TOWNSHIP OF LAKE OF BAYS

COMPREHENSIVE ZONING BY-LAW 2004-181

Being a by-law to regulate land use and development
on lands within the "Community" and "Rural" designations of the
Township of Lake of Bays

December 7, 2004

CONSOLIDATED NOVEMBER 18, 2010

This is a consolidation of Comprehensive Zoning By-law 04-181
as passed by Council on December 7, 2004,
amended by the Ontario Municipal Board on August 25, 2005
and includes further amendments passed by Council
up to and including November 18, 2010.

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1. INTRODUCTION

1.1 Title

This By-law shall be referred to as the “Township of Lake of Bays Zoning By-law” and applies to all lands identified on the attached Schedules.

1.2 Scope

This By-law applies to lands falling within the ‘Community’ and ‘Rural’ designations, as set forth in the Township Official Plan.

2. ADMINISTRATION

Interpretation

2.1 The provisions of this By-law are minimum requirements except where a maximum requirement is specifically identified.

2.2 For the purposes of this By-law, words used in the present tense include the future; the word “shall” is mandatory; the word “used” shall also mean “designed to be used” and the word “occupied” shall also mean “designed to be occupied”.

2.3 Conversion of metric numbers into imperial is provided for general reference only. Where a discrepancy is identified between the metric number and the approximate imperial conversion, the metric number shall take precedence.

Conformity and Compliance with By-law

2.4 No land, building or structure may be used, erected, or altered except in accordance with the provisions of this By-law.

2.5 Despite the provisions of Section 2.4, where a use, building or structure has been authorized by a by-law passed or a minor variance granted after January 1, 2004, the use, building or structure and all other specific requirements imposed by the by-law or minor variance continue to be permitted and imposed by this by-law. Where there is a conflict between the provisions of this by-law and the specific provisions so passed or granted, the specific provisions passed or granted prevail.

2.6 All buildings and structures constructed prior to November 26, 1996 which do not meet all of the applicable standards of this By-law are deemed to be legal non-complying.

Development Permit By-law

2.7 Where a lot falls within the scopes of both this By-law and the Township of Lake of Bays Development Permit By-law, each part of the lot is governed by the applicable By-law.

Change in Use

2.8 If the use of a property is altered or changed to a different use, both of which are permitted within the particular zone, all relevant provisions of this By-law for that use shall apply for the new land use.

Obligation

2.9 Nothing in this By-law shall relieve any person from the obligation to comply with the requirements of the Ontario Building Code Act, any other by-laws of the Township of Lake of Bays and the District of Muskoka, and other provincial of federal legislation.

Inspection

2.10 The person or persons having jurisdiction to enforce this By-law is hereby authorized after giving notice to the owner or assessed owner, occupant or apparent occupant of the property in question, to enter the property for the purpose of inspection, and for carrying out their duties under this By-law.

Unlawful Uses

2.11 Any use established in violation of a predecessor of this By-law is deemed to have been established unlawfully.

Enforcement

2.12 Any person who contravenes any provision of this By-law is guilty of an offense and upon conviction is liable to the penalties as provided for under the Planning Act.

Effective Date

2.13 This By-law shall come into force in accordance with Section 34 of the Planning Act.

Repeal of Former By-laws

2.14 On the day that this By-law comes into force, By-laws 86-50 and 72-10 of the Township of Lake of Bays, and all amendments are repealed in so far as they relate to the lands affected by this By-law.

Schedules

2.15 The following Schedules, which are attached hereto, also form part of this By-law:

a) Schedule ‘A’ – Zones
b) Schedule ‘B’ – Exceptions

2.16 Roads shown on Schedules A and B are included for information only and are not intended to confirm legal status or exact location.

3. DEFINITIONS

ABUTTING

Means two or more parcels of land sharing a common boundary of at least one point.

ACCESSORY

Means a use of land, building or structure that is subordinate, incidental and exclusively devoted to the principal use, building or structure and is usually located on the same lot.

ACCOMMODATION UNIT

Means a room or a suite of rooms within a tourist establishment, institutional tourist establishment or a bed and breakfast establishment designed to provide accommodation, which does not include a kitchen. An accommodation unit is not a dwelling unit.

ALTER

Means:

a) in the case of a lot, a change in use, a change in the location of any boundary of such lot, whether such alteration is made by transfer of any portion of the lot, or otherwise, or a decrease or increase in the dimensions or area of any required yard, setback, buffer or parking area; or

b) in the case of a building, structure or part thereof, a change in the internal or external dimensions, or a change in the type of construction of the exterior walls or roof, or a change from one type of occupancy to another, or a structural alteration or change, or a change in location.

ART GALLERY

Means the use of land, buildings or structures for the commercial exhibition or retail sale of paintings, sculptures or other works of art or hand-made crafts.

ARTISAN'S STUDIO

Means the use of land, buildings or structures for the creation, finishing, refinishing or similar production of paintings, sculptures or other works of arts or hand-made crafts by the proprietor, together with the sale of such commodities, but does not include any use otherwise defined in this by-law.

ASPHALT PLANT

Means a facility with equipment designed to heat and dry aggregate and to mix aggregate with asphalt to produce asphalt-paving material and includes stockpiling and storage of bulk materials used in the process. Such facility may be fixed or portable.

BAKERY

Means the use of a building or part of a building for the preparation of baked goods, in which flour or meal is the principal ingredient, including breads, cakes, buns or donuts. A bakery may include a bakeshop or restaurant.

BAKESHOP

Means a retail store where the products of a bakery are offered for sale, and shall include only incidental baking of products for sale on the premises. A bakeshop does not include any use otherwise defined in this by-law.

BED AND BREAKFAST ESTABLISHMENT

Means the use of a detached dwelling used as a primary residence or accessory sleeping cabin for short-term or transient accommodation of the travelling or vacationing public in which the maximum of 3 bedrooms are used for this purpose. A bed and breakfast establishment may include the provision of meals and use of common areas to those persons residing temporarily therein, but does not include a group home, boarding house, restaurant, tavern, or tourist establishment.

BED AND BREAKFAST ESTABLISHMENT, COMMERCIAL

Means a tourist establishment designed for the travelling or vacationing public by furnishing short-term or transient accommodation in a detached dwelling used as a primary residence or accessory sleeping cabin, which has a minimum of 4 and a maximum of 10 bedrooms for this purpose. A commercial bed and breakfast establishment may provide meals and use of common areas to those persons residing temporarily at the establishment, but does not include a restaurant or tavern.

BOARDING HOUSE

Means a dwelling in which the owner or operator supplies lodging in at least 4, but not more than 10 bedrooms for hire or gain, and which may include the provision of meals or the use of common areas, but does not include any entity otherwise defined in this By-law.

BOAT OR RECREATIONAL VEHICLE ESTABLISHMENT

Means the use of land, buildings or structures for the display, sale, repair, storage or hire of boats, recreational vehicles, snowmobiles or all terrain vehicles, and may include the sale of fuel or goods related to the running of such boats or vehicles.

BOATHOUSE

Means an accessory building used for the purpose of berthing or sheltering and storing boats and related equipment that is enclosed by more than one wall and is built, founded or anchored near or at the ordinary water's edge of a navigable waterway either over water or on the land.

BOATPORT

Means an accessory building used for the purpose of berthing or sheltering and storing boats that is roofed, but not enclosed by more than one wall and is built, founded or anchored near or at the ordinary water's edge of a navigable waterway.

BUFFER

Means a portion of a lot where vegetation is substantially maintained in its natural state or vegetation is planted, or a fence or barrier is erected for the purpose of obscuring or screening buildings, structures, parking or activity on a lot.

BUFFER, SHORELINE

Means a natural area, adjacent to a shoreline, maintained in its natural predevelopment state for the purpose of protecting natural habitat and minimizing the visual impact of buildings and structures on a lot.

BUILDING

Means any enclosed structure used or intended to be used for shelter or the occupation of persons, animals, chattels, goods, materials or equipment, other than a fence or wall.

BUILDING, PRINCIPAL

Means a building in which the principal use is conducted. Any structure, such as a deck or garage attached to the principal building, shall be considered part of such building and is subject to the regulations applicable to the principal building.

BUILDING SUPPLY ESTABLISHMENT

Means the use of land, buildings or structures for the display, storage and sale of building, construction or home improvement goods, merchandise, equipment and supplies.

BULK FUEL DEPOT

Means the use of lands, buildings or structures for the purpose of the storage and distribution of fuels and oils, but does not include retail sales or key lock operations.

CAMPSITE

Means an area of land within a tourist camping establishment or an institutional tourist establishment that is designed to accommodate the short-term placement of tents or a recreational vehicle. A campsite does not mean an area of land used to accommodate a park model trailer, a mobile home or structures such as porches, decks or sheds, but may include a tent platform.

CEMETERY

Means land, buildings or structures used or intended to be used for interring the dead or placing or burying the remains or ashes of human bodies. A cemetery does not mean a funeral home.

CLUB

Means the use of land, buildings or structures by a non-profit, non-commercial organization, which carries on social, cultural, athletic or recreational activities, but does not include a gun club, an archery club, or any use otherwise defined in this by-law.

COLDWATER STREAM

Means a stream identified by the Ministry of Natural Resources as a Coldwater Stream, as shown on Schedule A by the symbol “CWS”.

CONSERVATION

Means the use of land for the protection of the natural environment through maintenance or comprehensive management for individual or public use or benefit.

CONTRACTOR’S ESTABLISHMENT

Means the use of land, buildings or structures where mechanical, electrical, structural, plumbing or general contractors administer their businesses and may include office space and outdoor storage of heavy equipment and building materials. A contractor’s establishment does not include the wholesale or retail sale of building, construction or home improvement goods, merchandise, equipment and supplies.

CONVENIENCE STORE

Means a retail store that serves the day-to-day, immediate shopping needs of a consumer.

CUSTOM WORKSHOP

Means the use of a building or part of a building for the production or finishing of custom or hand-made commodities in small quantities. Without limiting the generality of the foregoing, a custom workshop shall include upholstering, or refinishing of antiques or furniture, but does not include any use otherwise defined in this by-law.

DAY NURSERY

Means a building, structure or facility, which receives more than 5 children under the age of 12, who are not all of common parentage, primarily for the purpose of providing temporary care for a continuous period not exceeding 24 hours.

DECK

Means a structure with no roof or walls, except for railings, which is constructed on piers, a foundation or cantilevered above grade for use as an outdoor living space. Any portion of a dock structure that extends onto the land above the ordinary water’s edge is considered a deck.

DEER WINTERING AREA

Means a deer wintering area as shown on Schedule C1 of the Official Plan.

DERELICT MOTOR VEHICLE SITE

Means an area of land or premises where derelict motor vehicles are stored, wrecked or disassembled and resold.

DISTRICT OF MUSKOKA

Means the corporation of the District Municipality of Muskoka.

DOCK

Means a structure built, founded or anchored near or at the ordinary water's edge extending over the water at which boats may be berthed or secured.

DRY CLEANING ESTABLISHMENT

Means the use of a building or part of a building in which dry cleaning, dry dyeing; or the cleaning or pressing of articles or goods of fabric or leather is undertaken.

DUPLICATING ESTABLISHMENT

Means the use of a building or part of a building for providing photocopying or similar duplicating services, which are not high effluent producing uses and do not use equipment that emits adverse odours or noise.

DWELLING

Means a residential building designed for occupancy by one or more persons, containing no more than one dwelling unit as its principal use, but does not include a tourist establishment, a mobile home with or without a foundation, sleeping cabin, motor home, vehicle or a trailer.

DWELLING, DETACHED

Means a separate residential building containing only one dwelling unit.

DWELLING, DUPLEX

Means a dwelling divided horizontally into 2 dwelling units.

DWELLING, CONVERTED

Means a building designed and built as a detached dwelling that is converted in order to contain a maximum of 3 dwelling units.

DWELLING, MULTIPLE

Means a dwelling containing 3 or more dwelling units, but shall not include a rowhouse dwelling.

DWELLING, ROWHOUSE

Means a dwelling divided vertically into at least 3, but not more than 8 dwelling units each separated by a common wall. An exterior rowhouse unit has only one common wall dividing it from another dwelling unit.

DWELLING, SEMI-DETACHED

Means a dwelling divided vertically to provide 2 dwelling units separated by a common wall.

DWELLING, TRI-PLEX

Means a dwelling divided horizontally into 3 dwelling units.

DWELLING UNIT

Means a suite of habitable rooms located within a building and operated as a household unit, used or intended to be used exclusively as a domicile by one or more persons that contains cooking, dining, living, sleeping and sanitary facilities exclusively for the use of the occupants. A dwelling unit does not mean an accommodation unit or a housekeeping unit.

EDUCATIONAL INSTITUTION

Means the use of land, buildings or structures as a training centre or a public school, separate school, secondary school, private school, university, or community college authorized by the Province of Ontario.

ERECT

Means to build, construct, reconstruct, or relocate and without limiting the generality of the foregoing, also includes:

a) any preliminary physical operation, such as any excavating, filling or draining;
b) altering any existing building or structure by an addition, enlargement, extension or other structural change; or
c) any work that requires a building permit under The Ontario Building Code.

EXISTING

Means legally existing, being a reality or an actuality as of the date of passage of this By-law.

EXISTING LOT

Means a lot that existed as of the date of the passing of this by-law.

FARM

Means the use of land for the growing of crops, including nursery and horticultural crops, berry crops, maple syrup production; the raising of animals, poultry, bees; the selling of such produce on the premises and buildings incidental to the operation such as a barn or silo and a detached dwelling, but does not include an abattoir. A farm does not include a specialized farm or intensive farm or kennel.

FARM, HOBBY

Means a farm operated primarily for the benefit of the occupants or for recreational purposes and shall be limited to the keeping of not more than 5 animals excluding household pets. A hobby farm does not mean a specialized or intensive farm or kennel.

FARM, SPECIALIZED

Means the use of land for the production of specialty crops or farming of a specialized nature such as aquaculture, raising of game or exotic birds, raising of fur bearing animals, game farms, raising of exotic species; and buildings incidental to the operation such as a barn, silo or a detached dwelling, but does not include an abattoir. A specialized farm does not include an intensive farm or kennel.

FARM, INTENSIVE

Means the use of land, buildings or structures for the practice of intensive horticulture or confinement rearing of livestock, poultry or fur bearing animals and includes:

a) the housing of livestock and associated manure facilities for more than 75 livestock units or 0.5 livestock units per 0.4 tillable hectares;
b) the growing of mushrooms, or similar produce that may produce a negative environmental effect; or
c) a feedlot.

FINANCIAL ESTABLISHMENT

Means the use of a building or part of a building for the provision of financial services, where money is deposited, kept, lent, or exchanged. A financial institution includes a bank, trust company, credit union, finance and loan company, investment and security company, mortgage company, or other similar service.

FINISHED GRADE

Means the lowest of the average levels of finished ground adjoining each exterior wall of a building except that localized depressions such as for vehicle or pedestrian entrances need not be considered in the determination of average levels of finished ground.

FLOOR AREA, GROSS

Means the total floor area of all storeys contained within the exterior faces of the exterior walls of a building, including the space occupied by interior walls and partitions, but not including exits, vertical service spaces and their enclosing assemblies, decks or uncovered porches.

FOOTPRINT

Means the floor area of a building or structure, measured at grade on a horizontal plane, to the outside edge of walls, or posts in the case of an unenclosed structure and includes the furthest extent of any deck or dock.

FORESTRY OPERATION

Means the growing and harvesting of wood for profit or gain, and without limiting the generality of the foregoing, includes fuel wood, pulp wood, lumber, Christmas trees and other forest products, but does not include secondary processing or manufacturing of such products.

FRONTAGE, ROAD

Means the horizontal straight-line distance determined as follows:

a) where a lot abuts a road, the distance between the side lot lines measured along a line that is parallel to the front lot line at a distance equal to the minimum front yard setback;

b) where a lot abuts a road or roads in more than one location and the front lot line does not abut the one or both of the side lot lines, the distance measured along the front lot line where it abuts the road;

c) where a lot abuts a road or roads and a navigable waterway or a shore road allowance, the distance between the side lot lines measured along the lot line or longest part of the lot line where it abuts the road; or

d) where there are no side lot lines, the greatest distance between any point on the front lot line and any point on the rear lot line.

FRONTAGE, WATER

Means the horizontal straight-line distance determined as follows:

a) where the lot abuts a closed shore road allowance, is the shoreline or is within a navigable waterway, the distance measured along the shortest line joining the point where one side lot line or a projection thereof intersects the shoreline and the opposite side lot line or a projection thereof; or

b) where the lot abuts a shore road allowance that has not been closed, is the distance along the shortest line joining the points where the side lot lines intersect the inner limit of the shore road allowance; or

c) where there are no side lot lines, such as in the case of a peninsula, the greatest distance between any point on the shoreline, or in the case where the shore road allowance has not been closed, the inner limit of the shore road allowance and any point on the rear lot line, or

d) where there are no side or rear lot lines, such as in the case of an island, the greatest horizontal straight-line distance measured between any two points on the shoreline, or in the case where the shore road allowance has not been closed, the inner limit of the shore road allowance.

FUNERAL HOME

Means the use of a building for the provision of human funeral services and related supplies, and includes facilities for the preparation of the dead human body for interment or cremation, rooms for the assembly of attendees of funerals, a business office and an accessory dwelling unit, but may not include a cemetery.

GARDEN CENTRE

Means the use of land, buildings or structures for the growing, display and retail sale of trees, shrubs and plants. A garden centre includes the display and sale of landscaping, lawn and garden equipment, furnishings and supplies.

GAZEBO

Means an accessory freestanding roofed structure with open or screened walls enclosing a single area used for the purpose of relaxation.

GOLF COURSE

Means a public or private area operated for the purpose of playing golf and, without limiting the generality of the foregoing, may include a par 3 golf course, driving range, and accessory clubhouse and recreational facilities, but does not include a miniature golf course.

GOLF DRIVING RANGE

Means an open-air recreation facility where golf is practiced from individual tees and which may include accessory structures for the management and operation of the range, and a miniature golf course, but not a golf course.

GROUP HOME, RESIDENTIAL

Means a detached dwelling used for the accommodation of 3 to a maximum of 10 residents, other than staff or the receiving family, who by reason of their emotional, mental, social or physical condition, or legal status require a group living arrangement and responsible supervision for their well being, but does not include an institutional group home. A group home is licensed or funded under Federal or Provincial Statute.

GROUP HOME, INSTITUTIONAL

Means a detached dwelling for the accommodation of 3 to a maximum of 10 residents, other than staff or the receiving family, operated primarily for individuals who are ex-offenders, on probation, on parole, admitted for correctional purposes or recovering from substance abuse and require responsible supervision. An institutional group home is licensed or funded under Federal or Provincial Statute.

HABITABLE

Means designed for living, sleeping, eating or food preparation by humans.

HEALTH CARE CLINIC

Means the use of a building for human health care, such as medical, dental, therapeutic, chiropractic or similar consultation, diagnosis and treatment by one or more practitioners and which may include ancillary uses such as administration offices, laboratories, or dispensaries. A clinic does not include accommodation for in-patient care or facilities for major surgical practice.

HEIGHT

Means the vertical distance measured from the average elevation of the finished grade adjacent to a building or structure, or for a structure partially or entirely on or over the water, the elevation of the ordinary water's edge to:

a) the highest point of the surface of a flat roof or of the surface of a structure, but excluding any railing;

b) half the distance between the top of the highest load-bearing wall and the roof ridge of any sloped roof; or

c) 75% of the height of the roof ridge of an A-framed structure.

HOME-BASED BUSINESS

Means a gainful occupation conducted in a detached dwelling or accessory building, which is secondary and accessory to the use of the dwelling as a private residence.

HOSPITAL

Means an institution, building or other premises established for the treatment of persons afflicted with or suffering from disease, sickness or injury, or for the treatment of convalescent or chronically ill persons and that is licensed or regulated under Provincial Statute.

HOUSEKEEPING UNIT

Means a room or a suite of rooms within a tourist establishment that is designed to provide accommodation and is equipped with a kitchen. A housekeeping unit is not a dwelling unit.

HUMAN HABITATION

Means use of a building or structure for living, sleeping, eating or for food preparation purposes.

HUNT CAMP

Means a base camp for recreational activities such as hunting, which provides seasonal or temporary accommodation in a remote location where municipal or community services are usually not available. A hunt camp does not include a dwelling or a commercial use.

Comment [DoM1]: Do we want a time frame specified?

INDIVIDUAL ACCESS POINT

Means the use of land as a docking and parking facility, which serves as a mainland access point for 3 or fewer residential properties that are only accessible by water.

INSTITUTIONAL TOURIST ESTABLISHMENT

Means the use of land, buildings or structures for an establishment operated by a private organization that provides recreational, educational, health, or spiritual programs; sleeping accommodation on a temporary and reserved basis, and centralized facilities associated with such accommodation or programs, or for the provision of administration or dining. An

institutional tourist establishment may include accessory buildings, structures or facilities incidental to the principal use, such as common washrooms, recreational facilities, a convenience store. An institutional tourist establishment does not include a dwelling unit other than an accessory dwelling for the owner or operator or staff quarters, or a use otherwise defined by this by-law.

INTERPRETIVE CENTRE

Means the use of land for the conservation and study of the natural environment, and may include a limited number of accessory buildings and structures.

KENNEL

Means an establishment for the raising, keeping, boarding, breeding, and care of five or more domestic pets housed in a building, structure or pen outside of a dwelling, but does not mean the keeping of animals in a veterinary establishment for the purpose of observation or recovery necessary to veterinary treatment.

KITCHEN

Means a building, area, room or part of a room that is used for the storage, preparation or cooking of food or is intended for the installation of cooking equipment or appliances.

LANDING

Means an area at the top of a flight of stairs or between flights of stairs, which does not exceed the width of the associated stairs or a maximum width of 2.5 m, whichever is less.

LAUNDROMAT

Means the use of a building or part of a building where the public may, for a fee, clean or dry articles or goods or fabric, using machines.

LAUNDRY

Means the use of a building or part of a building, for the commercial cleaning and drying of articles, goods or fabric.

LEACHING BED

Means a leaching bed as defined in the Ontario Building Code, 1997.

LIVESTOCK UNIT

Means the equivalent values for various types of animals and poultry based upon manure production and production cycles, as set out in the Provincial Minimum Distance Separation Formulae.

