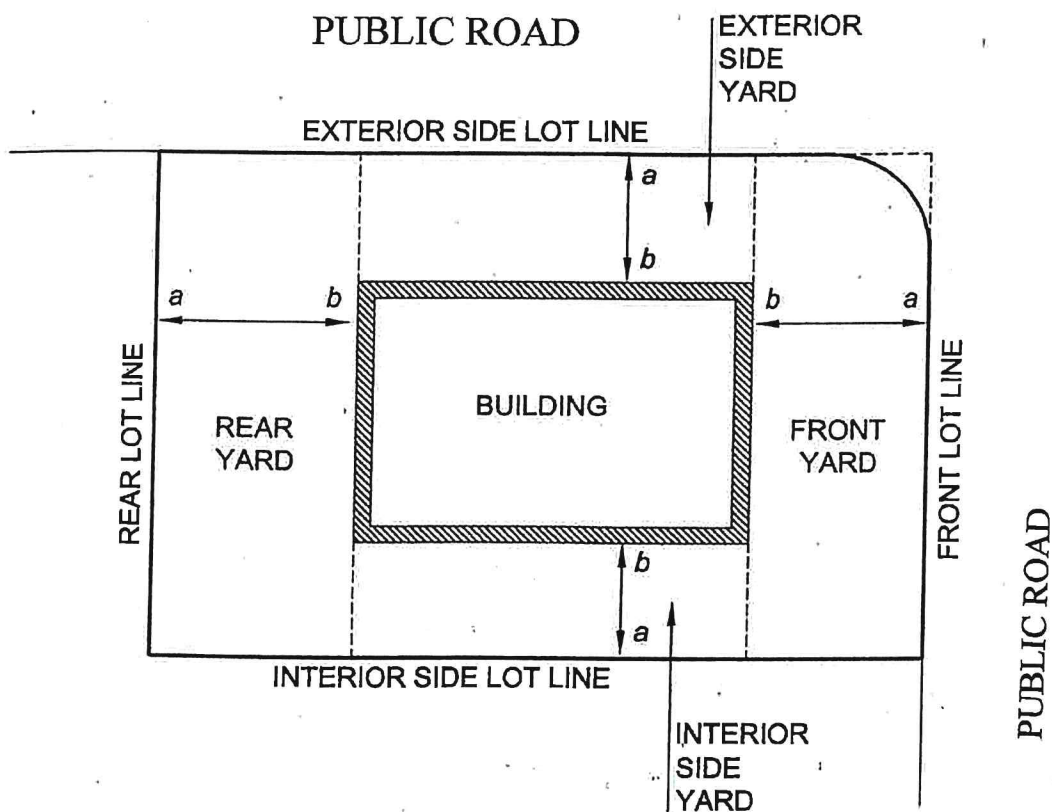


MULTIPLE DWELLINGS

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## APPENDIX 2

### YARD AND LOT LINE DEFINITIONS ON A CORNER LOT WITH PARALLEL LOT LINES



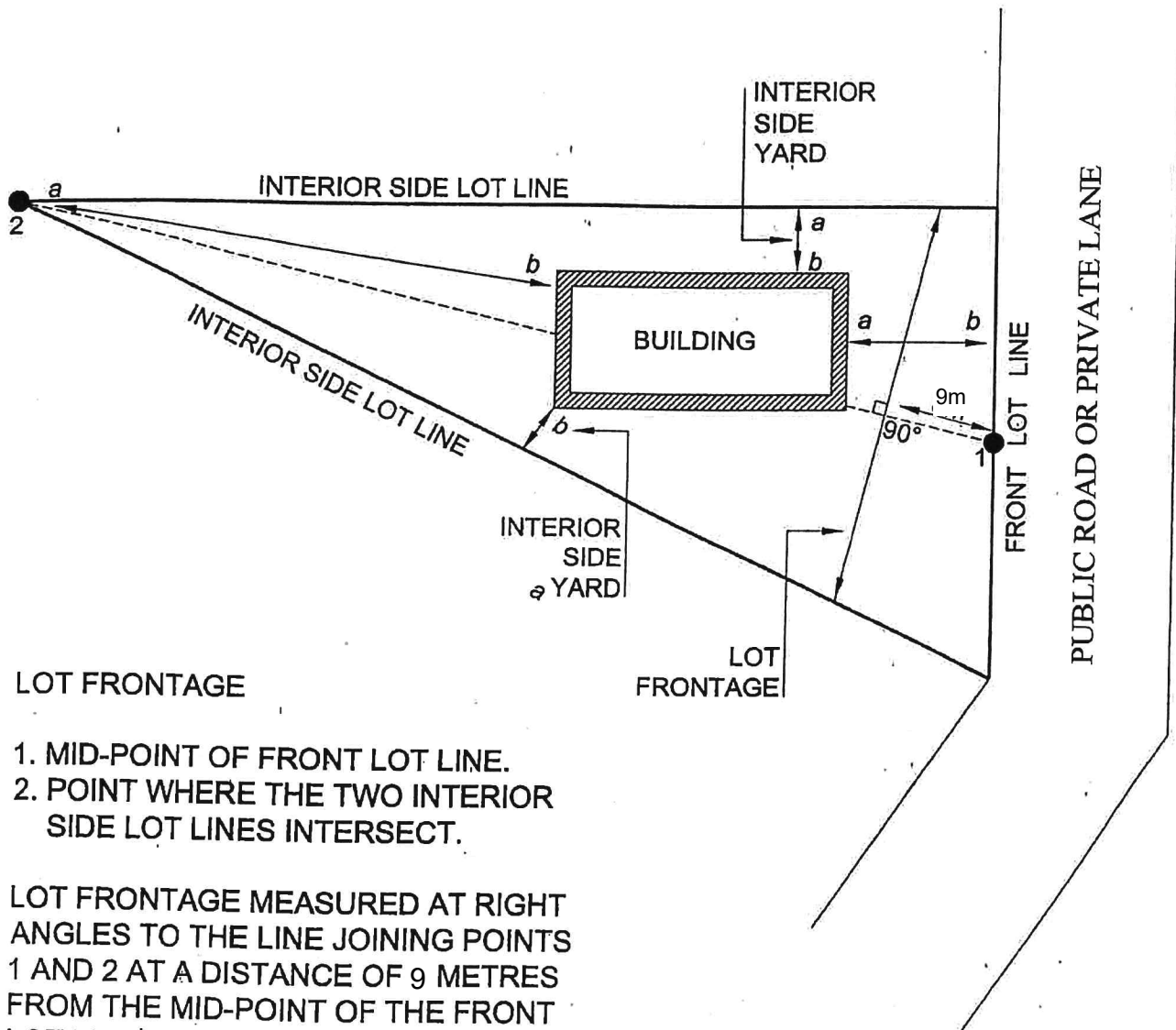
DISTANCE *ab* REPRESENTS THE SHORTEST DISTANCE MEASURED BETWEEN THE LOT LINE AND THE NEAREST PART OF THE MAIN BUILDING. DISTANCE *ab* MUST BE A MINIMUM OF THE REQUIRED YARD SPECIFIED IN THE BY-LAW

NOTE: This appendix is to be used for illustration purposes only and does not form part of the By-law.