LOADING SPACE

Means a space or bay located on a lot which is used, or intended to be used, for the temporary parking of a commercial motor vehicle while loading or unloading merchandise or materials, used in connection with the principal use of the lot and which has an unobstructed access to a road.

LONG TERM CARE FACILITY

Means an institution, building or premises, other than a hospital, in which accommodation, meals, nursing, and medical or similar care and treatment is provided on a long term basis and the operation of which is licensed or regulated under Provincial Statute.

LOT

Means :

a) a parcel of land:

   i) the whole of which can be legally conveyed without approval pursuant to the Planning Act; and

   ii) no part of which can be transferred without such an approval; and

   iii) which is not described in a registered condominium description; or

b) two or more parcels of land which are:

   i) deemed to be one lot by this by-law; or

   ii) required to be transferred together by an agreement made pursuant to the Planning Act; or

c) a parcel of land described as a whole registered description by the Condominium Act, except for:

   i) a vacant land condominium, in which a unit shall be considered a lot, or

   ii) in the case of a resort commercial land use that includes associated accommodation units within one or more condominium descriptions that share central management and resort amenities on one contiguous area of land, the entire land area of the resort commercial establishment shall be deemed to be one lot for the purpose of this by-law.

LOT AREA

Means the total horizontal area within the lot lines of a lot located above the ordinary water's edge, but does not include any lands which have been filled or otherwise altered to artificially increase the area above the ordinary water's edge.

LOT COVERAGE

Means that percentage of the lot area covered by buildings or structures, canopies, retaining walls, fences septic systems and overhanging eaves. Coverage shall be measured on a horizontal plane to the outside edge of walls, the posts of an unenclosed structure, or the furthest extent of a deck.

LOT LINE

Means any boundary of a lot or vertical projection thereof.

LOT LINE, FRONT

Means in the case of a lot that:

a) abuts only one road, the lot line that abuts the road;

b) abuts two roads, or parts of the same road, the longer of the lot lines abutting the roads; or

c) is bounded on two opposite sides by roads, the lot line abutting the road from which access is primarily gained.

Where a principal use legally exists on a lot that abuts a private road but does not front on a street, the lot line abutting a private road shall be deemed to be the front lot line.

LOT LINE, REAR

Means the farthest lot line opposite to the front lot line, or in the case of a triangular lot, is that point formed by the intersection of the side lot lines. Where the farthest lot line opposite to the front lot line is also a shoreline, it shall be referred to as a shoreline, not a rear lot line.

LOT LINE, SIDE

Means a lot line other than a front lot line, a shoreline the inner limit of a shore road allowance that has not been closed, or a rear lot line.

MANUFACTURING

Means the use of land, buildings or structures for the purpose of manufacturing, assembling, making, preparing, inspecting, finishing, treating, altering, repairing, warehousing or storing or adapting for sale, any goods, substance, article, or thing.

MARINA

Means the use of land, buildings or structures located on a navigable waterway for the docking and servicing of vessels and other recreational vehicles, where vessels and other recreational vehicles are stored, repaired, or kept for sale or hire and may include the sale of fuel or goods related to the running of vessels, or a convenience store.

MARKET PLACE

Means the use of land, buildings or structures where individual vendors operate from stalls, booths or other defined areas to display and offer produce or wares for sale.

MINIATURE GOLF COURSE

Means the use of land for the purpose of simulating the game of golf on a small scale for profit or gain, and may include accessory buildings or structures, but does not include a golf course or a driving range.

MOBILE HOME

Means any residential structure that is designed to be mobile and is constructed or manufactured to provide a permanent residence, but does not include a recreational trailer.

MOTEL

Means a tourist establishment with accommodation units that have independent entrances from the outside. A motel may include central facilities such as an office, a restaurant, or recreational facilities, but does not include a use otherwise defined by this by-law.

MOTOR VEHICLE

Means any vehicle propelled or driven by anything other than muscular power and without limiting the generality of the foregoing shall include an automobile, truck, motorcycle or recreational vehicle such as a snowmobile or all terrain vehicle, but does not include railway cars or other motor vehicles that run on rails.

MOTOR VEHICLE REPAIR ESTABLISHMENT

Means the use of land, buildings or structures for the commercial servicing or repair of motor vehicles and may include body repair, repainting, tire repair and installation, installation of exhaust or electrical systems, rust-proofing or similar uses. A towing service or motor vehicle service station may be permitted in conjunction with a motor vehicle repair establishment.

MOTOR VEHICLE SALES OR RENTAL ESTABLISHMENT

Means the use of land, buildings or structures for the commercial display and sale, rental or leasing of motor vehicles and may include the repair or servicing of motor vehicles or the sale of automotive accessories and related product. A motor vehicle sales establishment does not include any use otherwise defined in this by-law.

MOTOR VEHICLE SERVICE STATION

Means the use of buildings or structures for the sale of fuel and goods, or parts or service related to the running operation of motor vehicles and may include a convenience store or the selling of refreshments to the travelling public. A motor vehicle service station does not include any use otherwise defined in this by-law.

MOTOR VEHICLE WASHING ESTABLISHMENT

Means the use of land, buildings or structures for the washing and cleaning of motor vehicles and may include a mechanical or coin-operated washing establishment. A motor vehicle washing establishment does not include any use otherwise defined in this by-law.

MOVABLE FOOD OUTLET

Means a trailer, vehicle, cart, tent or other mobile or temporary shelter from which food is prepared and offered for sale for consumption outside. A movable food outlet may only be permitted in accordance with the Township's licensing by-law.

NAVIGABLE WATERWAY

Means any body of water that is capable of affording reasonable passage of watercraft of any description for the purpose of transportation, recreation or commerce, and includes any river, stream or lake considered navigable by law.

NON COMPLYING

Means land, buildings or structures that do not satisfy one or more standards of this by-law.

NON-CONFORMING

Means use of land, buildings or structures that are not permitted by this by-law.

NURSERY

Means the use of land, buildings or structures for the growing of plants, shrubs, trees or similar vegetation and the selling of such produce on the premises.

OFFICE

Means the use of a building or part of a building for the practice of a profession or carrying on of business. An office may include clerical, administrative, consulting, advisory, or training services, but does not include a health care clinic or any use otherwise defined in this by-law.

OFFICE, PUBLIC ADMINISTRATION

Means the use of a building for the business and administration of a public authority.

OFFICIAL PLAN

Means the Township of Lake of Bays Official Plan.

OPEN SPACE

Means lands that are generally open and free of buildings or structures, used for passive parkland or recreation, and may include recreational, educational or interpretive facilities or trails.

OPERATOR

Means the person, or organization, in occupation or having charge, management, or control of a land use, premises, facility or operation.

ORDINARY WATER'S EDGE

Means:

a) where water levels are not managed by an MNR control structure, the ordinary interface between land and water identified by a mark made by the action of water under natural conditions on the shore or bank of a water way, which action has been so common and usual 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 and soil on the other side of the mark, or;

b) where water levels are managed by an MNR control structure, the location at which the horizontal plane of the regulated summer water level intersects with the land. For the purposes of this By-law, the elevation of the regulated summer water level (GSC) shall be:
   i) Lake of Bays – 315.22 metres
   ii) Camp Lake – 412.60 metres
   iii) Peninsula Lake – 283.77 metres
   iv) Tasso Lake – 399.40 metres

OUTDOOR DISPLAY OR SALES AREA

Means the use of a defined area of land outside a building or structure for the display or sale of goods, wares, merchandise, substances or articles used in conjunction with the business located within the building or structure.

OUTFITTER

Means a business dedicated to the provision of supplies and equipment to facilitate outdoor adventure and recreation.

OWNER

Means the person or organization who owns the land in or on which a land use is located and who may be responsible for the establishment or operation of that land use.

PARK

Means the use of land primarily for open space, and which may include passive or active recreation, and is generally characterized by its natural, historic, landscape or recreational features or activities, but excludes a mobile home park or trailer park, or any other use otherwise defined in this by-law.

PARK, COMMERCIAL

Means a park other than a public park that is operated for commercial gain.

PARK, PRIVATE

Means a park that is not owned by a public authority.

PARK, PUBLIC

Means a park that is owned or controlled by a public authority.

PARK MODEL TRAILER

Means a type of recreational vehicle that is built on a single chassis mounted on wheels designed to facilitate occasional relocation, but which is not intended to be towed on a regular basis and is so designated in the Ontario Building Code.

PARKING AREA

Means the use of an area of land, building or structure associated with a principal use on the same lot for the parking of motor vehicles. A parking area may include related aisles, parking spaces, and ingress and egress lanes, but does not include any part of a road.

PARKING LOT

Means any parking area that is not accessory to a principal use on the same or an associated lot.

PARKING SPACE

Means a portion of a parking area, exclusive of any aisles, ingress and egress lanes, or pedestrian walkways, used for the purpose of parking one motor vehicle. A parking space may be unenclosed, or it may be enclosed in a principal building or an accessory building.

PERSONAL SERVICE ESTABLISHMENT

Means the use of a building, or part of a building, for a service that administers to the individual and personal needs of patrons such as beauty or grooming.

PIT

Means a place where unconsolidated gravel, stone, sand, earth, peat, clay, fill, mineral or other material is being or has been removed or is zoned to remove by means of an open excavation to supply material for construction, industrial, manufacturing, or other purposes, and may include primary processing such as washing, screening or crushing, or storage of the material excavated.

PLACE OF ASSEMBLY

Means the use of land, buildings or structures for meetings for civic, theatrical, musical, educational, political, or social purposes, and includes without limiting the generality of the foregoing an auditorium, community centre, banquet hall, concert hall or similar uses.

PLACE OF ENTERTAINMENT

Means the use of buildings or structures to provide entertainment for gain or profit such as a motion picture theatre, billiard or pool establishment, bowling alley, dance hall, fitness centre, arcade or similar activity for the enjoyment of the general public.

PRINCIPAL USE

See "USE, PRINCIPAL".

PRINCIPAL BUILDING

See "BUILDING, PRINCIPAL".

PRINTING ESTABLISHMENT

Means the use of a building, or part of a building, for the production of printed goods for commercial purposes, or operations that print and or publish goods. Without limiting the generality of the foregoing, a printing establishment may include blueprinting, engraving, stereotyping, electro-typing, typesetting and a duplicating establishment.

PRIVATE HOME DAYCARE

Means the temporary care of 5 children or less who are under 12 years where such care is provided for compensation in a private residence, other than the home of a parent or guardian of such children, for a continuous period not exceeding 24 hours.

PROVINCIALLY SIGNIFICANT WETLAND

Means wetlands that have been identified by the Province as provincially significant, as shown on Schedule C1 of the Official Plan.

PUBLIC AUTHORITY

Means:

a) the Township, District Municipality of Muskoka, Government of Ontario, Government of Canada, or any board, authority, or commission of them;
b) any entity providing police, ambulance or fire service on behalf of the authorities listed in clause a);
c) any utility company providing telephone, electrical or natural gas services;
d) any railway company authorized under the Railway Act of Canada; or
e) any corporation providing services to the public that has an operating budget entirely funded by one or more entities listed in clause a).

PUBLIC USE

Means the use of a lot, building, structure or facility by a public authority, for the purpose of providing its services to the public, or carrying out its public mandate.

QUARRY

Means a place where consolidated rock has been or is being removed or is zoned to remove by means of an open excavation to supply material for construction, industrial, manufacturing or other purposes, and may include primary processing such as washing, screening, crushing, or storage of the material excavated.

RECREATIONAL FACILITIES

Means the use of land, buildings, structures for passive or active recreation in conjunction with a principal use and without limiting the generality of the foregoing includes an ice rink, a curling rink, a swimming pool, a playground, or a racquet court.

RECREATIONAL TRAILER

Means a structure designed to provide temporary living accommodation for travel, vacation or recreational use and to be driven, towed or transported and without limiting the generality of the foregoing includes folding camping trailers, travel trailers and motorhomes.

RECREATIONAL VEHICLE

Means a motor vehicle used generally for recreation purposes such as a snowmobile, off-road vehicle or a golf cart, but does not include an automobile, truck, motorcycle, trailer or other vehicles otherwise defined in this by-law.

RECYCLING DEPOT

Means the use of land, buildings or structures owned by or operated for a public authority where recyclable materials are stored or processed for further use or transportation to another site.

RELIGIOUS INSTITUTION

Means a building, structure or facility used by any religious organization for public worship or other ecclesiastical functions and may include accessory facilities located on site such as a rectory or manse, hall, parking area or daycare facility. A religious institution does not include a building used solely as an office for administrative matters or business.

RESORT

Means a tourist establishment operated under one management with accommodation units or housekeeping units and central facilities such as an office, restaurant, tavern, place of assembly or entertainment, convenience store, docks, boatports, boathouses, or recreational facilities.

RESTAURANT

Means the use of a building or structure or part of a building for the preparation and sale of food and beverages for immediate consumption within or outside of the building or structure and may include ancillary home delivery, catering or take out services.

RETAIL STORE

Means the use of a building for the retail sale or rental of goods, wares, merchandise, substances or articles. A retail store does not include a use otherwise defined by this by-law.

RETIREMENT HOME

Means a building in which long term accommodation is provided primarily for retired persons where each dwelling unit, living area or private bedroom has a separate bathroom and entrance from a common hall or walkway, but where common facilities for the preparation and consumption of food are provided and common lounges, recreation rooms, and medical care facilities may also be provided.

REVEGETATION

Means the planting or transplanting and regeneration of native vegetation in order to restore a buffer.

RIDING OR BOARDING STABLE

Means the use of land, buildings or structures for the raising, lodging or care of horses and may include an educational centre for the training or handling of horses.

ROAD

Means an improved public thoroughfare for vehicular traffic, which is maintained by and under the jurisdiction of a public authority.

ROAD, SEASONAL

Means a road that is maintained seasonally.

ROAD, YEAR-ROUND

Means a road that is maintained year-round.

ROAD ALLOWANCE

Means a public highway, the surface of which is not improved for use by vehicular traffic or is not maintained by a public authority.

ROAD, PRIVATE

Means a path or way, which affords vehicular access to more than one lot and is not owned by a public authority.

SATELLITE DISH

Means a structure used or intended to be used to receive broadcast signals from satellites.

SAWMILL

Means the use of land, buildings or structures where timber is cut, sawed, planed or processed and may include land used for open storage of raw or finished lumber or other associated wood products.

SERVICE OR REPAIR ESTABLISHMENT

Means the use of a building for the servicing or repairing of articles, goods or materials, and includes sales accessory to the principal use. A service or repair shop does not include the manufacture of articles, goods or materials or include a use otherwise defined by this by-law.

SETBACK

Means the least horizontal distance measured from a lot line or shoreline to the nearest point of the outside edge of walls or posts of a building or structure, including any attached or directly adjacent deck, or the nearest open storage on the lot.

SEWAGE

Means the wastewater and matter from domestic, commercial or industrial uses.

SEWAGE FACILITY

Means use of land, buildings or structures owned by or operated for a public authority for the storage, treatment and disposal of sewage, and includes sewage treatment plants, sanitary sewage disposal sites, waste stabilization ponds, and sewage lagoons.

SHED

Means a detached accessory building used solely for storage.

SHORE ROAD ALLOWANCE

Means a 20.1 metre wide allowance originally reserved by the Crown along the shore of a navigable waterway, but does not include an allowance that has become a road or has been closed and conveyed.

SHORELINE

Means the ordinary water's edge.

SIGHT TRIANGLE

Any triangular space formed by the adjacent street lines of a lot and a line drawn from a point in one street line to a point in the other street line, each such point being 18 metres from the point of intersection of the street lines, is considered a sight triangle. Should the two street lines not intersect at a point, the point of intersection is deemed to be the projection of the street and lines or the intersection of the tangents to the street lines.

SLEEPING CABIN

Means an accessory residential building not attached to a principal dwelling for the accommodation of persons, which does not contain a kitchen

SOLID WASTE

Means ashes, garbage, refuse, domestic waste, industrial waste, or municipal refuse and such other wastes as are regulated under Provincial Statute, but does not include sewage.

SOLID WASTE DISPOSAL SITE

Means any building, structure or land, owned by or operated for a public authority, in which waste is deposited or processed and any machinery or equipment or operation required for the treatment or disposal of waste, and may include accessory structures for the management and operation of the site. A waste disposal site includes uses such as a dump, landfill site or transfer station.

STORAGE ESTABLISHMENT

Means the use of land, buildings or structures for the primary purpose of storing of chattels such as boats or heavy equipment. A storage establishment may include accessory

structures for the management and operation of the establishment, but does not include the overnight accommodation of humans or any use otherwise defined in this by-law.

STORAGE, OUTDOOR

Means the use of an area of land outside of a building or structure intended for the storage of equipment, chattels, goods or materials integral to a principal use on a regular basis for a time period greater than 72 hours.

STREET

Means road.

STRAIGHT LINE PROJECTION

Means the straight-line extension or projection of a lot line.

STRUCTURE

Means anything constructed or erected, the use of which requires location on or in the ground

SUITE, GARDEN

Means a one-unit detached dwelling designed to be portable that is smaller than and ancillary to a principal detached dwelling and which is to be used on a temporary basis as an alternative living arrangement for individuals that require some support from the occupants of the principal dwelling.

SUITE, SECONDARY

Means a dwelling unit located within and ancillary to a principal detached and which is to be used on a temporary basis as an alternative living arrangement for individuals that require some support from the occupants of the principal dwelling.

TAVERN

Means the use of a building or part of a building for the sale and serving of alcoholic beverages and may include entertainment or the serving of food.

TOURIST CAMPING ESTABLISHMENT

Means the use of land, buildings or structures for commercial camping on a short-term basis where campsites are rented to and used by the travelling public. A tourist camping establishment may include accessory buildings, structures or facilities incidental to the principal use, such as common washrooms, recreational facilities, a convenience store, or an accessory dwelling unit for the owner or operator. A tourist camping establishment does not include the residential use of a campsite, off season storage of tents or recreational vehicles on campsites, or a use otherwise defined by this by-law.

TOURIST ESTABLISHMENT

Means the use of land, buildings or structures for the provision of commercial roofed accommodation where accommodation or housekeeping units are offered for rent on a short

term or transient basis to the public who is travelling, vacationing, engaged in leisure or recreation, or participating in conventions or meetings. A tourist establishment may include accessory uses, services, equipment or facilities, including a restaurant, normally incidental to such accommodation. A tourist establishment does not include a dwelling unit except for a dwelling unit for the owner or operator, or staff quarters that are accessory to the principal use.

TOWNSHIP

Means the corporation of the Township of Lake of Bays.

TRANSFER STATION

Means the use of land, buildings or structures owned by or operated for a public authority, for the temporary storage of solid waste including recyclable materials and the transferring of such waste from one vehicle to another for transportation to a waste disposal site.

TRANSPORTATION TERMINAL

Means the use of land, buildings or structures for the purpose of storing, servicing, repairing or loading trucks, transport trailers and/or buses, but does not include a motor vehicle service station or a motor vehicle sales or rental establishment.

USE

Means:

a) the purpose for which land, buildings or structures may be arranged, designed, designated, intended, maintained or occupied; or

b) the occupation, business, activity, or operation carried on, or intended to be carried on the land or in a building or structure for which it is arranged, designed, designated, intended, maintained or occupied.

USE, PRINCIPAL

Means the predominant purpose for which any land, building or structure, or part thereof is used, designed, arranged, occupied or maintained.

VETERINARY CLINIC

Means the use of buildings for the provision of services by a veterinary surgeon for the consultation, diagnosis, or treatment of animals and may include ancillary provision of pharmacies, dispensaries or supplies, or boarding of animals.

WAREHOUSE

Means a building or structure used for the purpose of the bulk storage of goods, merchandise or materials and includes wholesale establishments.

WATERCOURSE

Means the natural channel for a perennial or intermittent body of water, including a river or stream, with well defined banks and a bed.

WATERFRONT LANDING

Means the use of land as a docking and parking facility, which serves as a mainland access point for a commercial property or 4 or more residential properties that are accessible by water, but which does not include vessel or vehicle sales or rental or service, or the sale of fuel.

WAYSIDE PIT OR QUARRY

Means a temporary pit or quarry opened and used by a public authority solely for the purpose of a particular road project or contract of road construction.

WETLAND

Means land that is seasonally or permanently covered by shallow water, as well as land where the water table is close to or at the surface, and where the presence of abundant water has caused the formation of hydric soils and favours the dominance of either hydrophytic plants or water tolerant plants. Wetlands include swamps, marshes, bogs and fens as shown on Schedule “A” to this By-law.

WILDLIFE CENTRE

Means the use of land, buildings or structures for the keeping, raising, or providing care of or the alleviation of disease or injury to wild animals for the purpose of public education, conservation or recreation and may include facilities for the visiting public and for administration.

YARD

Means that part of a lot which is open, uncovered and unoccupied between a lot line or the shoreline and a building or structure, other than accessory buildings, structures or uses which are specifically permitted by this by-law within a yard.

YARD, FRONT

Means a yard extending across the full width of the lot situated between the front lot line and a line parallel thereto and passing through the nearest point of the outside edge of a principal building or structure, including any attached or directly adjacent deck, or the nearest outdoor storage on the lot.

YARD, REAR

Means a yard extending across the full width of the lot situated between the rear lot line and a line parallel thereto and passing through the nearest point of the outside edge of a building or structure, including any attached or directly adjacent deck, or the nearest open storage on the lot.

YARD, SHORELINE

Means a yard extending across the full width of the lot situated between the shoreline and a line parallel thereto and passing through the nearest point of the outside edge of walls or posts of a building or structure, including any attached or directly adjacent deck, or the nearest open storage on the lot.

YARD, SIDE

Means a yard extending the full depth of the lot situated between the side lot line and a line parallel thereto and passing through the nearest point of a building or structure, including any attached or directly adjacent deck, or the nearest open storage on the lot.

YARD, EXTERIOR SIDE

Means a side yard immediately adjoining a road or road allowance.

YARD, INTERIOR SIDE

Means a side yard other than an exterior side yard.

4. GENERAL PROVISIONS

ACCESSORY USES, BUILDINGS AND STRUCTURES

Permitted Uses

4.1 Permitted uses, buildings and structures identified in this By-law shall include accessory uses, buildings or structures, but shall not include the following except as is specifically permitted in this by-law:

a) any occupation for gain or profit conducted within or accessory to a dwelling unit or on such lot associated therewith; or

b) the use of any accessory building or structure for human habitation.

Sequence of Development

4.2 Except as is specifically permitted in this By-law, no accessory use, building or structure shall be erected on any lot until the principal use has been established or the principal building or structure has been erected, with the exception of a shed that is not more than 10 square metres (107.6 sq. ft.) in floor area or a dock.

Requirements

4.3 Except for shoreline structures or properties zoned “RU” or “RU1” and as is specifically permitted in this by-law, an accessory building or structure that is not part of a principal building shall not be erected closer to a front lot line, shoreline or an exterior side lot line than the principal building on the lot;

Sleeping Cabins

4.4 A sleeping cabin may only be permitted in a Rural, Rural One, or Rural Residential Zone.

4.5 The maximum floor area of a sleeping cabin shall not exceed 54 square metres (581 sq. ft.).

4.6 A sleeping cabin may be located over a garage provided that a height of 7 m (23 ft.) is not exceeded and the total second floor area of the garage is no greater than 54 square metres (581 sq. ft.).

4.7 A sleeping cabin shall not be permitted above a boat house.

4.8 A maximum of one sleeping cabin per lot is permitted.

4.9 Where an application is made to join two or more sleeping cabins or a sleeping cabin and a dwelling, or a combination thereof together, the result shall be considered as two or more buildings for the purpose of this by-law unless all of the constituent buildings share at least one interior wall.

Garages and Storage Sheds

4.10 Despite any yard or setback requirements to the contrary, within a Residential Zone a detached, one storey garage or storage shed shall maintain a minimum setback of 2.5 metres (8.2 ft.) from an interior side lot line.

4.11 A detached two-storey garage may be permitted within a Residential Zone, provided that the total floor area of the second floor is a maximum of 54 square metres (581.3 sq. ft.) and that the maximum height of the garage is 7 metres (23 ft.).

Height Exceptions

4.12 The height provisions of this by-law shall not prevent the use, erection or alteration of the following accessory buildings or structures provided the principal use is permitted within the Zone and complies with all other provisions of the Zone.

a belfry,
a church spire,
a clock tower,
a flag pole,
a non-commercial communication or radio or television antenna or tower,
an ornamental roof structure that contains no floor area and is less than 0.4 square metres (4.3 sq. ft.) in area,
a water tank, or
a windmill.

Yards and Setbacks Exceptions

4.13 Despite the yard and setback provisions of this by-law to the contrary, awnings, clothes poles, flag poles, garden trellises, retaining walls which are less than 1 metre (3.3 ft.) in height, fences, signs that comply with a sign by-law or regulation of a public authority, or similar structures is permitted within any yard setback.

4.14 Despite the yard and setback provisions of this by-law to the contrary, an unenclosed fire escape may project into any required side or rear yard setback by a maximum distance of 1 metre (3.3 ft.).

DWELLINGS

Minimum Dwelling unit size

4.15 The minimum floor area of any dwelling unit, other than apartment dwelling units, shall be 60 square metres (645.9 sq. ft.).

4.16 The minimum floor area of a dwelling unit in a converted dwelling, four-plex or apartment shall be as follows:

i.	Bachelor	40 square metres (430.6 sq. ft.)
ii.	1 Bedroom	50 square metres (538.2 sq. ft.)
iii.	2 Bedroom	55 square metres (592 sq. ft.)
iv.	3 Bedrooms or more	60 square metres (645.9 sq. ft.)

Maximum Number

4.17 Except as is specifically permitted in this by-law, no more than one dwelling unit is permitted on a lot.

EXISTING LOTS

4.18 Where additional land is added to an existing lot which complies with this By-law (such as through the closure of a shore road allowance or lot addition), the new lot configuration is deemed to comply with the By-law.

4.19 Where there is a developed existing lot that does not meet the minimum lot area or frontage requirements for a new lot, construction of additions or accessory structures shall be permitted provided that the proposal complies with all other provisions of the By-law.

4.20 Where there is a vacant existing lot that does not meet the minimum lot area or frontage requirements, the lot may be developed provided that there is a minimum of 1350 square metres (14531.8 sq. ft.) of lot area and 30 m (98.4 ft.) of lot frontage, and provided that the proposal complies with all other provisions of the By-law.

4.21 Where a land acquisition by any public authority results in a change to the configuration of a lot that complies with this By-law, such that it does not comply with the applicable Zone lot area and frontage provisions, such lot is deemed to be an existing lot, as defined herein.

FLOOD PRONE LANDS

4.22 The suffix "-F" after a Zone delineates known flood prone lands.

4.23 Despite Section 4.21 above, all lands located below the following elevations are also recognized as being located within the flood prone lands:

i) 317.18 metres (1040.6 ft.) GSC adjacent to Lake of Bays

ii) 286.46 metres (939.8 ft.) GSC adjacent to Peninsula Lake

4.24 No new habitable building shall be located below the flood elevations referenced in Sections 4.21 and 4.22 above.

4.25 An existing habitable building in flood prone lands may be reconstructed or enlarged, provided that:

i) in the case of reconstruction, the entire building is dry-floodproofed;

ii) in the case of an addition, the addition is dry-floodproofed and does not exceed 50% of the original floor area, to a maximum of 40 square metres (430.6 sq. ft.); and

iii) the intended use of the building is unchanged, or is otherwise permitted by the applicable Zone.

HOLDING PROVISIONS

4.26 Holding provisions, as shown by the symbol "H" on Schedule "A" to this By-law, may be removed where one or more of the following items have been addressed. A holding provision is shown by the symbol "H" on the attached Schedules.

i) Provision of water and sewers and allocation of servicing capacity;

ii) Provision of a site evaluation, impact assessment, or technical report;

iii) Phasing of development;

iv) Provision of facilities and services such as storm water management or roads;

v) Provision of a record of site condition on a contaminated site;

vi) Site plan agreement registered on title; or

vii) Other similar situations.

HOME-BASED BUSINESS

4.27 A home-based business may only be permitted within any Residential or Rural Zone, provided that such use is maintained in accordance with the following provisions:

a) the home-based business shall only be conducted within a detached dwelling or accessory building;

b) the home-based business shall clearly be secondary and accessory to the principal residential use;

c) the nature or scope of a home-based business shall not change the residential character of the dwelling or property;

d) the following uses shall not be permitted as a home-based business:

Vehicle, boat, aircraft, or trailer repair or service
Medical or dental office
Private hospital
Animal hospital
Kennel
Nursing home
Eating establishment

(continued)

Laundry
Distillery or Brewery
Any use with a retail activity, other than an artisan's studio, which involves the general public coming or going on a regular basis without preset appointment times;

e) the home-based business shall be conducted by a person or persons residing in such dwelling unit, and by not more than one person at any one time not residing in the dwelling;

f) the home-based business shall not emit noxious odours or interfere with television or radio reception in other adjacent buildings, or create or become a public nuisance, in particular with regard to traffic, parking, noise or emission of smoke;

g) not more than 25% of the floor area of the dwelling shall be used for purposes related to the home-based business, except for a private home daycare, or a bed and breakfast or room or board establishment both of which shall be limited to 3 bedrooms;

h) in the case of a home-based business located in an accessory structure, such structure shall not be located within a shoreline yard, front yard or exterior side yard and shall not exceed a maximum floor area of 54 square metres (581.3 sq. ft.);

i) there shall be no external storage of goods or materials associated with the home-based business;

j) there shall be no visible display from outside of the premises, other than a sign not larger than 0.4 square metres (4.4 sq. ft.) and as further required by any applicable sign by-law or other regulation; and

k) parking for the home-based business shall be provided on the lot.

LIGHTING

4.28 The use of sensitive lighting practices that do not interfere with the view of the night sky or spill into surrounding properties will be required for all land uses. Lighting shall not exceed a maximum height of 9 metres (29.5 ft), and shall be directed downward.

MINIMUM SEPARATION DISTANCES FOR FARMS

4.29 Despite any yard or setback provisions of this By-law to the contrary, no buildings or structures shall be erected or expanded unless they comply with the Provincial Minimum Distance Separation 1 and II Formulae.

MULTIPLE ZONES ON A LOT

4.30 Where a lot is divided into more than one Zone, each such part of the lot shall be used in accordance with the provisions of this By-law of the applicable Zone.

4.31 Where a lot is divided between this By-law and the Development Permit By-law, each such part of the lot shall be used in accordance with the provisions of the applicable by-law.

4.32 Regardless of the number of Zones or applicable by-laws which govern the use of a lot, where permitted, only one dwelling is permitted on any lot, provided that it complies with all other applicable provisions of the By-law.

NON COMPLYING (LEGAL) BUILDINGS AND STRUCTURES

4.33 Where a legal non-complying building is damaged, destroyed, or demolished, the reconstruction of the building will be restricted to its original footprint, building size, height and location.

4.34 Despite Section 4.35, the recognition of, expansion of, or addition to a legal non-complying building is permitted provided it is no more than the height of the original structure and it complies with all other provisions of the By-law.

4.35 Submission of an application for building permit to replace a legal structure, relying upon Sections 4.32 and 4.33, must occur within two years of the damage or destruction, otherwise these sections do not apply.

NON CONFORMING (LEGAL) USES:

4.36 Provided that there is no change in use, existing legal non-conforming uses and existing accessory uses thereto may continue.

4.37 Where a building containing a legal non-conforming use is damaged, destroyed or demolished, the reconstruction of the building will be restricted to no more than its original footprint, building size, height and location.

NOXIOUS USES

4.38 No use is permitted which, from its nature or the materials used therein, is declared to be a noxious trade, business or manufacture under the Public Health Act or regulation thereunder.

OUTDOOR STORAGE

4.39 Where outdoor storage is permitted, the area used for outdoor storage shall comply with the setback provisions of the zone.

PARKING

4.40 In any Zone, the following off-street parking and loading space requirements is required for every structure hereafter erected or enlarged or changed in use, or any other change in use on a property.

4.41 Minimum parking space dimensions are 3 metres (9.8 ft.) in width by 6 metres (19.7 ft.) in length.

4.42 The minimum total parking space requirements are the sum of the minimum requirements for each individual use on the property. If this number results in a decimal greater than one-half, then one additional space shall be required.

4.43 Where a building expansion or enlargement is proposed on a lot that has a deficiency in its parking requirements as of the passing of this by-law, only parking for the proposed expansion is required to be provided. If the proposal includes a change in use, the parking required shall comply with the parking provisions for that new use.

4.44 Non-residential uses shall maintain their respective off-street parking areas with a stable surface which will prevent the raising of dust or loose particles.

4.45 All parking areas and spaces shall have unobstructed driveways or passageways with a minimum width of 3 metres (9.8 ft), and a maximum width of 9 metres (29.5 ft). All such parking areas shall also have access to a road or private road, but shall not be located on any part of the road or private road. In the case of a single detached dwelling, the required parking spaces may be obstructed and accommodated in a linear fashion in a garage or driveway.

4.46 No person shall use any parking area or parking space in a Residential Zone, except in accordance with the following:

a) Not more than one vehicle per dwelling unit shall be a commercial motor vehicle as defined in the Highway Traffic Act;
b) Such commercial motor vehicle is not permitted to park in a front yard or a shoreline yard.
c) Required parking spaces for residential uses are required to be provided on the same lot as the residential use.

4.47 Required parking spaces for commercial uses may be located on a separate lot provided the parking is located within 150 metres (492 ft.) of the commercial use, and the lot on which the parking is provided is in the same Zone as the commercial use.

4.48 Where a commercial use abuts or is adjacent to a navigable waterway, one third of the required parking spaces may be in the form of boat slips maintained for the sole purpose of customer boat parking specifically for the commercial use. Each such boat slip shall be at least 6 metres (19.7 ft.) in length and have a minimum width of 3 metres (9.8 ft.).

4.49 Unless otherwise specified in this by-law, uncovered parking areas may be permitted within any of the required yard setbacks, provided that where a non-residential use abuts a residential lot, there shall be a 2.5 metre (8.2 ft.) buffer strip on the non-residential property.

4.50 A commercial parking area is permitted in any yard, subject to other provisions of this by-law.

4.51 Multi-level parking structures are not be permitted in any Zone.

4.52 Parking shall be required as follows:

Type & Nature of Use	Minimum Off-Street Parking Requirements
Dwelling Unit	2 parking spaces per dwelling unit, plus 1 parking space for a sleeping cabin.
Multiple Dwelling	2 parking spaces per dwelling unit, plus 1 visitors parking space for every 2 dwelling units .
Bed and Breakfast Establishment, Commercial Bed and Breakfast Establishment, Boarding House	2 parking spaces for the main dwelling unit, plus 1 parking space for each bedroom or unit used for hire or gain
Motel, Resort, Cottage Establishment, Tourist Establishment, Tourist Camping Establishment	1.5 parking spaces for every accommodation unit, cottage, camp site, or housekeeping unit, plus 2 parking spaces for the owner's dwelling unit or caretaker's cabin.
Institutional Tourist Establishment	1 parking space for every 15.5 square metres (166.8 sq. ft.) of floor area, or 1 parking space for every 4 persons to be accommodated based on the total capacity of the Institutional Tourist Establishment, whichever is greater, plus 2 parking spaces for the owner's dwelling unit or caretaker's cabin.
Golf Course, Golf Driving Range, Mini Golf Course	24 parking spaces for every nine holes of golf course, plus 1 parking space for every tee on a driving range or hole on a mini golf course.
Commercial Park, Private Park, Public Park	1 parking space for every 6 visitors based on the total capacity of the park.
Religious Institution, Place of Assembly, Club, Market Place, Other Recreational Uses Not Listed	1 parking space for every 9 square metres (96.9 square feet) of floor area, or 1 parking space for every 5 persons to be accommodated based on the total capacity of the facility, whichever is greater.
Restaurant, Tavern, Place of Entertainment	1 parking space for every 9 square metres (96.9 square feet) of gross floor area, or 1 parking space for every 4 persons to be accommodated based on the total capacity of the building, whichever is greater.
Curling Rink, Bowling Alley	4 parking spaces for every curling sheet or bowling lane, plus 1 parking space for every 4 persons to be accommodated based on the total capacity of the building.
Health Care Clinic, Veterinary Clinic	5 parking spaces for each practitioner's office.

Type & Nature of Use	Minimum Off-Street Parking Requirements
Hospital, Long Term Care Facility, Retirement Home	1 parking space for every 2 beds or for every 40.0 square metres (430.6 square feet) of floor area, whichever is greater, plus 1 additional parking space for every living area intended for a resident doctor or resident employee.
Group Home, Institutional Group Home; Fire, Ambulance or Police Station; Utility Company Office / Station	1 parking space for every 27.5 square metres (296.0 square feet) of floor area, with a minimum of two parking spaces.
Public Administration Office	1 parking space for every workstation or office, plus 1 visitor parking space for every 4 workstations or offices.
Motor Vehicle Repair Establishment, Motor Vehicle Sales or Rental Establishment, Motor Vehicle Service Station, Motor Vehicle Washing Establishment	1 parking space for every 20 square metres (215.3 square feet) of floor area.
Retail Store, Convenience Store, Bakery, Bakeshop, Service or Repair Establishment, Boat or Recreational Vehicle Establishment, Personal Service Establishment, Office, Printing Establishment, Day Nursery, Post Office, Funeral Home, Library, Museum, Art Gallery, Artisan's Studio, Custom Workshop, Dry Cleaning Establishment, Duplicating Establishment, Financial Establishment, Laundromat, Laundry, Laundry or Dry Cleaning Outlet, Other Commercial Establishments Not Listed	1 parking space for every 20 square metres (215.3 square feet) of floor area, with a minimum of two parking spaces.
Garden Centre, Nursery, Wildlife Centre, Building Supply Establishment, Storage Establishment, Contractor's Establishment	1 parking space for every 40 square metres (430.6 square feet) of floor area, with a minimum of two parking spaces.
Manufacturing, Other Industrial Uses Not Listed	1 parking space for every 40 square metres (430.6 square feet) of floor area, or 1 parking space for every 2 employee workstations, whichever is greater.
Educational Institution – Elementary, Secondary or Other	1.5 parking spaces for every classroom, plus 3 bus spaces for every 8 classrooms, plus 1 parking space for every 2 secretarial or janitorial workstations. 4 parking spaces for every classroom, plus 3 bus spaces for every 8 classrooms, plus 1 parking space for every 2 secretarial or janitorial workstations.
Marina	1.5 parking spaces for every boat slip, plus 1 parking space for every 8 square metres (86.1 sq. ft.) of floor area devoted to sales and service.

PITS AND QUARRIES

4.53 The making, establishment or operation of pits or quarries is prohibited within the area covered by this By-law, except in the locations specifically permitted by this by-law, and in accordance with the provisions of this By-law. No person shall use land or erect any building or structure for the purpose of processing, washing, screening, sorting or crushing rock, sand or gravel, except as expressly provided for in this By-law.

4.54 All legally existing pits and quarries are hereby recognized as they existed as of the date of the passing of this by-law. Any expansion to such pits and quarries shall require an amendment to this by-law.

4.55 Despite the provisions of any specific zone, no new dwelling is permitted within 300 metres (984.3 ft.) of an active pit or quarry.

PUBLIC USE

Zone Provisions

4.56 Every public use must comply with the provisions for the Zone in which it is located.

Zones Where Permitted

4.57 A public use is permitted in any Zone.

Provisions in Residential Zones

4.58 With the exception of skating rinks, swimming pools, tennis courts or similar uses, any above ground non-residential public use which is located in a Residential Zone must be enclosed in a building which is designed, located and maintained in general harmony with the permitted Residential buildings in such Zone.

Streets and Installations

4.59 Nothing in this by-law prevents the use of land for a road or private road or prevents the installation of a water main, sanitary sewer main, storm sewer main, gas main, pipeline, lighting fixture, or overhead or underground hydro or telephone lines.

SEWAGE LAGOONS

4.60 Despite the provisions of any specific zone, no new dwelling will be permitted within 400 metres (1312.3 ft.) of a sewage lagoon.

SHORELINE STRUCTURES

4.61 No boathouse or boatport shall contain a habitable room

4.62 The height of a boathouse or a boatport within a Residential Zone shall not exceed 4.2 metres (13.8 ft.) and shall not contain more than one storey.

4.63 The minimum setback from the side lot line for boathouses and boatports with flat roofs shall be twice the minimum side yard setback required in the Zone in which they are located.

4.64 The maximum length of a dock from the shoreline shall not exceed 20 metres (65.6 ft.).

Boathouses

4.65 A flat roofed boathouse requires a minimum side yard setback of twice that otherwise required in the Zone.

4.66 The maximum projection of a boathouse over the water, measured from the shoreline, is 15 metres (49.2 ft.).

SIGHT TRIANGLES

4.67 Within any area defined as a sight triangle, the following uses are prohibited:

a) A building, structure or use which would obstruct the vision of drivers of motor vehicles using the adjacent street:
b) A fence, tree, hedge, bush or other vegetation, exceeding 1 metre (3.3 ft.) in height above the elevation of the street line; and
c) A finished grade which exceeds the elevation of the street line by more than 0.6 of a metre (2 ft.).

TEMPORARY USES

Construction

4.68 A temporary building, structure or trailer incidental to the construction of a principal building on a lot is permitted in all Zones, but only for as long as it is necessary for the work in progress and until the work is completed or abandoned. In this case, 'abandoned' shall mean the failure to proceed with the work within a one year time period.

Garden Suites and Secondary Suites

4.69 A garden suite or secondary suite is only permitted in a Residential or Rural Zone by way of a rezoning process and a temporary use by-law, and shall only be approved in accordance with the following provisions:

a) The floor area of a garden suite shall not exceed the floor area of the principal dwelling and at a maximum is a 85 square metres (915 sq. ft.).

b) Once a garden suite is discontinued, it shall be removed from the site or converted to a permitted accessory residential use.

c) A secondary suite shall be capable of integration into the principal dwelling, once the secondary suite is discontinued.

Trailers, Travel Trailers, Mobile Homes and Campers

4.70 The parking and storage of trailers, travel trailers, mobile homes and campers is prohibited in all Zones except where one trailer, camper or mobile home is stored on the occupant's lot, where a dwelling is in existence on the same lot, but only in the rear or interior side yard, or in such Zones where such parking and storage is permitted by this By-law.

4.71 The use of travel trailers, mobile homes, campers and trailers is prohibited in all Zones except where specifically permitted.

WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS

4.72 Despite any other provisions of this by-law, no building or structure which requires a water supply or sewage disposal system shall be erected, altered or used on land which, by reason of its rocky, low lying, marshy or unstable characteristics, is unsuitable for the provision of the required water supply and/or sewage disposal system, as determined by the approval authority.

4.73 No land reserved for the use of a tile field or a sewage disposal system may be used for any other purpose.

4.74 Despite any yard provisions of this by-law to the contrary, a sewage disposal leaching bed is permitted within any yard of this by-law, with the exception of the shoreline yard.

4.75 Notwithstanding Section 4.73 on lakes that require a shoreline yard of 30 metres (98.4 ft.), a septic tank is permitted within the shoreline yard provided that a minimum setback of 24 metres (80 ft.) is maintained.

WATERCOURSE SETBACKS

4.76 A 30 metre (98.4 ft.) setback shall be maintained from a coldwater watercourse, as shown on Schedule A attached to this By-law, 15 metres (49.2 ft.) of which shall remain as a natural buffer.

4.77 A 15 metre (49.2 ft.) setback shall be maintained from any other watercourse, 7.5 metres (24.6 ft.) of which shall remain as a natural buffer.

YARDS

4.78 Where yards overlap, the greater yard requirement applies.

5. ZONES AND ZONE PROVISIONS

5.1 RESIDENTIAL ZONES

Residential Zones include the following:

Rural Residential (RR)
Hillside Residential (HR)
Estate Residential (ER)
Community Residential (R)
Community Residential One (R1)
Community Multiple Residential (RM)
Community Multiple Residential One (RM1)

5.1.1 In a residential zone, no person shall use any land or erect, alter or use any building or structure except in accordance with provisions of this Section.

Permitted Uses

	RR	HR	ER	R	R1	RM	RM1
Detached Dwelling	●	●	●	●	●	●	●
Semi-Detached Dwelling						●	●
Duplex Dwelling						●	●
Triplex Dwelling						●	●
Converted Dwelling						●	●
Secondary Apartment (a)				●	●	●	●
Four-plex Dwelling							●
Townhouse							●
Apartment							●
Boarding House							●
Retirement Home							●
Group Home	●	●	●	●	●		
Home-Based Business	●	●	●	●	●		

(a) A secondary apartment may only be permitted as of right where serviced by municipal water and sewer services.