## APPENDIX 2

### YARD AND LOT LINE DEFINITIONS ON AN IRREGULAR LOT WITH NO REAR LOT LINE



LOT FRONTAGE

1. MID-POINT OF FRONT LOT LINE.
2. POINT WHERE THE TWO INTERIOR SIDE LOT LINES INTERSECT.

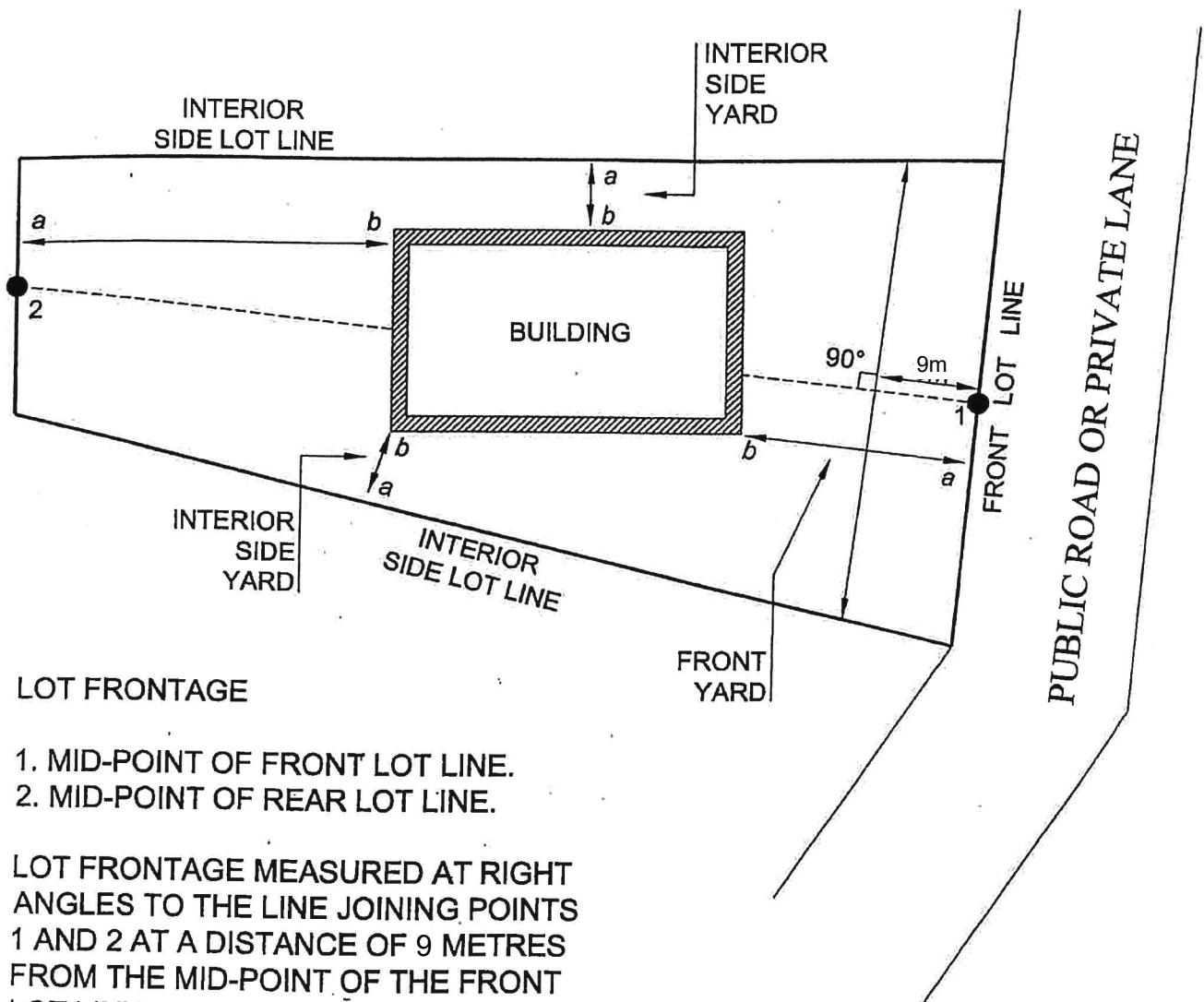
LOT FRONTAGE MEASURED AT RIGHT ANGLES TO THE LINE JOINING POINTS 1 AND 2 AT A DISTANCE OF 9 METRES FROM THE MID-POINT OF THE FRONT LOT LINE.

DISTANCE  $ab$  REPRESENTS THE SHORTEST DISTANCE MEASURED BETWEEN THE LOT LINE AND THE NEAREST PART OF THE MAIN BUILDING. DISTANCE  $ab$  MUST BE A MINIMUM OF THE REQUIRED YARD SPECIFIED IN THE BY-LAW

NOTE: This appendix is to be used for illustration purposes only and does not form part of the By-law.