Zone Provisions

	RR	ER	HR (i)	R	R1	RM	RM1
Minimum Requirements							**(a) (d)**
Lot Area	2.0 ha (4.9 a)	1.2 ha (3 a)	0.4 ha (1 a)	0.8 ha **(b)** (1.9 a)	0.4 ha **(b)** (1 a)	0.8 ha **(b)** (1.9 a)	**(b)**
Road Frontage	152 m (498.7 ft.)	91 m **(f)** (298.6 ft.)	60 m **(f)** (196.9 ft.)	60 m **(b)(f)** (196.9 ft.)	45 m **(b)(f)** (147.6 ft.)	60 m **(b) (f)** (196.9 ft.)	**(b) (f)**
Water Frontage	N/A	N/A	60 m **(b)** (196.9 ft.)	60 m **(b)** (196.9 ft.)	60 m **(b)** (196.9 ft.)	60 m **(b)** (196.9 ft.)	**(b)**
Shoreline Yard	N/A	N/A	20 m (65.6 ft.) **(h)(k)**	20 m (65.6 ft.) **(h)(k)**	20 m (65.6 ft.) **(h)(k)**	20m (65.6 ft.) **(h)(k)**	20 m (65.6 ft.) **(h)(k)**
Front Yard **(j)**	10 m (32.8 ft.)	10 m (32.8 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)
Rear Yard **(j)**	10 m (32.8 ft.)	10 m (32.8 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	7.5 m **(g)** (24.6 ft.)	7.5 m **(g)** (24.6 ft.)
Side Yard	4.5 m (14.8 ft.)	4.5 m (14.8 ft.)	2.5 m (8.2 ft.)	2.5 m **(b)** (8.2 ft.)	2.5 m **(b)** (8.2 ft.)	2.5 m **(b) (g)** (8.2 ft.)	**(b) (g)**
Exterior Side Yard **(j)**	10 m (32.8 ft.)	10 m (32.8 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)
Maximum Requirements							
Height	8.5 m (27.9 ft.)	8.5 m (27.9 ft.)	8.5 m (27.9 ft.)	8.5 m (27.9 ft.)	8.5 m (27.9 ft.)	8.5 m (27.9 ft.)	8.5 m (27.9 ft.)
Lot Coverage	5%	10%	15%	15% **(c)**	15% **(c)**	20% **(c)**	30%

Supplementary Zone Provisions

Municipal Water and Sewer Service

a) Municipal water and sewer service shall be required for any use in the RM1 zone.

b) Where municipal water and sewer service is provided, the following minimum requirements apply:

	Lot Area	Road Frontage	Water Frontage (the greater of 60 m or:)	Side Yard
Detached Dwelling, Duplex, Converted Dwelling or Boarding House	800 m2 (8611.4 sq. ft.)	20 m (65.6 ft.)	60 m/unit (196.8 ft.)	1.5 m (4.9 ft.)
Semi-Detached	400 m2 / unit (4305.7 ft2 / unit)	10 m / unit (32.8 ft. / unit)	10 / unit (32.8 ft. / unit)	1.5 m (4.9 ft.)
Triplex or Four-plex	300 m2 / unit (3229.3 ft2 / unit)	30 m (98.4 ft.)	30 m/unit (98.4 ft.)	2 m (6.6 ft.)
Interior Townhouse	300 m2 / unit (3229.3 ft2 / unit)	7 m / unit (23 ft. / unit)	7 m / unit (23 ft. / unit)	0 m (0 ft.)
Exterior Townhouse	375 m2 / unit (4037 ft2 / unit)	10 m / unit (32.8 ft. / unit)	10 m / unit (32.8 ft. / unit)	2 m (6.6 ft.)
Apartment	280 m2 / unit (3014 ft2 / unit)	30 m (98.4 ft.)	30 m / unit (98.4 ft.) / unit	3 m (9.8 ft.)
Retirement Residence	1400 m2 (15070 ft2)	30 m (98.4 ft.)	30 m (98.4 ft.)	3 m (9.8 ft.)

c) Where municipal water and sewer service is provided the maximum coverage permitted is 25%.

Number of Units

d) The maximum number of units in any multiple residential dwelling is 15.

Dwelling Unit Size

e) Refer to section 4.18 and 4.19.

Frontage on Provincial or Muskoka Roads

f) Where road frontage abuts a Provincial Highway or Class A Muskoka Road, the minimum required road frontage is 150 metres (492.1 ft.), or where road frontage abuts a Class B Muskoka Road, the minimum required road frontage is 135 metres (442.9 ft.).

Buffer

g) A minimum buffer of at least one-half the required side yard setback shall be provided along a side or rear lot line of a RM or RM1 zone containing a dwelling with more than 3 units.

h) A shoreline buffer across 75% of the shoreline of the lot shall be required.

Hillside Residential

i) This zone only applies to lots that existed in the community of Hillside at the time of passage of this by-law, and is not intended for use elsewhere in the Township or for newly created lots.

Muskoka Roads and Provincial Highways

j) An additional 4.5 metre (14.8 ft.) setback is required from a Muskoka Road and an additional 9 metre (29.5 ft.) setback is required from a provincial highway.

Sensitive Fish Habitat

k) Where a lot abuts an EP1 zone, the landward setback measured perpendicular to the shoreline from the EP1 is 30 metres (98.4 ft.).

5.2 RURAL ZONES

Rural Zones include the following:

Rural (RU)
Rural One (RU1)
Restricted Rural (RU2)

5.2.1 In a rural zone, no person shall use any land or erect, alter or use any building or structure within a Rural Zone except in accordance with the following:

Permitted Uses

	RU	RU1	RU2
Conservation	●	●	●
Detached Dwelling	●	●	
Farm	● **(b)**		
Hobby Farm	● **(a)**	● **(a)**	
Hunt Camp	●		
Kennel	● **(b)**		
Nursery	● **(a)**	● **(a)**	
Outdoor storage	●	●	●
Riding or Boarding Stable	● **(a)**	● **(a)**	
Veterinary office	●	●	
Wayside Pit or Quarry	●	●	●

Supplementary Provisions for Permitted Uses

Existing Lot

a) The use indicated is only permitted on an existing lot provided that the lot is 2 hectares or greater in area, has 150 metres (492.1 ft.) or more of year-round maintained public road frontage and meets all the yard or setback requirements of the by-law.

Kennel or Farm

b) A kennel or a farm is only permitted on lots that satisfy the minimum lot area and frontage requirements of this Section.

Zone Provisions

	RU	RU1	RU2
Minimum Requirements			**(e)**
Lot Area	10 ha (24.7 a)	4 ha (10 a)	4 ha (10 a)
Road Frontage	152 m (498.7 ft.) **(a)**	152 m (498.7 ft.)	152 m (498.7 ft.)
Front Yard **(f)**	20 m (65.6 ft.) **(b)(c)(d)**	15 m (49.2 ft.) **(c)(d)**	30 m (98.4 m)
Rear Yard **(f)**	20 m (65.6 ft.) **(b)(c)**	15 m (49.2 ft.) **(c)**	30 m (98.4 m)
Side Yard	10 m (32.8 ft.) **(b)(c)**	6 m (19.7 ft.) **(c)**	30 m (98.4 m)
Exterior Side Yard **(f)**	20 m (65.6 ft.) **(b)(c)(d)**	15 m (49.2 ft.) **(c)(d)**	30m (98.4 m)
Maximum Requirements			
Height	8.5 m (27.9 ft.) **(c)**	8.5 m (27.9 ft.) **(c)**	8.5 m (27.9 ft.)
Lot Coverage	2%	5%	1%

Supplementary Zone Provisions

Hunt Camp

a) Road frontage is not required for a hunt camp.

Kennel

b) Any building, structure, animal run or pen associated with a kennel that is used to house animals, except for a dwelling, shall be set back from any lot line a minimum distance of 60 metres (19.7 ft.) and a buffer of at least 6 metres in depth shall be provided along any side lot line.

Farm Buildings

c) Refer to Sections 4.4 and 4.3 (height and minimum separation distances).

Buffer

d) A buffer of at least 6 metres (19.7 ft.) in depth shall be provided along 75% of the front or exterior side lot lines in the RU or RU1 zones unless the use of the lot is for a farm, hobby farm, or a riding or boarding stable.

Sewage Lagoons

e) Development within 400 m (1312.3 ft.) of the design limit of a sewage lagoon facility will be limited to passive open space.

Provincial Highways and Muskoka Roads

f) An additional 4.5 metre (14.8 ft.) setback is required from a Muskoka Road and an additional 9 metre (29.5 ft.) setback is required from a provincial highway.

5.3 COMMERCIAL ZONES

Commercial Zones include the following:

Community General Commercial (C1)
Community Service Commercial (C2)
Community Tourist Commercial (C3)
Community Limited Commercial (C4)
Rural Commercial (RC)

5.3.1 In a commercial zone, no person shall use any land or erect, alter or use any building or structure except in accordance with the following:

Permitted Uses

	C1	C2	C3	C4	RC
Art Gallery	●	●	● **(a)**		
Artisan's Studio	●	●	● **(a)**	●	●
Bakery	● **(a)**				
Bake Shop	●	●			
Boarding House		●			
Boat or Recreational Vehicle Establishment	●				● **(a)`**
Building Supply Establishment	●				
Club	●	●			● **(a)**
Commercial Bed and Breakfast Establishment		●	●		●
Convenience Store	●	●		●	●
Craftsman Establishment	●				
Duplicating Establishment	●	●			
Dwelling	● **(a)**	● **(a)**		● **(a)**	●
Educational Institution	●				
Funeral Home	●				
Financial Establishment	●	●			
Garden Centre	●				●
Health Care Clinic	●	●			
Institutional Tourist Establishment			●		
Laundry or Dry Cleaning Outlet	●	●			
Marina			●		
Market Place	●				
Motel	●		●		●
Motor Vehicle Repair Establishment	●				
Motor Vehicle Sales or Rental Establishment	●				
Motor Vehicle Service Station	●				
Movable Food Outlet	●	●			
Office	●	●			
Parking Lot	●	●			
Personal Service Establishment	●	●		●	
Place of Assembly	●				
Place of Entertainment	●				
Retail Store	●	●			
Resort			●		
Restaurant	●	●			
Service or Repair Establishment	●				
Storage Establishment	●				
Tavern	●	●			
Tourist Establishment	●		●		
Tourist Camping Establishment			● **(a)**		
Veterinary Clinic	●				

Supplementary Provisions for Permitted Uses

Existing Uses

a) The use indicated shall only be permitted where such use existed at the date of passage of this by-law.

Zone Provisions

	C1		C2		C3		C4		RC
Minimum Require-ments	**Municipal Water & Sewer**	**Private Services**	**Municipal Water & Sewer**	**Private Services**	**Municipal Water & Sewer**	**Private Services**	**Municipal Water & Sewer**	**Private Services**	**Private Services**
Lot Area	1400 m^2 (15070 ft2) **(a)**	0.8 ha (2 a) **(b)**	800 m^2 (8611 ft2) **(a)**	0.4 ha (1 a) **(b)**	2000 m^2 (21529 ft2) **(a)**	0.8 ha (2 a) **(b)**	800 m^2 (8611 ft2)	0.8 ha (2 a)	2 ha (4.9 a)
Road Frontage	30 m (98.4 ft.) **(d)**	60 m (196.9 ft.) **(d)**	20 m (65.6 ft.) **(d)**	45 m **(d)**	30 m (98.4 ft.) **(d)**	60 m (196.9 ft.) **(d)**	20 m (65.6 ft.) **(d)**	60 m (196.9 ft.) **(d)**	152 m (498.7 ft.) **(m)**
Water Frontage	30 m (98.4 ft.) **(c)**	60 m (196.9 ft.) **(c)**	20 m (65.6 ft.) **(c)**	45 m **(c)**	30 m (98.4 ft.) **(c)**	60 m (196.9 ft.) **(c)**	20 m (65.6 ft.) **(c)**	60 m (196.9 ft.) **(c)**	N/A
Shoreline Yard	20 m (65.6 ft.) **(c)(j)(n)**	20 m (65.6 ft.) **(c)(j)(n)**	20 m (65.6 ft.) **(c)(j)(n)**	20 m (65.6 ft.) **(c)(j)(n)**	20 m (65.6 ft.) **(c)(j)(n)**	20 m (65.6 ft.) **(c)(j)(n)**	20 m (65.6 ft.) **(c)(j)(n)**	20 m (65.6 ft.) **(c)(j)(n)**	N/A
Front Yard **(f)**	10 m (32.8 ft.)	10 m (32.8 ft.)	10 m (32.8 ft.) **(e)**	10 m (32.8 ft.) **(e)**	10 m (32.8 ft.)	10 m (32.8 ft.)	10 m (32.8 ft.)	10 m (32.8 ft.)	10 m (32.8 ft.) **(i)**
Rear Yard **(f)**	7.5 m (24.6 ft.)**(h)(k)**	10 m (32.8 ft.) **(h)(k)**	7.5 m (24.6 ft.) **(h)(k)**	10 m (32.8 ft.) **(h)(k)**	7.5 m (24.6 ft.) **(h)(k)**	10 m (32.8 ft.) **(h)(k)**	7.5 m (24.6 ft.) **(h)(k)**	10 m (32.8 ft.) **(h)(k)**	10 m (32.8 ft.)
Side Yard	3 m **(g)(h)**	4.5 m **(g)(h)**	3 m **(g)(h)**	4.5 m **(g)(h)(l)**	3 m **(g)(h)(l)**	4.5 m **(g)(h)**	3 m **(g)(h)**	4.5 m **(g)(h)**	4.5 m **(g)(h)**
Exterior Side Yard **(f)**	7.5 m (24.6 ft.)	10 m (32.8 ft.)	7.5 m (24.6 ft.)	10 m (32.8 ft.)	7.5 m (24.6 ft.)	10 m (32.8 ft.)	7.5 m (24.6 ft.)	10 m (32.8 ft.)	10 m (32.8 ft.)
Maximum Require-ments									
Height	8.5 m (27.9 ft.)	8.5 m (27.9 ft.)	8.5 m (27.9 ft.)	8.5 m (27.9 ft.)	8.5 m (27.9 ft.)	8.5 m (27.9 ft.)	8.5 m (27.9 ft.)	8.5 m (27.9 ft.)	8.5 m (27.9 ft.)
Lot Coverage	35%	15%	50%	20%	35%	15%	35%	15%	10%

Supplementary Zone Provisions

Housekeeping/Accommodation Units

a) A maximum of one accommodation or housekeeping unit may be permitted in a tourist establishment for every 250 square metres (2691.1 sq. ft.) of lot area.

b) A maximum of one accommodation or housekeeping unit may be permitted in a tourist establishment for every 675 square metres (7265.9 sq. ft.) of lot area.

Shoreline Lots

c) The minimum requirements for water frontage and shoreline yard apply only where a lot abuts the ordinary water's edge or a shore road allowance.

Frontage on Provincial or Muskoka Roads

d) Where road frontage abuts a Provincial Highway or Class A Muskoka Road, the minimum required road frontage is 150 metres (492.1 ft.), or where road frontage abuts a Class B Muskoka Road, the minimum required road frontage ise 135 metres (442.9 ft.).

Established Building Line

e) A building or structure may be erected or altered to conform to a setback at the established building line.

Provincial Highways and Muskoka Roads

f) An additional 4.5 metre (14.8 ft.) setback is required from a Muskoka Road and an additional 9 metre (29.5 ft.) setback is required from a provincial highway.

Increased Side Yard

g) Where a side lot line abuts any residential zone, the minimum side yard requirement is 9 metres (29.5 ft.).

Buffers

h) A minimum buffer of one-half of the required side or rear yard setback shall be provided along a side or rear lot line of a commercial zone where it abuts a residential zone.

i) A buffer of at least 6 metres (19.7 ft.) in depth, along 75% of the road frontage is required.

j) A Shoreline Buffer of at least 15 metres (50 ft.) in depth along 50% of the shoreline is required.

Accessory Outdoor Storage

k) Accessory outdoor storage is not permitted except in the rear yard where it is not located adjacent to the shoreline yard.

Abutting Commercial Uses

l) Where two commercial uses abut each other, the minimum side yard is “0”.

Road Frontage

m) Frontage on a year-round maintained public road is required.

Sensitive Fish Habitat

n) Where a lot abuts an EP1 zone, the setback from the EP1 is 30 metres (98.4 ft.).

5.4 INDUSTRIAL ZONES

Industrial Zones include the following:

Community Industrial (CI)
Rural Industrial (RI)
Extractive Industrial (EI)
Waste Disposal Industrial (WDI)

5.4.1 In an industrial zone, no person shall use any land or erect, alter or use any building or structure except in accordance with the following:

Permitted Uses

	CI	RI	EI	WDI
Batching Plant		●		
Bulk Fuel Depot	●			
Contractor's Establishment	●	●		
Custom Workshop	●	●		
Dwelling	●	●		
Manufacturing	● **(a)**			
Movable Food Outlet	●			
Outdoor Storage		●		
Parking Lot	●			
Pit			●	
Quarry			●	
Recycling Depot				●
Sawmill	● **(a)**	●		
Sewage Facility				●
Solid Waste Disposal Site				●
Storage Establishment	●	●		
Transportation Terminal	●			
Warehouse	●			
Wayside Pit or Quarry			●	

Supplementary Provisions for Permitted Uses

a) The use indicated shall only be permitted where such use existed at the date of passage of this by-law.

Zone Provisions

	CI **Community Industrial**		RI **Rural Industrial**	EI **Extractive Industrial**	WDI **Waste Disposal Industrial**
Minimum Requirements	**Municipal Water & Sewer**	**Private Services**	**Private Services**	**Private Services**	**Private Services**
Lot Area	2000 m^2 (21529 ft2)	0.8 ha (2 a)	4 ha (1 a)	4 ha (9.9 a)	4 ha (9.9 a) **(m)**
Road Frontage	30 m (98.4 ft.) **(b)**	60 m (196.9 ft.) **(b)**	152 m (498.7 ft.)	152 m (498.7 ft.)	152 m (498.7 ft.) **(m)**
Water Frontage	30 m (98.4 ft.) **(a)**	60 m (196.9 ft.) **(a)**	N/A	N/A	N/A
Shoreline Yard	20 m (65.6 ft.) **(a)(h)(n)**	20 m (65.6 ft.) **(a)(h)(n)**	N/A	N/A	N/A
Front Yard **(c)**	10 m (32.8 ft.) **(j)**	10 m (32.8 ft.) **(j)**	15 m (49.2 ft.) **(e)**	30 m (98.4 ft.) **(g)**	30 m (98.4 ft.)
Rear Yard **(c)**	10 m (32.8 ft.) **(i)(j)**	10 m (32.8 ft.) **(i)(j)**	15 m (49.2 ft.) **(e)**	30 m (98.4 ft.) **(g)(k)(l)**	30 m (98.4 ft.)
Side Yard	4.5 m **(d)(f)(j)**	4.5 m **(d)(f)(j)**	10 m (32.8 ft.) **(e)(f)**	30 m (98.4 ft.) **(g)(k)(l)**	30 m (98.4 ft.)
Exterior Side Yard **(c)**	10 m (32.8 ft.) **(j)**	10 m (32.8 ft.) **(j)**	15 m (49.2 ft.)	30 m (98.4 ft.) **(f)(g)**	30 m (98.4 ft.)
Maximum Requirements					
Height	8.5 m (27.9 ft.)	8.5 m (27.9 ft.	8.5 m (27.9 ft.	8.5 m (27.9 ft.	8.5 m (27.9 ft.
Lot Coverage	35%	15%	10%	1%	1%

Supplementary Zone Provisions

Shoreline Lots

a) The minimum requirements for water frontage and shoreline yard applies only where a lot abuts the ordinary water's edge or shore road allowance.

Road Frontage

b) Where road frontage abuts a Provincial Highway or Class A Muskoka Road, the minimum required frontage is 150 metres (492.1 ft.), or where road frontage abuts a Class B Muskoka Road, the minimum required road frontage is 135 metres (443 ft.).

Provincial Highways and Muskoka Roads

c) An additional 4.5 metre (14.8 ft.) setback is required from a Muskoka Road and an additional 9 metre (29.5 ft.) setback is required from a provincial highway.

Side Yard

d) Where a side lot line abuts any residential zone, the minimum side yard requirement is 15 metres (49.2 ft.).

e) Where a side lot line abuts any residential zone, the minimum side yard requirement is 30 metres (98.4 ft.).

Buffers

f) A minimum buffer of one-half of the required side or rear yard setback shall be provided along a side or rear lot line of an industrial zone where it abuts a residential zone or a road.

g) A buffer of 15 m (49.2 ft.) is required adjacent to all lot lines except for a lot line abutting an industrial zone.

Shoreline Buffer

h) A Shoreline Buffer is required along 75% of the shoreline of the lot.

Outdoor Storage

i) Outdoor storage is not permitted except in the rear yard, where it is not located adjacent to a shoreline yard.

Parking Lots

j) The minimum setback requirements apply to parking lots.

Abutting Industrial Zone

k) Where the lot abuts another industrial zone, the minimum required setback is 15 m (49.2 ft.).

Abutting a Residential or Tourist Commercial Zone

l) Where the lot abuts a residential or tourist commercial zone, the minimum setback is 60 m (196.9 ft.).

Enclosed Transfer Station

m) Where a transfer station is to be located within a building, the minimum lot size requirement is 0.8 ha (2 acres) and the minimum lot frontage requirement is 90 m (295.3 ft.).

Sensitive Fish Habitat

n) Where a lot abuts an EP1 zone, the setback from the EP1 is 30 metres (98.4 ft.).

5.5 INSTITUTIONAL ZONES

Institutional Zones include the following:

Limited Institutional (I1)
General Institutional (I2)

5.5.1 In an institutional zone, no person shall use any land or erect, alter or use any building or structure except in accordance with the provisions of this Section.

Permitted Uses

	I1 Institutional – 1	**I2 Institutional - 2**
Arena		•
Club		•
Community Centre		•
Day Nursery	•	
Educational Institution		•
Health Care Clinic	•	
Hospital		•
Institutional Group Home **(a)**	•	
Library	•	
Long Term Care Facility		•
Museum		•
Place of Assembly		•
Post Office	•	
Public Administration Office		•
Religious Institution	•	
Retirement Home		•

Supplementary Provisions for Permitted Uses

a) Institutional group homes shall not be located within 150 m of each other.

Zone Provisions

	I1 **Institutional-1**		I2 **Institutional-2**	
Minimum Requirements	**Municipal Water & Sewer**	**Private Services**	**Municipal Water & Sewer**	**Private Services**
Lot Area	1600 m² (5249.3 ft2)	0.4 ha (1 a)	0.4 ha (1 a)	0.8 ha (2 a)
Road Frontage	30 m (98.4 ft.)	60 m (196.9 ft.)	30 m (98.4 ft.)	60 m (196.9 ft.)
Water Frontage	30 m (98.4 ft.)	60 m (196.9 ft.)	30 m (98.4 ft.)	60 m (196.9 ft.)
Shoreline Yard	20 m (65.6 ft.) **(d)**	20 m (65.6 ft.) **(d)**	20 m (65.6 ft.) **(d)**	20 m (65.6 ft.) **(d)**
Front Yard **(c)**	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	10 m (32.8 ft.)	10 m (32.8 ft.)
Rear Yard **(c)**	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	10 m (32.8 ft.)	10 m (32.8 ft.)
Side Yard	2.5 m (8.2 ft.)**(a)**	2.5 m (8.2 ft.) **(a)**	4.5 m (14.8 ft.) **(b)**	4.5 m (14.8 ft.) **(b)**
Exterior Side Yard **(c)**	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	10 m (32.8 ft.)	10 m (32.8 ft.)
Maximum Requirements				
Height	10 m (32.8 ft.)	10 m (32.8 ft.)	12 m (39.4 ft.)	12 m (39.4 ft.)
Lot Coverage	30%	30%	30 %	30 %

Supplementary Zone Provisions

Buffers

a) 4.5 m (14.8 ft.) with a 2.5 m (8.2 ft.) buffer where the institutional zone abuts a residential zone.

b) 6 metres (19.7 ft.) with a 2.5 metre (8.2 ft.) buffer where the institutional zone abuts a residential zone

Provincial Highways and Muskoka Roads

c) An additional 4.5 metre (14.8 ft.) setback is required from a Muskoka Road and an additional 9 metre (29.5 ft.) setback is required from a provincial highway.

Sensitive Fish Habitat

d) Where a lot abuts an EP1 zone, the setback from the EP1 is 30 metres (98.4 ft.).

5.6 OPEN SPACE AND ENVIRONMENTAL PROTECTION ZONES

Open Space and Environmental Protection Zones include the following:

Environmental Protection (EP)
Environmental Protection – Type 1 Fish Habitat (EP1)
Public Open Space (OS)
Commercial Open Space (OS1)

5.6.1 In an open space or environmental protection zone, no person shall use any land or erect, alter or use any building or structure except in accordance with the provisions of this Section.

Permitted Uses

	OS Public Open Space	OS1 Commercial Open Space	EP Environmental Protection	EP1(H) Environmental Protection – Type 1 fish habitat
Conservation	•	•	•	•
Dock	•	•		•(a)
Existing golf course		•		
Existing driving range		•		
Existing private park	•	•		
Interpretive Centre	•	•		
Miniature golf facility		•		
Public access point	•	•		
Public park	•	•		
Alpine ski facility		•		
Nordic ski facility	•	•		

(a) A dock would require the lifting of the holding provision. This holding provision may only be lifted after the submission of a fisheries assessment satisfactory to the Township, or a letter of approval from the Department of Fisheries and Oceans.

Zone Provisions

	OS Public Open Space	OS1 Commercial Open Space	EP Environmental Protection	EP1 Environmental Protection – Type 1 fish habitat
Minimum Requirements				
Lot Area	N/A	0.4 ha (1 acre)	N/A	N/A
Road Frontage	N/A	30 m (98.6 ft) **(a)**	N/A	N/A
Water Frontage	N/A	60 m (196.9 ft.)	N/A	N/A
Shoreline Yard	20 m (65.6 ft.) **(b)**	20 m (65.6 ft.) **(b)**	N/A	N/A
Front Yard **(f)**	10 m (32.8 ft.)	10 m (32.8 ft.)	N/A	N/A
Rear Yard **(f)**	10 m (32.8 ft.)	10 m (32.8 ft.)	N/A	N/A
Side Yard	10 m (32.8 ft.) **(c)**	10 m (32.8 ft.) **(c)**	N/A	same as abutting zone
Exterior Side Yard **(f)**	10 m (32.8 ft.)	10 m (32.8 ft.)	N/A	same as abutting zone
Maximum Requirements				
Height	11 m (36.1 ft.) **(d)**	11 m (36.1 ft.) **(d)**	N/A	same as abutting zone
Lot Coverage	5%	5%	N/A	same as abutting zone

Supplementary Provisions

Road Frontage

a) Where road frontage abuts a Provincial Highway or Class A Muskoka Road, the minimum required frontage is 150 metres (492.1 ft.), or where road frontage abuts a Class B Muskoka Road, the minimum required road frontage is 135 metres (443 ft.).

Shoreline Yard

b) 30 metres (98.4 ft.) where abutting an EP1 zone

Side Yard Buffer

c) A buffer of 4.5 m (14.8 ft.) in depth is required along the side lot line of the lot.

Accessory Structure Height

d) The maximum height for shoreline structures is 4.2 m (13.8 ft.)

Shoreline Buffer

e) A Shoreline Buffer of at least 15 metres (50 ft.) in depth is required along 75% of the shoreline of the lot.

Provincial Highways and Muskoka Roads

f) An additional 4.5 metre (14.8 ft.) setback is required from a Muskoka Road and an additional 9 metre (29.5 ft.) setback is required from a provincial highway.

6. EXCEPTIONS

RU-E1 On lands designated “RU-E1” as shown on Schedule “A” attached hereto, no person shall use any lot or erect, alter or use any building or structure except in accordance with the Rural zone, except that a stable, barn, shelter, pen, cage, kennel, or other building or structure used to house animals or domestic fowl, feed lot area or manure storage area shall not be located within 130 metres of a residential building on another lot.

RU-E2 On lands designated “RU-E2” as shown on Schedule “A” attached hereto, no person shall use any lot or erect, alter or use any building or structure, except in accordance with the “RU” zone provisions, except that 2 dwellings shall be permitted.

RC-E3 On lands designated RC-E3 on Schedules “A” and “B” attached hereto, no person shall use any lot or erect, alter or use any building or structure except in accordance with the Rural Commercial zone provisions except that the retail sale display and repair of motor vehicles shall also be permitted. In addition, a body shop normally associated with the permitted use, shall be permitted.

RR-E4 On lands designated “RR-E4” as shown on Schedule “A” attached hereto, no person shall use any lot or erect, alter or use any building or structure except in accordance with the “Rural Residential” zone provisions except that a wood working shop, with limited retail sales of wooden products manufactured on site, shall also be permitted.

RC-E5 On lands designated “RC-E5” as shown on Schedule “A” attached hereto, no person shall use any lot or erect, alter or use any building or structure except in accordance with the “Rural Commercial” zone provisions, subject to the following exceptions:

a) Permitted Uses:	a training center for extended wilderness canoe trips for prearranged groups and shall not provide service to off street traffic
	an accessory campground
	accessory outdoor education facilities associated with the Woodmere Logging Museum
a) Minimum road frontage:	0 metres

R-E6 On lands designated “R-E6” as shown on Schedule “A” attached hereto, no person shall use any lot or erect any building or structure, except in accordance with the “Residential” zone provisions subject to the following exceptions:

a) Permitted Uses: 2 apartment buildings
b) Minimum front yard: 0 metres
c) Minimum lot area: 2.875 ha
d) Maximum number of dwelling units: 26

RI-E7 On lands designated "RI-E7" as shown on Schedule "A" attached hereto, no person shall use any lot or erect any building or structure, except in accordance with Schedule B attached for the following permitted uses:

a) wood working shop, for wood turning and cutting
b) wood manufacturing shop for reel, pallet and crate production
c) outside storage of lumber or wood products only

C1-E8 On lands designated C1-E8 on Schedule A as shown attached hereto, no person shall use any lot or erect, alter or use any building or structure except in accordance with the General Commercial provisions except that:

a) the following uses shall be prohibited:

an auditorium
an automobile service station
a gasoline retail facility
a golf driving range
a laundromat
a nursing home
a parking lot
a restaurant

b) A cottage establishment shall be permitted in addition to the other uses permitted in the C1 zone.
c) Minimum interior side yard: 5 metres
d) planting/buffer strip width: 5 metres

RR-E9 On lands designated "RR-E9" as shown on Schedule "A" attached hereto, no person shall use any lot or erect any building or structure, except in accordance with the "Rural Residential" zone provisions except that no building or structure shall be located, constructed or erected within 134 metres of an EP zone.

RU-E10 On lands designated "RU-E10" as shown on Schedule "A" attached hereto, no person shall use any lot or erect any building or structure, except in accordance with the "Rural" zone provisions subject to the following exceptions:

a) Buildings, structures and associated development for which a permit has been issued on the day of the passing of this By-law, or which are shown on a survey certified by an Ontario Land Surveyor and which survey is dated prior to the date of the passing of this By-law shall be permitted within the 134 metre setback from an EP zone and providing that any of the structures or buildings shown on the survey or permitted as described

above may be enlarged to double the size shown.

b) No building or structure shall be located, constructed or erected within 134 metres of an EP zone.

c) Lands zoned EP may be used to fulfill the minimum lot area requirements for that zone.

RU-E11 On lands designated “RU-E11” as shown on Schedule “A” attached hereto, no person shall use any lot or erect any building or structure, except in accordance with the “Rural” zone provisions subject to the following exceptions:

a) No building or structure shall be located, constructed or erected within 134 metres of an EP zone.

b) Lands zoned EP may be used to fulfill the minimum lot area requirements for that zone.

RU-E12 On lands designated “RU-E12” as shown on Schedules “A” and “B” attached hereto, no person shall use any lot or erect any building or structure, except in accordance with the “Rural” zone provisions, except that permitted uses shall also include an airport together with structures required to sustain such a use.

RU-E13 On lands designated “RU-E13” as shown on Schedule “A” attached hereto, no person shall use any lot or erect any building or structure, except in accordance with the “Rural” zone provisions, except that:

a) The parcels shall be deemed to be one lot for the purposes of this by-law;

b) The existing frontage on Fieldale Road shall be deemed to comply with the frontage requirements of this by-law;

c) This lot is recognized to be a multi-use property with a number of principal uses. Accessory uses shall be permitted prior to the establishment of a primary dwelling;

d) A non-habitable, accessory trailer shall be permitted in association with the existing gravel pits, zoned as “EI”.

RU-E14 On lands zoned “RU-E14” as shown on Schedules “A” and “B” attached hereto, no person shall use any lot or erect, alter or use any building or structures except in accordance with the “Rural” zone provisions except that access to adjacent quarry applicable to the West retained lands shall also be permitted and the minimum lot frontages as shown on Schedule “B” attached hereto shall be deemed to conform to this by-law.

EI-E15 On the lands designated "EI-E15" on Schedule "A" hereto, no person shall use any lot or erect, alter or use any building or structures except in accordance with the "Extractive Industrial" Zone provisions, subject to the following exceptions:

a) On lands zoned "EI-E15" as shown on Schedule "A" attached hereto, no person shall use any lot or erect, alter or use any building or structures except in accordance with the "Extractive Industrial" zone provisions except that the only permitted use is a portable concrete batching plant and accessory parking and storage of material and equipment, which may be located only in the hatched area shown on Schedule "B". Permitted uses for the remainder of the lot are limited to conservation uses.

RR-E16 On lands zoned "RR-E16" as shown on Schedule "A" attached hereto, no person shall use any lot or erect, alter or use any building or structures except in accordance with the "Rural Residential" zone provisions except that the minimim lot area shall be 1.5 hectares and the minimum road frontage shall be 49 metres.

RU-E17 On lands described as "RU-E17" as shown on Schedule "A" attached hereto, the uses and provisions of this By-law shall apply except for the following:

i) Front Lot Line shall be defined, for the purposes of this By-law, as the lot line abutting District Road 117.

ii) Rear Yard Setback (minimum): 152 metres

C4-E18 On lands designated "C4-E18" on Schedules "A" and "B" hereto, no person shall use any lot or erect, alter or use any building or structure except in accordance with the "Limited Commercial" Zone provisions, subject to the following exceptions:

a) Permitted uses shall be limited to; a farm produce outlet; a home occupation.

b) A "farm produce outlet" shall mean a mobile stand from which the retail sale of fruits and vegetables is conducted.

c) The sales of arts and crafts, as well as homemade preserves may be conducted from an accessory structure (garage).

d) Zone Provisions:
Lot Area (minimum): 1.4 hectares
Road Frontage (minimum): 114 metres

RI-E20 On the lands designated "RI-E20" as shown on Schedule "A" attached hereto, no person shall use any lot or erect, alter or use any building or structures for any non-residential purpose except for light industrial automotive repair.

RC-E21 On the lands designated "RC-E21" as shown on Schedule "A" attached hereto, no person shall use any lot or erect, alter or use any building or structures for any

purpose except for a building for the repair and sales of boats, boat motors and other small motorized equipment.

RC-E22 On the lands designated "RC-E22" on Schedule "A" attached hereto, no person shall use any lot or erect, alter or use any building or structure except in accordance with the "Rural Commercial" zone provisions, subject to the following exceptions:

a) Uses Permitted:

i) residential – prohibited
ii) non-residential – training center for extended wilderness canoe trips for pre-arranged groups which shall not provide a service to off street traffic
iii) an accessory camp ground
iv) an accessory outdoor education facilities associated with the Woodmere Logging Museum

b) Road Frontage (minimum): 0 metres

C3-E23 On the lands zoned "C3-E23" on Schedule 'A' attached hereto, no person shall use any lot or erect, alter or use any building or structures except in accordance with the "Community Tourist Commercial" Zone provisions, except that one single family dwelling is also permitted, subject to the following regulations:

i)	Minimum Lot Area:	all the lands illustrated as C3-E23 on Schedule "B" attached hereto
ii)	Lot Frontage Minimum:	15 metres
iii)	Maximum Number of units or camp sites:	Lot 6, Concession 9 – 75 Units Lot 7, Concession 9 – 125 Units

OS-E24 On the lands zoned "OS-E24" the entire area of the zone shall be a landscaped buffer strip with the exception of an access driveway and permitted non residential use areas.

RC-E25 On the lands designated "RC-E25", no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following special uses:

a) an accessory dwelling house
a rental cabin
a camping ground
a trailer park

On the lands designated "RC-E25", no person shall use any lot or erect, alter or use any building or structure except in accordance with the provisions of this By-law, subject to the following special provisions:

a) Lot Area (minimum): 20 ha.

RR-E26 The lands designated “RR-E26” on Schedule “A” attached hereto, no person shall use any lot or erect, alter or use any building or structure except in accordance with the provisions of this by-law except that the maximum lot coverage shall be 15%.

C1-E27 The lands designated “C1-E27” on Schedule “A” hereto, shall be used for no purpose other than a sawmill and open storage uses accessory thereto in accordance with the provisions of the “General Commercial” zone.

C2-E28 On the lands designated “C2-E28” as shown on Schedule “A” attached hereto, Lots 11 and 12 on Plan 2, Village of Baysville, shall be considered as one lot for the purposes of this By-law and one two-unit dwelling shall be permitted.

RU-E29 On lands zoned “RU-E29” the provisions of this By-law shall apply except for the following:

a) For the purposes of this By-law, Parts 1, 2, 7, 9, 11, 12, 13, 17 of Plan 35R6714, as shown hatched on Schedule “B”, shall be deemed to be one lot.

b) The minimum road frontage shall be deemed to conform, for the subject lands as shown hatched on Schedule “B”.

C1-E30(H) The lands designated “C1-E30(H)” on Schedule “A” attached hereto, no person shall use any lot or erect, alter or use any building or structure except in accordance with the provisions of this by-law except that outdoor storage may only be permitted provided that the outdoor storage uses be discontinued on lots identified by roll numbers 442701001103806, 442701001103807, and 442701001103808.

RU-E31 On the lands designated “RU-E31 on Schedule “A” attached hereto, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following special uses:

a) a detached single family dwelling house having not more than 2 kitchens a private cabin

b) Minimum Lot Area: 14ha

C2-E32 On lands designated “C2-E32” on Schedule “A” attached hereto, no person shall use any lot or erect, alter or use any building or structure except in accordance with the provisions of this by-law except that a bakery shall also be permitted.

C3-E33 On lands zoned “C3-E33” as shown on Schedule “A” and “B” attached hereto, no person shall use any lot or erect, alter or use ay building or structure for any purpose except one or more of the following uses:

a) Permitted Uses

not more than two (2) single detached dwellings
a marina

b) Zone Provisions
Land zoned “C3-E33” shall be developed in the manner shown on Schedule “B” to this By-law.

RR-E34 On lands zoned “RR-E34” as shown on Schedule “A” attached hereto, the uses and provisions of this By-law shall apply with the following exception:

i) Lot Area will be composed of the land north and south of Highway #60, (minimum): 2.42 ha
ii) Road Frontage (minimum): 132.8 m

RR-E35 On lands designated “RR-E35” as shown on Schedule “A” attached hereto, Parts 51, 52, and 53 of Plan BR-1119 are deemed to be one lot for the purposes of this By-law.

RR-E36 On lands designated “RR-E36” as shown on Schedule “A” attached hereto, Parts 54 & 55 on Plan BR-1119, shall be deemed to be on lot for the purposes of this By-law.

C2-E37 On lands designated “C2-E37” on Schedules “A” and “B” attached hereto, no person shall use any lot or erect, alter or use any building or structure except in accordance with the “C2” Zone provisions, except that an office which is accessory to the use on the adjacent lot (442701000803600) shall be permitted.
In addition, the following exceptions apply:

a) Minimum road frontage: 21.4 metres
b) Minimum additional setback from a provincial highway: 2.2 metres
c) Minimum westerly side yard setback: 0.5 metres for existing accessory office structure only.

RU-E38 On lands designated “RU-E38” on Schedules “A” and “B” attached hereto, no person shall use any lot or erect, alter or use any building or structure except in accordance with the “Rural” Zone provisions, subject to the following exceptions:

a) Permitted Uses will be limited to:
a dwelling unit;
a contractor’s establishment;
a farm;
a farm produce outlet;
a forestry use, but not including a sawmill;
a public use;
a wayside pit or wayside quarry.

39 Not used

EP-E40(H) On the lands designated “EP-E40(H)” on Schedule “A” hereto, no person shall use any lot or erect, alter or use any building or structure except in accordance with the

"Environmental Protection" Zone provisions, subject to the following exceptions:

a) Notwithstanding anything in this By-law to the contrary, the following shall apply:

(i) For the purposes of this section, "LOT" shall mean the whole of the lands subject to this section and shown on Schedule "A" to By-law 98-104
(ii) A maximum of 400 land lease community homes shall be permitted on the lot, described in Section (i)
(iii) **Lot Area (minimum):** 470 hectares
(iv) For the purposes of this section, Highway # 60 is deemed to be the front lot line and road frontage shall be measured from this street only
(v) **Road Frontage (minimum)**: 500 metres

b) On lands designated EP-E40(H), no person shall use any lot or erect, alter or use any building or structure, except in accordance with the following:

(a) Uses Permitted:
- natural open space
- conservation
- recreational trails
- uses or facilities associated with scientific research, education or interpretation

(b) Definitions:
(i) natural open space: means land retained in its natural state without site alteration, specifically excluding the establishment of playable golf course areas within, and where the erection of buildings and structures are prohibited

(ii) conservation: means the protection and improvement of the components of the natural environment through comprehensive management and maintenance for both the individual and society's uses both in the present and in the future

(c) Holding Provision:
(i) With the exception of the uses "natural open space" and "conservation", no use shall be permitted on lands designated EP-E40(H), until a wetland impact assessment has been completed to the satisfaction of the Township and which demonstrates that the use will not have a negative impact on the ecological functions and features of the Boyne Creek Wetland

OS-E41 On lands designated OS-E41, shown on Schedule "A" attached hereto, no person shall use any lot or erect, alter or use any building or structure,

except in accordance with the following:

(a) Uses Permitted:
- natural open space
- recreational trails
- educational and/or scientific interpretation facilities

OS-E42(H)

2.4 On lands designated OS-E42(H), shown on Schedule "A" attached hereto, no person shall use any lot or erect, alter or use any building or structure, except in accordance with the following:

(a) Uses Permitted:
- a golf course, associated clubhouse and accessory facilities

(b) Holding Provisions:
With the exception of the uses "natural open space" and "conservation", no use shall be permitted on lands designated OS-E42, until the following has been completed to the satisfaction of the Township:
(i) the establishment of construction limits adjacent to Lee Lassetter Lake Wetland
(ii) completion of satisfactory detailed storm water management and construction mitigation plans and,
(iii) submission of a satisfactory golf course management plan, as required in Official Plan Amendment No. 12

RR-E43

2.5 On lands designated RR-E43, as shown on Schedule "A" attached hereto, no person shall use any lot or erect, alter or use any building or structure, except in accordance with the following:

(a) Uses Permitted:
- a maximum of 110 land lease community homes
- a community centre
- open space and outdoor recreational facilities, including golf fairways
- community servicing systems and facilities

(b) Special Provisions:
(i) Area of land lease community home site (minimum): 700 square metres
(ii) Frontage of land lease community home site on private internal road (minimum): 23 metres
(iii) Dwelling units per land lease community home site (maximum): 1
(iv) Distance Separation between land lease community homes (minimum): 6 metres
(v) Dwelling Unit area (maximum): 140 square metres
(vi) Land lease community home site coverage (maximum): 20%
(vii) Setback from lands designated EP-E(570) (minimum): 7.5 metres

(viii) Parking and Loading Provisions: requirements for "recreational establishment" shall apply

(c) Definitions:

(i) land lease community home: means any dwelling unit that is a permanent structure, where the owner of the dwelling unit leases the land used or intended for use as the site for the dwelling unit, but does not include a mobile home

(ii) land lease community home site: means the area of land leased for the use or intended use as a site for a land lease community home

(iii) community centre: means a building and associated facilities used for recreation and meeting purposes, and may include a convenience store, a medical office, and other facilities which serve the land lease community

(iv) convenience store: means a retail commercial establishment supplying groceries and other daily household supplies to the immediate land lease residential community

(v) community servicing and facilities: means any infrastructure or works required to service the land lease community, such as water or sewage disposal systems

RR-E44(H)

2.6 On lands designated RR-E44(H), as shown on Schedule "A" attached hereto, no person shall use any lot or erect, alter or use any building or structure, except in accordance with the following:

(a) all uses permitted, provisions, and definitions under the RR-E43 zone shall apply,

(b) With the exception of the uses "natural open space", "conservation", and "open space and outdoor recreational facilities, including golf fairways", no use shall be permitted on lands designated RR-E44(H), until the following has been satisfied:

(i) site plan approval for a maximum of 110 land lease community homes

(ii) that the preceding phase is substantially completed, including the community centre and the golf course, to the satisfaction of the Township

(iii) confirmation from the District Engineer, or his delegate, that all requirements of the District agreement respecting communal water and sewer services and solid waste disposal have been satisfied for each phase

(iv) the establishment of construction limits, as required in Official Plan Amendment No. 12 ;

(v) completion of satisfactory storm water management and

construction mitigation plans for each phase and,

(vi) confirmation from the Ministry of Transportation that all requirements respecting access from Highway No. 60 have been completed to their satisfaction

(c) In the interim, until the Holding (H) symbol is removed by an amendment to this by-law pursuant to Section 36 of the Planning Act, R.S.O., 1990, the only uses permitted on the lands designated RR-E44(H) shall be "natural open space", "conservation", "open space and outdoor recreational facilities, including golf fairways", and "community servicing systems and facilities".