## APPENDIX 2

### YARD AND LOT LINE DEFINITIONS ON AN IRREGULAR LOT WITH NO PARALLEL LOT LINES



#### LOT FRONTAGE

1. MID-POINT OF FRONT LOT LINE.
2. MID-POINT OF REAR LOT LINE.

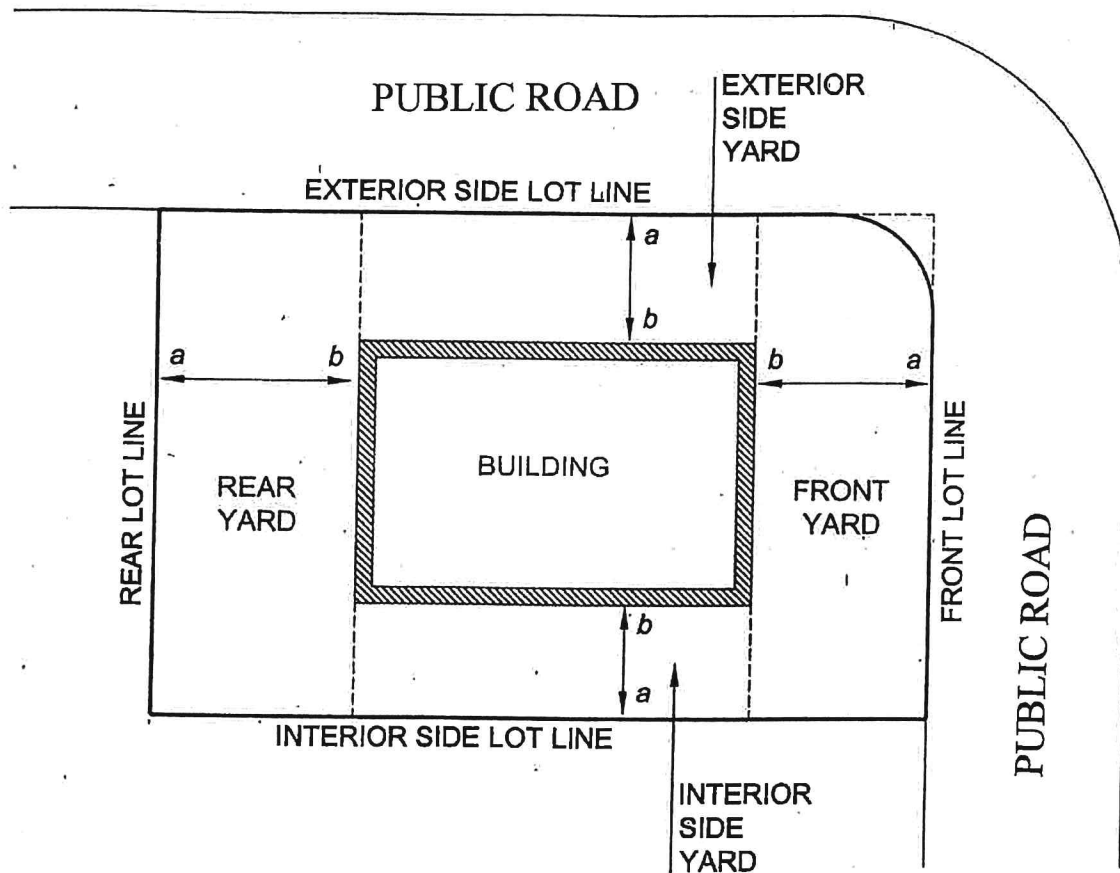
LOT FRONTAGE MEASURED AT RIGHT ANGLES TO THE LINE JOINING POINTS 1 AND 2 AT A DISTANCE OF 9 METRES FROM THE MID-POINT OF THE FRONT LOT LINE.

DISTANCE  $ab$  REPRESENTS THE SHORTEST DISTANCE MEASURED BETWEEN THE LOT LINE AND THE NEAREST PART OF THE MAIN BUILDING. DISTANCE  $ab$  MUST BE A MINIMUM OF THE REQUIRED YARD SPECIFIED IN THE BY-LAW

NOTE: This appendix is to be used for illustration purposes only and does not form part of the By-law.

## APPENDIX 2

### YARD AND LOT LINE DEFINITIONS ON A CORNER LOT WITH CURVED LOT LINES



DISTANCE  $ab$  REPRESENTS THE SHORTEST DISTANCE MEASURED BETWEEN THE LOT LINE AND THE NEAREST PART OF THE MAIN BUILDING. DISTANCE  $ab$  MUST BE A MINIMUM OF THE REQUIRED YARD SPECIFIED IN THE BY-LAW

NOTE: This appendix is to be used for illustration purposes only and does not form part of the By-law.