RU-E45(H) On lands designated "RU-E45(H)" as shown on Schedule "A" attached hereto, this by-law may only be amended to lift the holding provision upon submission of an Impact Study, to the satisfaction of the Township that confirms that one dwelling would have no negative impact on the Heritage Area.

In addition, prior to the lifting of the holding provision, a technical report shall address the following matters to the satisfaction of the Township:

a) evaluation of the presence and impact of any adverse effects or risk to health and safety;
b) a hydrogeological assessment to evaluate groundwater where it will be a potable water source;
c) assessment of appropriateness of the development; and
d) identification of any remedial measures to mitigate any concerns.

46 Not used

RU-E47 On lands zoned "RU-E47" as shown on Schedule "A" attached hereto, the provisions of this By-law shall apply except that non residential uses shall be prohibited and the minimum lot area is 20 hectares.

48 Not used

49 Not used

RC-E50 On lands designated RC-E50 on Schedules "A" and "B" hereto, no person shall use any lot or erect, alter or use any building or structure except in accordance with the RC zone provisions, subject to the following exceptions:

a) Permitted Uses will be limited to a craftsman's shop, a related retail facility and an accessory detached dwelling.

b) For the purposes of this by-law, a craftsman's shop and related retail facility may be contained in a building which has no more than 232.3 square metres of gross floor area.

c) Zone provisions:

Minimum Interior side yard (accessory shed no. 1)	6.7 metres
Minimum Interior side yard (accessory shed no. 2 – northeast corner	10.7 metres
Minimum Interior side yard (accessory shed no. 2 – southeast corner	19.8 metres
Minimum rear yard (accessory shed no. 2)	12.2 metres
Minimum rear yard (accessory shed no. 3)	8.2 metres
Minimum rear yard (accessory shed no. 4)	8.2 metres
Maximum lot coverage:	10%

C1-E51 On lands designated “C1-E51” on Schedules “A” and “B” hereto, no person shall use any lot or erect, alter or use any building or structures except in accordance with the “C” Zone provisions, subject to the following exceptions:

a) Permitted Uses will be limited to:
a business office;
a church;
a home occupation;
a motor vehicle sales and rental establishment;
a club
a professional office;
a place of assembly;
a place of entertainment;
a public use;
a restaurant;
a retail store;
a service or repair establishment;
a tavern;

b) Zone Provisions:

The following minimum setbacks will be required:

Highway 60:	7.32 metres
Cooper Lake Road:	8.54 metres

C1-E52 On lands designated “C1-E52” as shown on Schedule “A” attached hereto, no person shall use any lot or erect, alter or use any building or structures except in accordance with the “General Comercial” Zone provisions, subject to the following exceptions:

a) Uses Permitted:
an accessory dwelling;

an accessory dwelling unit.
a business office;
a home occupation;
a personal service shop;
a restaurant;
a rental cabin;
a service or repair establishment;
a tavern;
a tourist establishment.

b) Zone Provisions:

a) Front Yard Depth (minimum): 0 metres for the north westerly restaurant building;

0 metres for the accessory dwelling house;

b) Interior Side Yard Width (minimum): 6.7 metres for Rental Cabin F;

c) Habitable Room Window: 6.7 metres for Rental Cabin F:

d) Distance Between Buildings: 6.0 metres

e) Height of Tourist Establishment Buildings (maximum) 9.1 metres

The shoreline yard for the rental cabins shall be as follows:

Rental Cabin “A”	11.9 metres; 10.0 metres for the attached deck;
Rental Cabin “B”	8.2 metres; 6.1 metres for the attached deck;
Rental Cabin “C”	11.3 metres; 9.1 metres for the attached deck;
Rental Cabin “D”	11.9 metres; 9.7 metres for the attached deck;
Rental Cabin “E”	12.8 metres;
Rental Cabin “F”	9.1 metres;

7.0 metres for the attached deck;

RU-E53 On the lands designated "RU-E53", as shown on Schedules "A" and "B" attached hereto, no person shall use any lot or erect, alter or use any building or structures except in accordance with the "Rural" Zone provisions, subject to the following exceptions:

a) Despite any provision of this By-law to the contrary, on lands included within the "RU-E53", access may be provided by way of a road allowance, however, there shall be no obligation on the Township to improve this road allowance, nor to provide the same level of road maintenance or emergency services as is provided to lots fronting on an improved road.

EP-E54 On lands designated "EP-E54", as shown on Schedule "A" attached hereto, no person shall use any lot or erect, alter or use any building or structures except in accordance with the EP Zone provisions, except that non-residential uses are prohibited.

OS-E55 On lands designated OS-E55, as shown on Schedule "A" attached hereto, no person shall use any lot or erect, alter or use any building or structure except in accordance with the OS Zone provisions, subject to the following exceptions:

a) Permitted Uses:
conservation

b) Despite any provisions of this By-law to the contrary, an entrance/advertising sign for the Echo Valley Community development may be constructed on lands included within the "OS-E55" Zone.

C1-E56 (amended by 08-157) "On lands designated "C1-E56", as shown on Schedule "B" attached to By-Law 08-157, no person shall use any lot or erect, alter or use any building or structure except in accordance with the Commercial One Zone permitted uses and provisions, amended by the following:

a) Substituted Zone Provisions:

i)

Road Frontage	
	100 metres (329 feet)

i) A laundry or dry cleaning outlet use shall not be permitted.

i) A car wash shall be considered a permitted accessory use to the Motor Vehicle Repair Establishment. "

RU-F-E57 On lands designated “RU-F-E57”, as shown on Schedule “A”, attached hereto, no person shall use any lot or erect, alter or use any building or structure except in accordance with the “Rural” Zone provisions, except that the minimum road frontage shall be 146 metres.

RU-E58 On lands zoned “RU-58” as shown on Schedule “A” attached hereto, no person shall use any lot or erect, alter or use any building or structure except in accordance with the “Rural” Zone provisions except that the only uses permitted shall be a display area for not more than 10 cars and the setback requirements for the car display area shall be 12.0m from the highway property line.

RC-E59 On lands zoned “RC-E59” as shown on Schedule “A” attached hereto, no person shall use any lot or erect, alter or use any building or structure except in accordance with the “Rural Commercial” Zone provisions except that the only uses permitted shall be a repair shop; providing that all repair work is carried out within a building.

RC-E60 On lands zoned “RC-E60”, as shown on Schedule “A” attached hereto, no person shall use any lot or erect, alter or use any building or structure except in accordance with the Rural Commercial zone provisions,except that:

a) The only permitted use is a storage area for boats, trailers and marine use equipment.

b) A building or buildings designed for the purpose of storing boats, trailers and marine use equipment.

c) Extraction of sand or gravel until such time as a building or storage use is established within the area screened from both the highway and Narrows Road.

ER-E61 On lands designated “ER-E61, as shown on Schedule “A” attached hereto no person shall use any lot or erect, alter or use any building or structure, except in accordance with the Rural One zone provisions except that two dwellings and two workshops shall be permitted. In addition, an existing septic system for the resort property on the parcel identified by roll number 442702000101400 (Tally Ho Resort) shall be permitted.

RU1-E62 On lands designated “RU1-E62”, as shown on Schedule “A” attached hereto, no person shall use any lot or erect, alter or use any building or structure, except in accordance with the Rural One zone provisions except that the minimum road frontage shall be 137 metres.

R1-E63 On lands designated “R1-E63”, as shown on Schedule “A” attached hereto, no person shall use any lot or erect, alter or use any building or structure, except in accordance with the Residential One zone provisions except for the following:

a) Minimum lot area:	978 square metres
b) Minimum lot depth:	25 metres

c) Minimum front yard:	8 metres
d) Minimum setback from other improved street:	0 metres
e) Minimum rear yard:	3.6 metres
f) Maximum lot coverage:	17.5%
g) Maximum building height:	8.5 metres

-E64 Not used.

RU1-E65(H) On lands designated “RU1-E65”, as shown on Schedule “A” attached hereto, no person shall use any lot or erect, alter or use any building or structure, except in accordance with the Rural One zone provisions except that the minimum road frontage shall be 141 metres.

In addition, prior to the lifting of the holding provision, a technical report shall address the following matters to the satisfaction of the Township:

e) evaluation of the presence and impact of any adverse effects or risk to health and safety;
f) a hydrogeological assessment to evaluate groundwater where it will be a potable water source;
g) assessment of appropriateness of the development; and
h) identification of any remedial measures to mitigate any concerns.

-E66 Not used.

RU-E67 On lands designated “RU-E67”, as shown on Schedule “A” attached hereto, no person shall use any lot or erect, alter or use any building or structure, except in accordance with the Rural zone provisions except that the minimum road frontage shall be 146 metres.

Ru-E68 On lands designated “RU-E68”, as shown on Schedule “A” attached hereto, no person shall use any lot or erect, alter or use any building or structure, except in accordance with the Rural zone provisions except that the minimum road frontage shall be 46 metres.

RR-E69 On lands designated “RR-E69”, as shown on Schedule “A” attached hereto, no person shall use any lot or erect, alter or use any building or structure, except in accordance with the Rural Residential zone provisions except that the minimum road frontage shall be 61 metres and the minimum lot area shall be 0.55 hectare.

RR-E70 On lands designated “RR-E70”, as shown on Schedule “A” attached hereto, no person shall use any lot or erect, alter or use any building or structure, except in accordance with the Rural Residential zone provisions except that the minimum road frontage shall be 137 metres and the minimum lot area shall be 1.6 hectare.

RR-E71 On lands designated “RR-E71”, as shown on Schedule “A” attached hereto, no person shall use any lot or erect, alter or use any building or structure, except in accordance with the Rural Residential zone provisions except that the minimum lot

area shall be 1.4 hectare and the minimum setback from a provincial highway shall be 4 metres.

HR-E72 On lands designated "RR-E69", as shown on Schedule "A" attached hereto, no person shall use any lot or erect, alter or use any building or structure, except in accordance with the Rural Residential zone provisions except that the minimum road frontage shall be 61 metres and the minimum lot area shall be 0.55 hectare.

ER-E73 On lands designated "ER-E73", as shown on Schedule "A" attached hereto, no person shall use any lot or erect, alter or use any building or structure, except in accordance with the Rural Residential zone provisions except that the minimum road frontage shall be 249 metres.

WDI-E74 On lands designated "WDI-E74", as shown on Schedule "A" attached hereto, no person shall use any lot or erect, alter or use any building or structure, except in accordance with the Waste Disposal Industrial provisions except that the maximum lot coverage is 15%.

C4-E75 On lands designated "C4-E74", as shown on Schedule "A" attached hereto, no person shall use any lot or erect, alter or use any building or structure, except in accordance with the Limited Commercial zone provisions except that the only permitted use shall be a restaurant.

C3-E76 On lands designated "C3-E76", as shown on Schedule "A" attached hereto, no person shall use any lot or erect, alter or use any building or structure, except in accordance with the Community Tourist Commercial zone provisions except that notwithstanding the gross floor area provisions of the zone, the maximum permitted number of accommodation units is 100.

C3-E77 On lands designated "C3-E77", as shown on Schedule "A" attached hereto, no person shall use any lot or erect, alter or use any building or structure, except in accordance with the Community Tourist Commercial zone provisions except that a restaurant is also permitted.

I1-E78 On the lands designated I1-E78, as shown on Schedule "B", attached hereto, no person shall use any lot or erect, alter or use any building or structure, except in accordance with the Limited Institutional zone provisions except for the following:

a) Zone Provisions:

	Institutional –1 (I1)	
Minimum Requirements	**Municipal Water & Sewer**	**Private Services**
Lot Area	0.19 ha	0.19 hectares
Road Frontages	31.0 metres	31.0 metres
Front Yard	1.2 metres	1.2 metres
Side Yard	1.7 metres	1.7 metres

"

I1-E79 (05-118) "On lands designated "I1-E(79)", as shown on Schedule "B" attached hereto, no person shall use any lot or erect, alter or use any building or structure, except in accordance with the Limited Institutional zone provisions except for the following:

a) Zone provisions:

Road Frontage - Minimum Requirements (Private Services): 20.0 metres"

RR-E80 (05-139) "On the lands designated "RR-E(80)", as shown on Schedule "A" attached hereto, no person shall use any lot or erect, alter or use any building or structure, except in accordance with the Rural Residential zone provisions except for the following:

a) Zone provisions:

Rear Yard:	9.0 metres
Lot Coverage:	6.7%"

81, 82 and 83 Not used.

Ru-E84 (05-196) "On the lands designated **"Ru-E(84)",** as shown on Schedule "A", attached hereto, no person shall use any lot or erect, alter or use any building or structure, except in accordance with the Rural provisions except for the following:

a) Zone Provisions:

Lot Area	0.53 hectares
Lot Coverage	4.0 %

b) Permitted Uses: Hunt Camp.

c) For purposes of this By-law the front lot line shall be deemed to be the westerly lot line.

d) Notwithstanding any provision of this By-law to the contrary, on lands included within the "Ru-E(84) Zone", access is provided via a road over Crown Lands, however, there shall be no obligation on the Township to improve this access, nor to provide the same level of road maintenance or emergency services as is provided to lots fronting on an improved street."

R-E85 (06-91) "On the lands designated R-E85, as shown on Schedule "B", attached hereto, no person shall use any lot or erect, alter or use any building or structure, except in accordance with the Community Residential (R) zone provisions subject to the following exemptions:

i) Zone Provisions:

Minimum Requirements	
Lot Area	5.5 ha (13.6 ac)
Road Frontage	95 m (311.7 ft.)(f)

"

RU1-E86 (06-88) "On the lands designated RU1-E86, as shown on Schedule "B", attached hereto, no person shall use any lot or erect, alter or use any building or structure, except in accordance with Rural One (RU1) zone provisions subject to the following exception:

i) Zone Provisions:

Minimum Requirements	
Road Frontage	134.1 m (440 ft.)

"

RU-E87 (06-113) "On the lands designated RU-E87, as shown on Schedule "B", attached hereto, no person shall use any lot or erect, alter or use any building or structure, except in accordance with Rural (RU) zone provisions subject to the following exception:

i) Zone Provisions:

Minimum Requirements	
Road Frontage	0 metres (0 ft.)

"

C2-E88 (06-128) "On the lands designated "C2-E(88)", as shown on Schedule "B" attached hereto, no person shall use any lot or erect, alter or use any building or structure, except in accordance with the Community Commercial (C2) zone provisions subject to the following exception:

i) Zone provisions:

Shoreline Yard: 7.5 metres for the open deck attached to the single family dwelling."

RR-E89 (06-172) "On the lands designated RR-E89, as shown on Schedule "B", attached hereto, no person shall use any lot or erect, alter or use any building or structure, except in accordance with Rural Residential (RR) zone provisions, subject to the following exception:

i) Zone Provisions:

Minimum Requirements	
Lot Area	1.7 ha (4.25 acres)

"

R-F-E90 (07-01) "On lands designated "R-F-E90", as shown on Schedule "B" attached to By-law 07-01, no person shall use any lot or erect, alter or use any building or structure except in accordance with the Community Residential Flood Prone Lands (R-F) Zone provisions, amended by the following:

i) Despite Section 4.22 i) of By-law 04-181 to the contrary, for the purpose of this By-law, the flood level elevation adjacent to Lake of Bays is 315.9 metres GSC.

ii) Despite Section 4.23 of By-law 04-181 to the contrary, for the purpose of this By-law, no basement, cellar or other enclosed area of a building shall be located below the 315.9 metres GSC flood level elevation adjacent to Lake of Bays.

iii) For the purpose of this By-law, a driveway for the proposed dwelling will be no lower than the elevation 315.6 metres.

iv) **Zone Provisions:**

Maximum Requirements	
Lot Coverage	0.11%

"

HR-E91 & HR-E92 (07-56) "On lands designated "HR-E91", as shown on Schedules "A" and "B" attached hereto, no person shall use any lot or erect, alter or use any building or structure except in accordance with the "Hillside Residential (HR)" Zone provisions, subject to the following exception:

i) **Zone Provisions**:

Minimum Requirements	
Water Frontage	30 m (100 ft.)

Minimum Requirements	
Lot Area	0.25 ha (0.63 a)

ii) For purposes of this by-law, this lot shall be deemed to be a lot that existed in the Community of Hillside prior to the passage of Comprehensive Zoning By-law 04-181.

HR-E92 Zone:

On lands designated "HR-E92", as shown on Schedules "A" and "B" attached hereto,

no person shall use any lot or erect, alter or use any building or structure except in accordance with the "Hillside Residential (HR)" Zone provisions, subject to the following exception:

i) **Zone Provisions**:

Minimum Requirements	
Water Frontage	47.2 m (155 ft.)

Minimum Requirements	
Lot Area	0.37 ha (0.93 a)

For purposes of this by-law, this lot shall be deemed to be a lot that existed in the Community of Hillside prior to the passage of Comprehensive Zoning By-law 04-181."

RC-E93 (07-55) "On lands designated "RC-E93", as shown on Schedules "A" & "B" attached hereto, no person shall use any lot or erect, alter or use any building or structure except in accordance with the "Rural Commercial (RC)" Zone provisions, subject to the following exception:

i) In addition to those permitted uses within the "Rural Commercial (RC)" zone, the following apply:

Permitted Uses:

• Restaurant	• Art Gallery
• Office	• Retail Store

ii) **Zone Provisions:**

Minimum Requirements	
Maximum Lot Coverage	5.75%

"

RU-E94 (07-69) "On the lands designated "RU-E94", as shown on Schedule "A", attached hereto, no person shall use any lot or erect, alter or use any building or structure, except in accordance with the "Rural (RU)"provisions, subject to the following exceptions:

a) Notwithstanding the permitted uses identified in Section 5.2.1 to the contrary, the only
permitted use shall be a hunt camp.

b) Notwithstanding any provision of By-law 04-181 to the contrary, for the purpose of this By-law, access may be provided by way of other municipal roads and portions of a Township of Lake of Bays road, however, there shall be no obligation on the Township of Lake of Bays to improve any portions of road, nor to provide the same level of road maintenance or emergency services as is provided to lots fronting on an improved and maintained road."

RC-E95 (07-128) "On lands designated "RC-E95", as shown on Schedules "A" & "B" attached hereto, no person shall use any lot or erect, alter or use any building or structure except in accordance with the "Rural Commercial (RC)" Zone provisions, subject to the following exception:

i) In addition to those permitted uses within the "Rural Commercial (RC)" zone, the following apply:

Permitted Uses:

Art Gallery
Office
Restaurant
Retail Store

"

RR-E96 (07-155) "On lands designated "RR-E96", as shown on Schedules "A" & "B" attached hereto, for the purpose of this By-law, no person shall use any lot or erect, alter or use any building or structure except in accordance with the "Rural Residential (RR)" Zone provisions, subject to the following exception:

i) Zone Provisions:

Minimum Requirements	
Lot Area	1.94 ha (4.78 a)

"

OS-E97 (08-16) "On lands designated "OS-E97", as shown on Schedules "A" & "B" attached hereto, for the purpose of this By-law, no person shall use any lot or erect, alter or use any building or structure except in accordance with the "Open Space (OS)" Zone provisions, subject to the following exception:

a) Despite the permitted uses described in Section 5.6.1, for the purpose of this By-law, the only permitted uses shall be:

- Conservation
- Interpretative Centre
- Private Park
- Club

"

C2-E98 (07-169) "On lands designated "C2-E98", as shown on Schedules "A" & "B" attached hereto, for the purpose of this By-law, no person shall use any lot or erect, alter or use any building or structure except in accordance with the "Community Commercial (C2)" Zone provisions, except that:

a) The only permitted use shall be a dry land marina.

b) For the purpose of this By-law, a dry land marina shall be defined as a site where boats and boat accessories are stored, serviced, repaired, or kept for sale or hire. A service or repair shop does not include the manufacture of boats or related accessories. "

99 Not used.

RM1-E100 (08-30) "On lands designated "RM1-E100", as shown on Schedule "B" attached to By-Law 08-30, no person shall use any lot or erect, alter or use any building or structure except in accordance with the Community Multiple Residential One (RM1) Zone permitted uses and provisions, amended by the following:

a) Lots 3, 4, 5, 8, 9, 10, 11, 12, 13 &14 on Registered Plan M-1 Baysville, shall be deemed to be one lot.

b) Provisions for Lots 3, 4, 5, 8, 9 & 10 on Registered Plan M-1 Baysville (North Road):

i) The only permitted uses shall be a maximum of 11 residential dwelling units and 419.5 square metres of limited community service commercial uses.

ii) "Limited community service commercial" uses are defined as a convenience store, office, retail store and restaurant uses, and shall only be permitted on the first floor of the building fronting onto North and Young Streets.

iii) Despite Section 4.12, an ornamental roof structure that contains no floor area is permitted and the footprint shall be less than 1.5 square metres (16 square feet).

iv) Substituted Zone Provisions:

Maximum Requirements	
Height	10.2 metres (33.5 feet)

c) Provisions for Lots 11, 12, 13 & 14 on Registered Plan M-1 Baysville (East Road & Elizabeth Street):

i) The only permitted uses shall be a maximum of 4 residential dwelling units.

ii) Pursuant to Section 4.46, 9 parking spaces shall be made available for the permitted limited commercial uses identified in subsection (b) of this section.

iii) Substituted Zone Provisions:

Maximum Requirements	
Rear Yard	5.18 metres (17 feet) (a)

Buffer
(a) A buffer located along the rear lot line will not be required.

d) Substituted Zone Provisions for Combined Properties (Lots 3, 4, 5, 8, 9, 10, 11, 12, 13 &14 on Registered Plan M-1 Baysville)

i)

Lot Area	5955 square metres (64,099 sq.ft.)

"

C1-E101 (08-31) "On lands designated "C1-E101", as shown on Schedules "A" & "B" attached hereto, for the purpose of this By-law, no person shall use any lot or erect, alter or use any building or structure except in accordance with the "Community Residential One (C1)" Zone provisions, subject to the following exception:

i) Despite Section 4.3 to the contrary, for the purpose of this By-law a detached one storey garage shall be erected 5.49 metres (18 feet) from the front lot line. "

OS1-E102 (08-67) "On lands designated "OS1-E102", as shown on Schedules "A" & "B" attached to By-law 08-67, no person shall use any lot or erect, alter or use any building or structure except in accordance with the "Commercial Open Space (OS1)" Zone permitted uses and provisions, amended by the following:

i) A Driving Range shall be a permitted use. "

R1-E103
R1-E104
(08-61)

"On lands designated "R1-E103", as shown on Schedule "B" attached to By-Law 08-61, no person shall use any lot or erect, alter or use any building or structure except in accordance with the Community Residential One (R1) Zone permitted uses and provisions, amended by the following:

e) Substituted Zone Provisions:

Minimum Requirements	
Road Frontage	17.99 metres

R1-E104 Zone:

a) Notwithstanding any provision of By-law 04-181, a dock shall only be the permitted shoreline structure and be located between 4.5 metres and 12 metres of the straight line extension of the southerly side lot line. The dock shall be no wider than 3 metres (10 ft).

b) Despite Section 4.63 of By-law 04-181, a dock shall have a maximum length of 10 metres while the first 4 metres extending out into the water from the shoreline shall no wider than 4 metres and the remaining 6 metres of the dock shall be no wider than 1.5 metres.

c) Despite any provisions of By-law 04-181, the permitted dock shall not be constructed on cribs.

d) Despite any provisions of By-law 04-181, the removal of any shoreline or in-water stumps or woody debris and dredging shall not be permitted.

e) Despite any provision of By-law 04-181 a shoreline buffer shall be maintained except for a) the purpose of the establishment of a pervious pathway of a width not exceeding 1.5 metres; b) the removal of hazard or dead vegetation; c) the creation of a 4 metre wide driveway access to the dwelling off the existing laneway, if required.

f) Substituted Zone Provisions:

Minimum Requirements	
Shoreline Yard Setback	30 metres

"

Ru-E105
(08-73)

"On lands designated "Ru-E105", as shown on Schedule "B" attached to By-Law 08-73, no person shall use any lot or erect, alter or use any building or structure except in accordance with the Rural (Ru) Zone permitted uses and provisions, amended by the following:

a) Despite the requirements of Section 4.2, an accessory garage-workshop structure is permitted prior to the principle use/building being established. "

I2-E106 (08-72) "On lands designated "I2-E106", as shown on Schedule "B" attached to By-Law 08-72, no person shall use any lot or erect, alter or use any building or structure except in accordance with the General Institutional (I2) Zone permitted uses and provisions, amended by the following substituted zone provisions for Lots 85, 86, 87 and Part of Lots 88 and 105 on Plan 3 for Baysville:

Minimum Requirements	
Rear Yard	0 metres

"

RC-E107 (08-101) "On lands designated "RC-E107", as shown on Schedule "B" attached to By-Law 08-101, no person shall use any lot or erect, alter or use any building or structure except in accordance with the Rural Commercial Zone permitted uses and provisions, amended by the following:

a) The east half of Lot 28, Concession 6 and all that part of Lot 28, Concession 7 lying south of part 1 on Plan P-3266-38 shall be deemed to be one lot.

b) Despite Section 4.8, a maximum of two sleeping cabins are permitted on this lot.

c) Substituted Zone Provisions:

Minimum Road Frontage	
	114 metres (375 feet)

"

C2-E108 (08-125) "On lands designated "C2-E108", as shown on Schedules "A" & "B" attached hereto, for the purpose of this By-law, no person shall use any lot or erect, alter or use any building or structure except in accordance with the "Community Commercial (C2)" Zone provisions, except that:

a) In addition to those permitted uses, a microbrewery is also permitted.

b) For the purpose of this By-law, a microbrewery shall be defined as the use of 90% of the building or permitted accessory structures for the primary purpose of brewing beer or other beverages. The remaining 10% of the building and permitted accessory structures can be used for accessory and limited retail sales associated with the sale of beer or beverages and paraphernalia related to the brand of beer or beverage being brewed, tours of the facilities and tastings.

c) Substituted Zone Provisions:

Rear Yard Setback	

	3 metres (9.8 feet)

”

RR-E109 (08-140) “On lands designated “RR-E109”, as shown on Schedule “B” attached to By-Law 08-101, no person shall use any lot or erect, alter or use any building or structure except in accordance with the Rural Residential Zone permitted uses and provisions, amended by the following:

a) Substituted Zone Provisions:

Easterly Side Yard Setback	
	152 metres (500 feet)

”

RR-E110 (08-139) “On lands designated “RR-E110”, as shown on Schedule “B” attached to By-Law 08-139, no person shall use any lot or erect, alter or use any building or structure except in accordance with the Rural Residential Zone permitted uses and provisions, amended by the following:

a) Substituted Zone Provisions:

Minimum Lot Area	
	1.2 ha (2.98 acres)

”

RI-E111 (08-137) “On lands designated “RI-E111”, as shown on Schedule “B” attached to By-Law 08-137, no person shall use any lot or erect, alter or use any building or structure except in accordance with the Rural Industrial Zone permitted uses and provisions, amended by the following:

a) Only those uses and structures associated with the storage and sale of quarried stone together with any permitted accessory structures associated with the abutting quarry operation shall be permitted.

b) The extraction and/or the processing of extracted material shall not be permitted. ”

C1-112 (08-157) “On lands designated “C1-E112”, as shown on Schedule “B” attached to By-Law 08-157, no person shall use any lot or erect, alter or use any building or structure except in accordance with the Commercial One Zone permitted uses and provisions, amended by the following:

a) Substituted Zone Provisions:

i)

Road Frontage	
	48 metres (157 feet)

The only permitted use shall be a storage establishment."

R-E113 (09-28) "On lands designated "R-E113", as shown on Schedule "B" attached to By-Law 09-28, no person shall use any lot or erect, alter or use any building or structure except in accordance with the Community Residential Zone permitted uses and provisions, amended by the following:

a) Despite Sections 4.4 and 4.8 a maximum of three private sleeping cabins are permitted.

b) Despite Section 4.5, the maximum gross floor area of Sleeping Cabin E shall not exceed 53.2 square metres. The maximum floor area for Sleeping Cabins F and G shall not exceed 65.8 square metres while the gross floor area shall not exceed 119.3 square metres.

c) Despite any provision(s) the walk-out (basement) level for Private Cabins F and G shall only be used for storage purposes.

d) Substituted Zone Provisions:

i)

	Shoreline Yard Setback	**Maximum Height**
Private Cabin E – SW Corner SE Corner	7.0 metres 6.7 metres	5.1 metres
Private Cabin F – SW Corner SE Corner	7.8 metres 6.8 metres	7.2 metres
Private Cabin G – SW Corner SE Corner	6.5 metres 6.0 metres	7.2 metres

"

RR-E114 (09-95) "On lands designated "RR-E114", as shown on Schedule "B" attached to By-Law 09-95, no person shall use any lot or erect, alter or use any building or structure except in accordance with the Rural Residential Zone permitted uses and provisions, amended by the following:

a) Substituted Zone Provisions:

Rear Yard Setback	
	109.7metres

"

	(360 feet)

R1-E115 (10-01) "On lands designated "R1-E115", as shown on Schedule "B" attached to By-Law 10-01, no person shall use any lot or erect, alter or use any building or structure except in accordance with the Community Residential One Zone permitted uses and provisions, amended by permitting two detached dwelling uses on the lot. "

116 Not used.

R-E117 R-E118 R-E119 (10-25) "On lands designated "R-E117", as shown on Schedule "B" attached to By-Law 10-25, no person shall use any lot or erect, alter or use any building or structure except in accordance with the Community Residential Zone permitted uses and provisions, amended by the following:

a) Despite any provision, one sleeping cabin is permitted on the lot.

R-E118 Zone:

On lands designated "R-E118", as shown on Schedule "B" attached to By-Law 10-25, no person shall use any lot or erect, alter or use any building or structure except in accordance with the Community Residential Zone permitted uses and provisions, amended by the following:

a) Despite any provision, one sleeping cabin is permitted on the lot.

R-E119 Zone:

On lands designated "R-E119", as shown on Schedule "B" attached to By-Law 10-25, no person shall use any lot or erect, alter or use any building or structure except in accordance with the Community Residential Zone permitted uses and provisions, amended by the following:

a) Despite any provision, one sleeping cabin is permitted on the lot. "

R1-E120 (10-60) "On lands designated "R1-E120", as shown on Schedule "B" attached to By-Law 10-60, no person shall use any lot or erect, alter or use any building or structure except in accordance with the Community Residential One Zone permitted uses and provisions, amended by the following:

a) Despite Sections 4.3 the following Substituted Zone Provisions apply:

Shoreline Yard Setback	
	1.82metres (6 feet)

Front Yard Setback	
	1.52metres (5 feet)

b) Despite Section 4.33 the height of the garage shall not exceed 3.89 metres."

R1-E121 (10-14) "On lands designated "R1-E121", as shown on Schedule "B" attached to By-Law 10-14, no person shall use any lot or erect, alter or use any building or structure except in accordance with the Community Residential One Zone permitted uses and provisions, amended by the following:

a) For purposes of this By-law the front lot line shall be deemed to be the lot lines fronting on the proposed private right-of-way and cul-de-sac, except for the severed lands of B 18/10 LOB where the front lot line shall be deemed to be the lot line abutting the road allowance.

b) Notwithstanding any provision of this By-law to the contrary, on lands included within the "R1-E121" Zone, access is provided via an unassumed road over the Road Allowance between Concessions 8 and 9 and a proposed private right-of-way. There shall be no obligation on the Township to improve this access, nor to provide the same level of road maintenance, emergency services and/or other municipal services as is provided to those lots fronting on an improved street.

c) Notwithstanding any provision, Frontage on a Road is not required.

d) Substituted Zone Provisions

Lot Area	
	0.83 hectares (2.1 acres)

"

HR-E122 (10-101) "On lands designated "HR-E122", as shown on Schedule "B" attached to By-Law 10-101, no person shall use any lot or erect, alter or use any building or structure except in accordance with the Hillside Residential Zone permitted uses and provisions, amended by the following:

a) In addition to those permitted uses, an accessory Hobby Farm is also permitted.
b) For the purpose of this By-law, a Hobby Farm shall be defined as a structure used to house and contain no more than 12 chickens.
c) For the purpose of this By-law the structure containing the Hobby Farm shall be located a minimum of 20 metres from the easterly side lot line.

RR-E123 (10-129) "On lands designated "RR-E123", as shown on Schedule "B" attached to By-law 10-129, no person shall use any lot or erect, alter or use any building or structure except in accordance with the Rural Residential (RR) Zone permitted uses and provisions amended by the following:

a) Despite Section 4.19 the following Substituted Zone Provisions apply:

Minimum Lot Area	
	0.2 hectares (0.49 acres)

Minimum Road Frontage	
	95 metres (311 feet)

b) Other Substituted Zone Provisions:

Minimum Lot Coverage	
	5.5 %

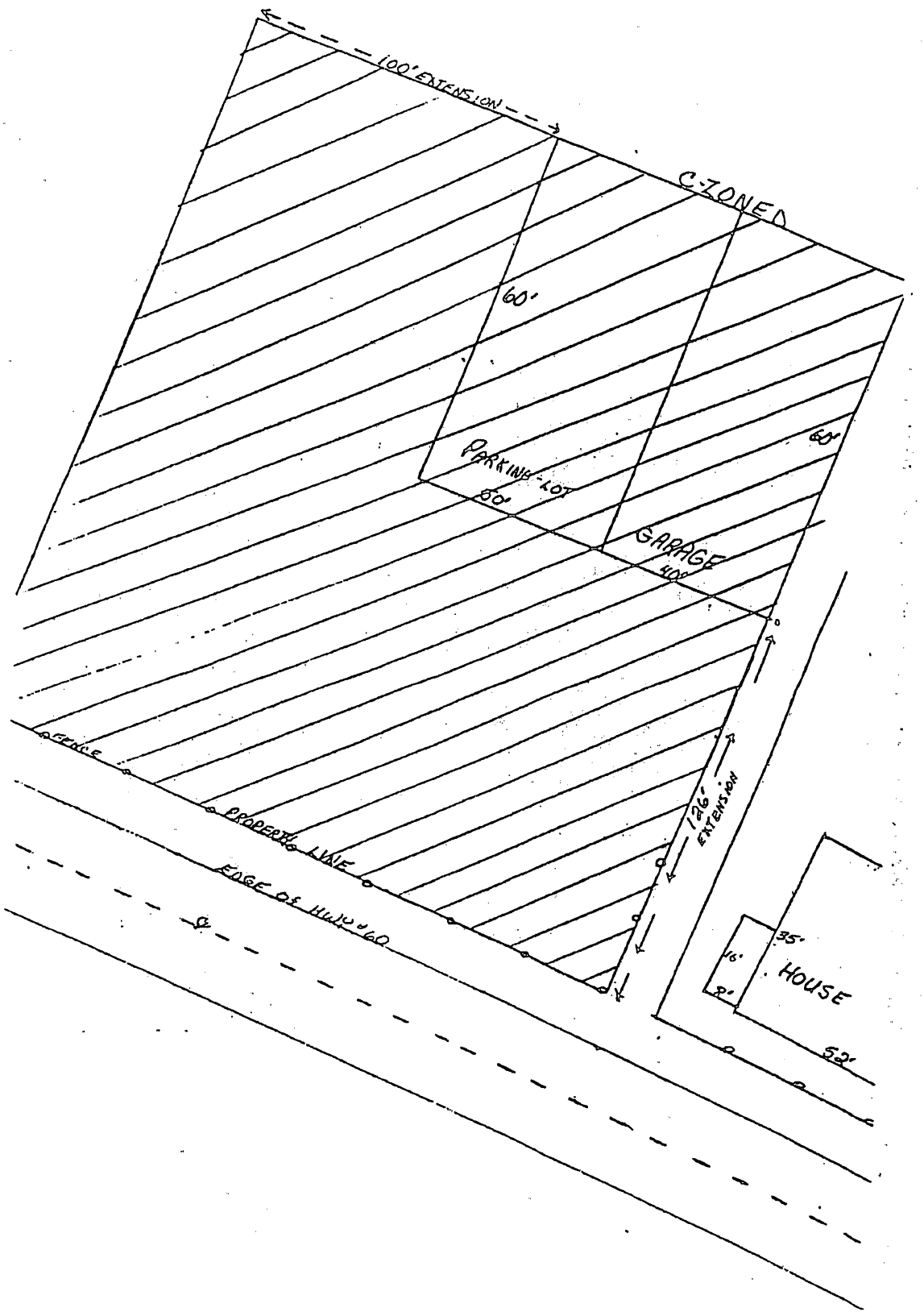
Exterior Rear Yard Setback	
	4.37 metres (14 feet)

"

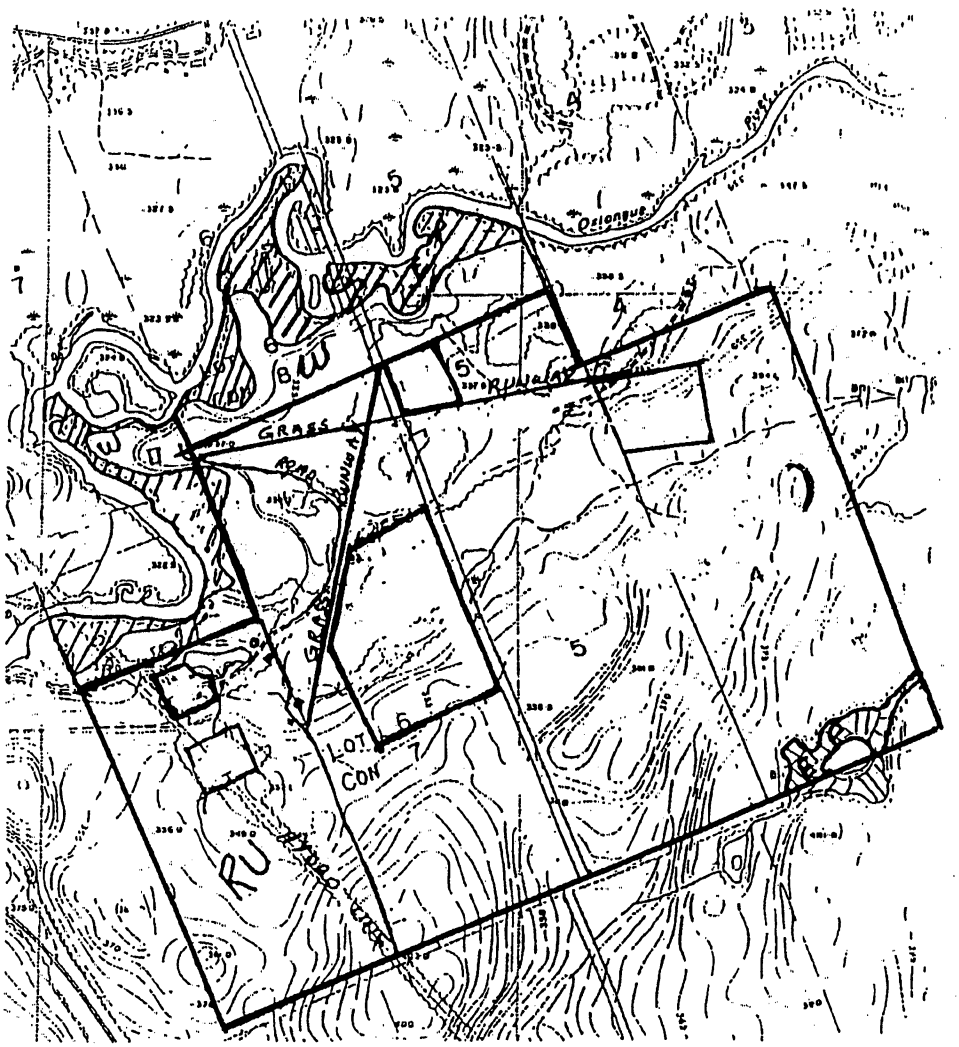
SCHEDULE B

(MAPPING AND SKETCHES FOR EXCEPTIONS)

SCHEDULE B
RC-E3

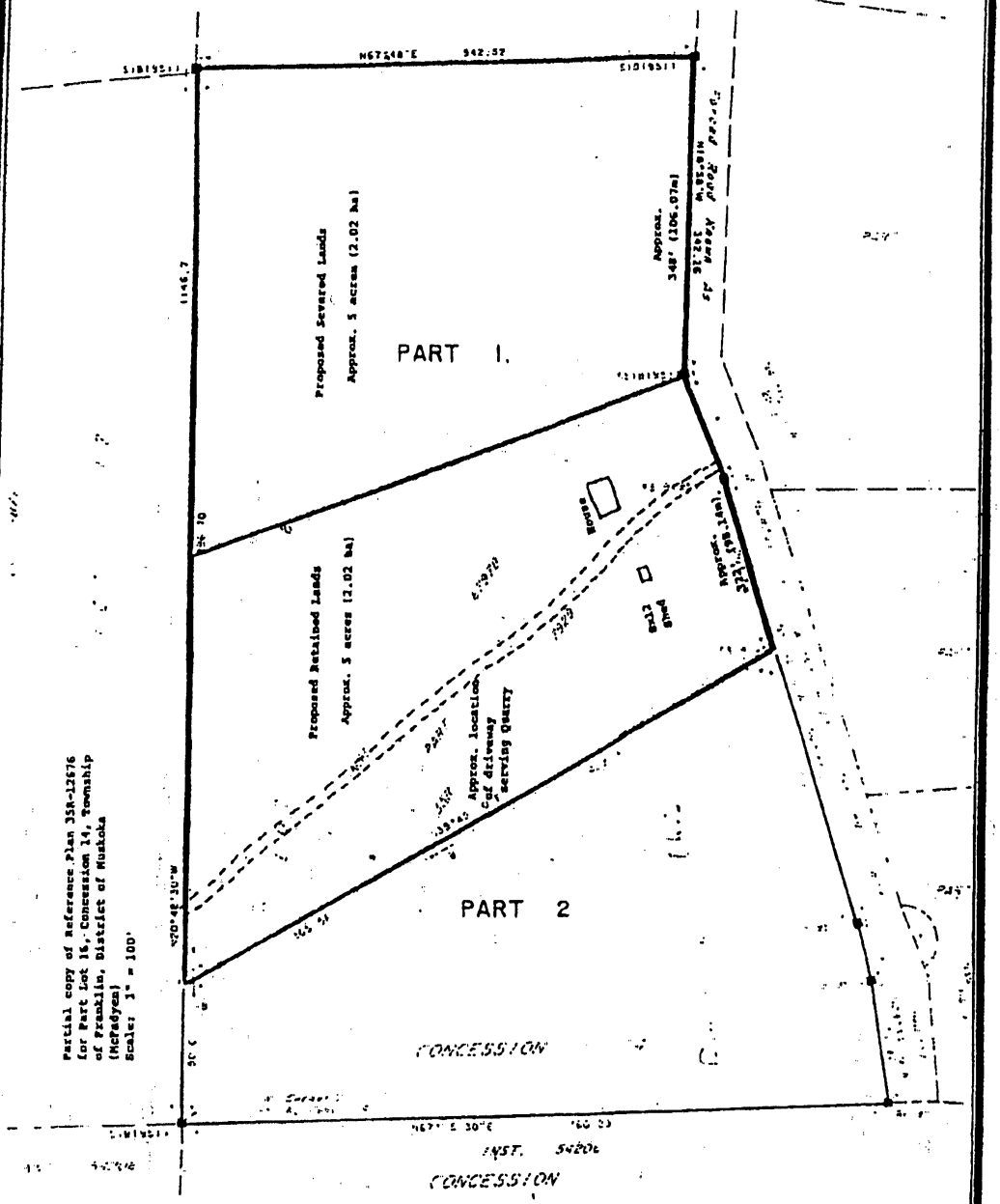


SCHEDULE B
RU-E12



DETAILED MAP
ROLL NO. 1-011 - 43; 44; 45; 46; 77; 78.

SCHEDULE B
RU-E14



NOTE

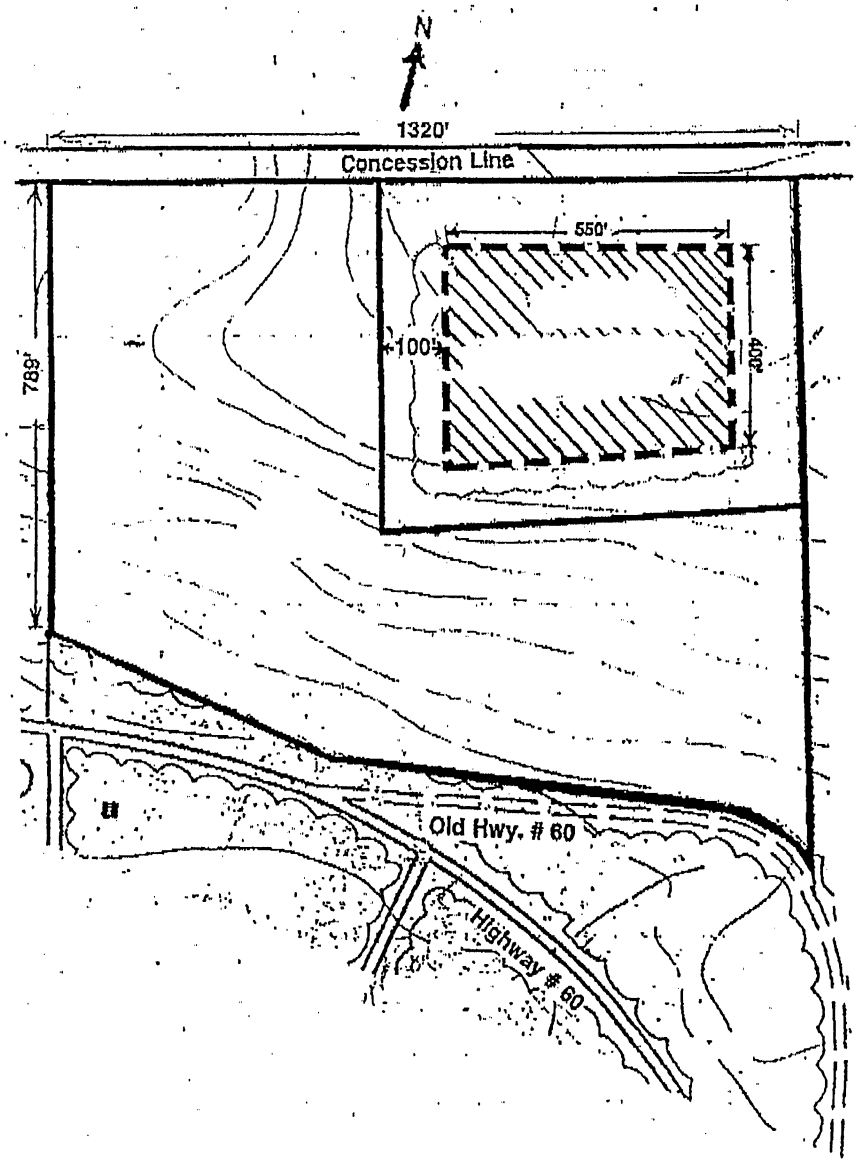
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF PART 1 ... HAVING A BEARING OF N67°15'30"E

LEGEND

SIB	—DENOTES STANDARD IRON BAR
SSIB	—DENOTES SHORT STANDARD IRON BAR
IB	—DENOTES IRON BAR
IBB	—DENOTES IRON BAR BOUND
RP	—DENOTES ROCK POST
IT	—DENOTES IRON TUBE
M	—DENOTES MONUMENT FOUND
	—DENOTES MONUMENT PLANTED

DETAILED MAP

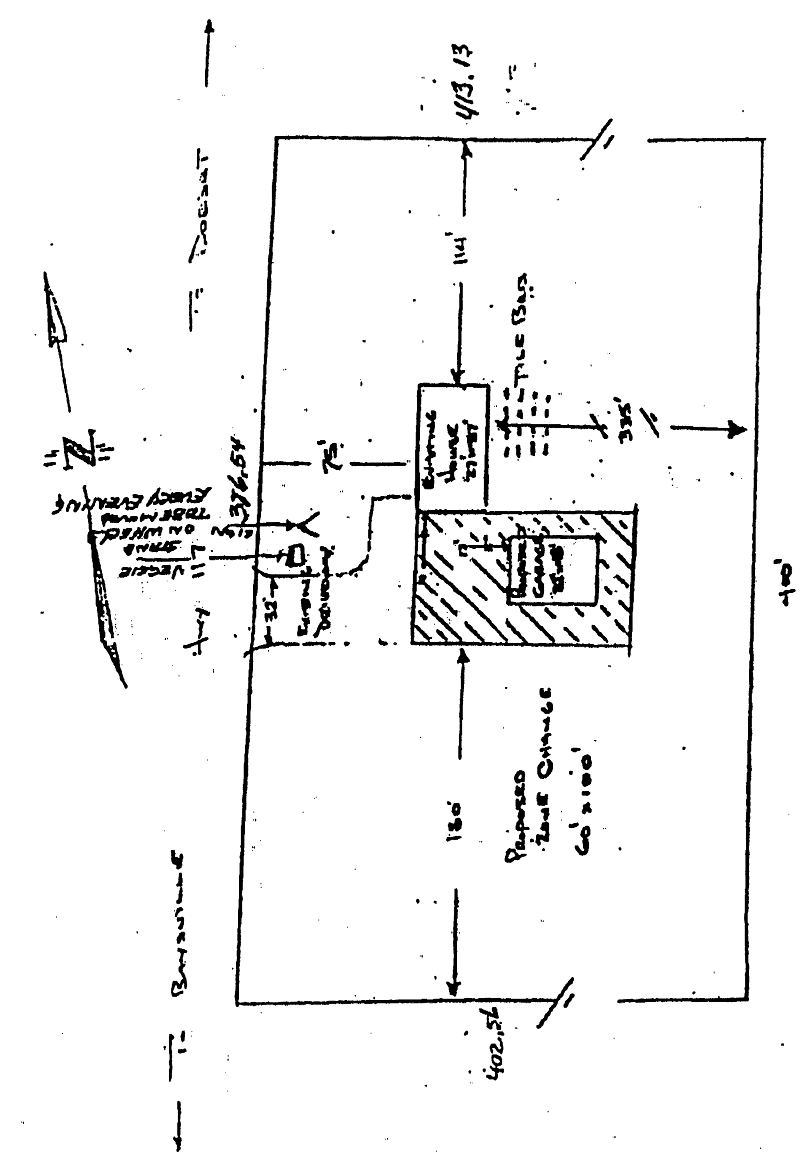
SCHEDULE B
EI-E15



Area in which concrete batching plant permitted

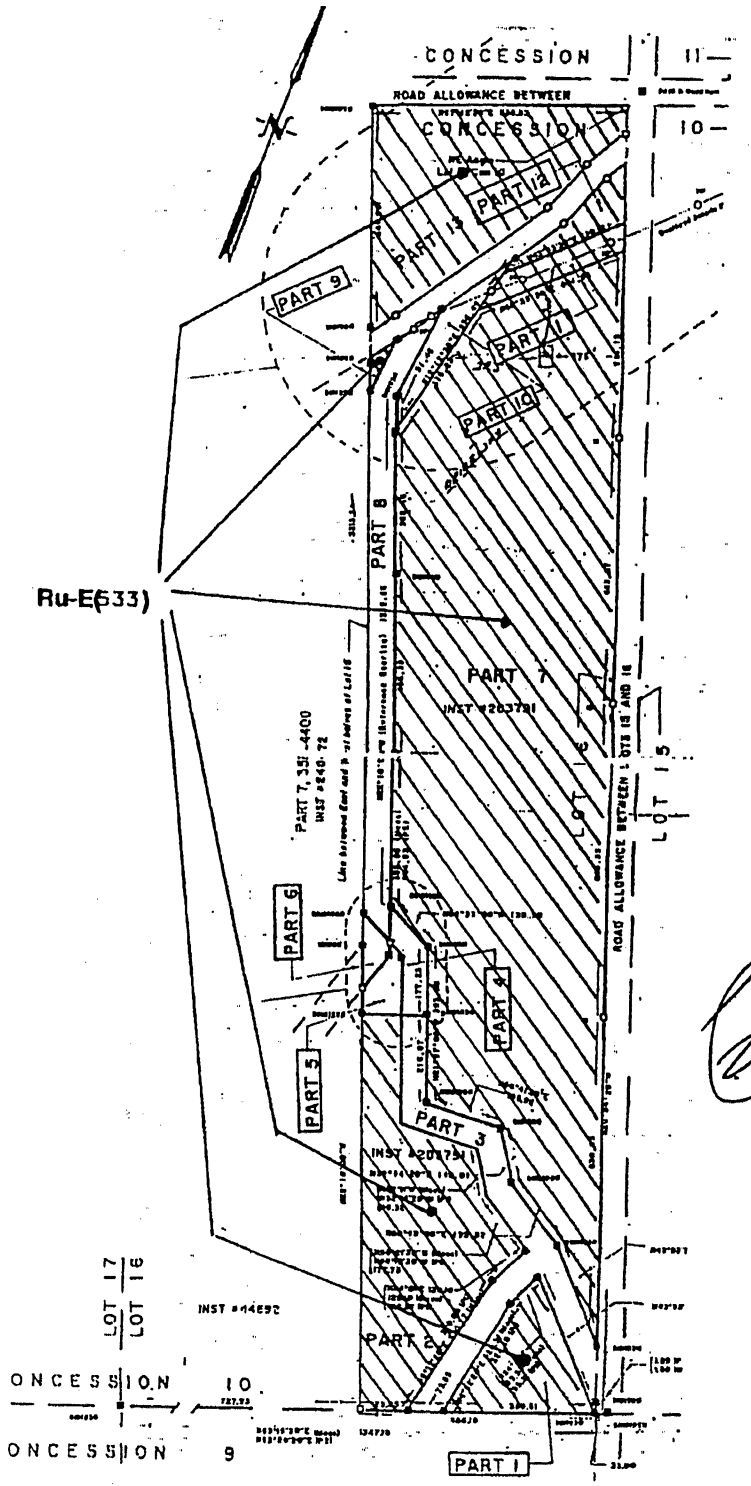
DETAILED MAP
ROLL NO. 020-002-063

SCHEDULE B
C4-E18



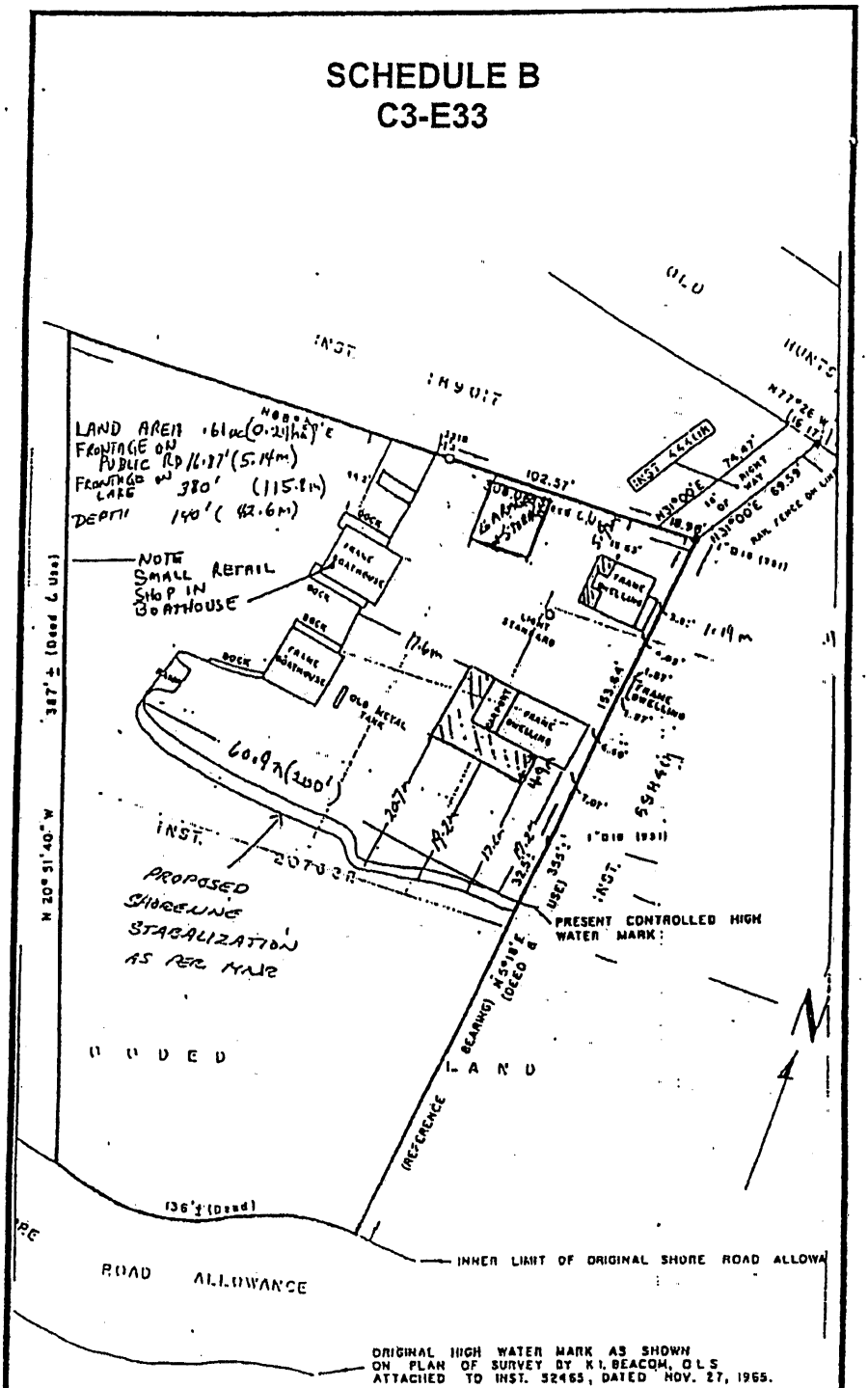
848-007-007 (LEVERDINGEN)

SCHEDULE B
RU-E29



DETAILED MAP
ROLL NO. 010-009-028

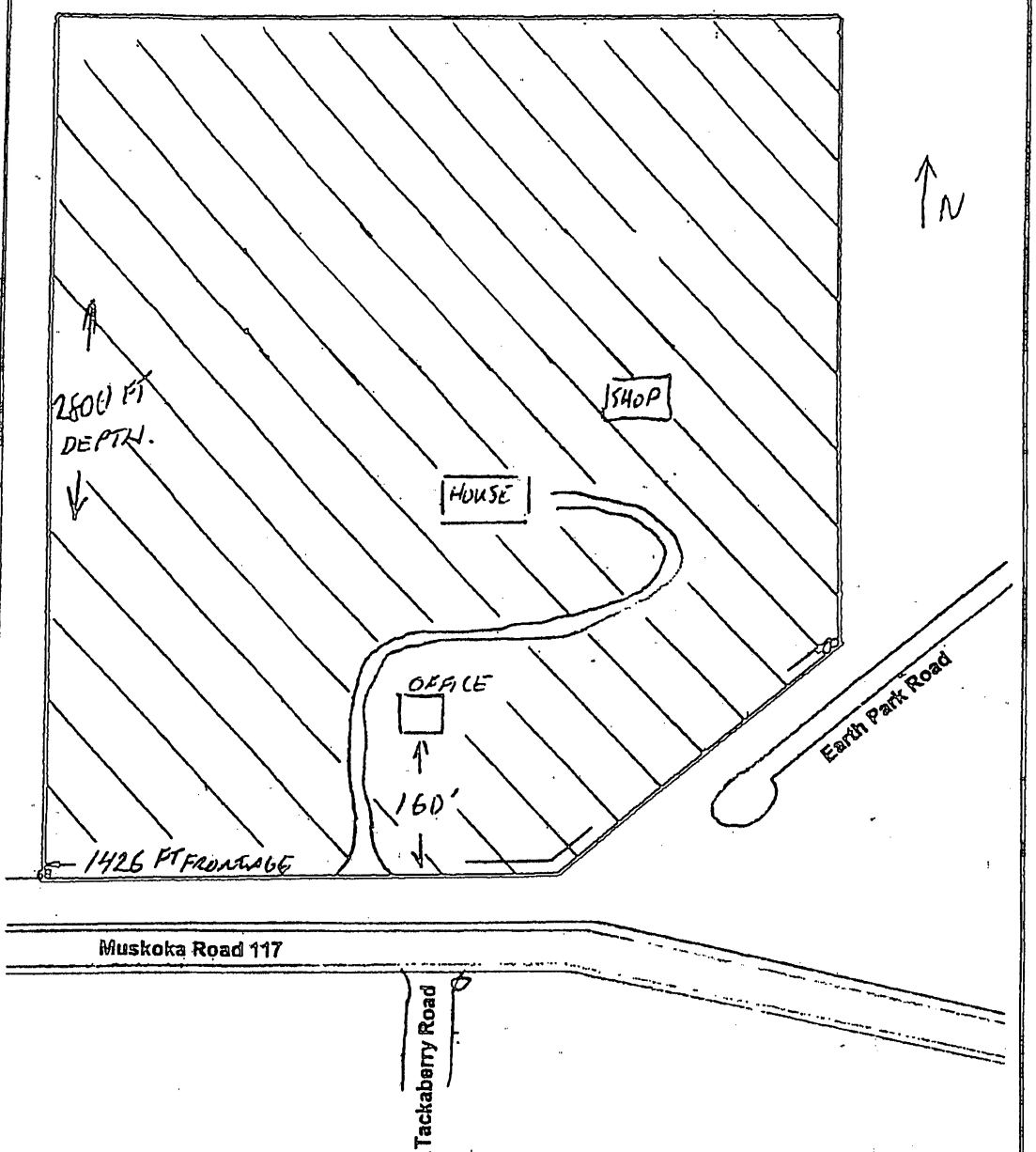
SCHEDULE B
C3-E33



Roll 1-008-065

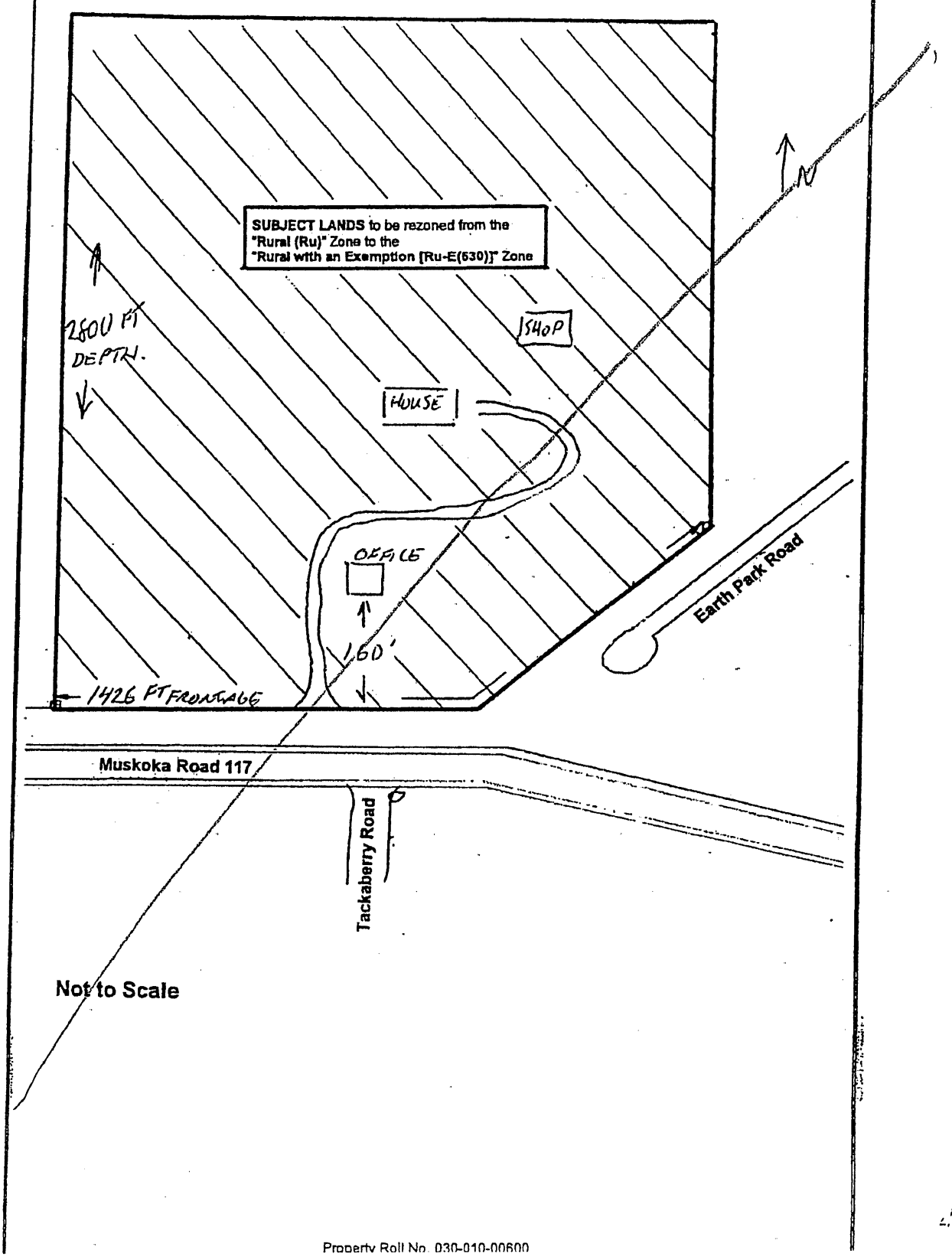
DETAILED MAP

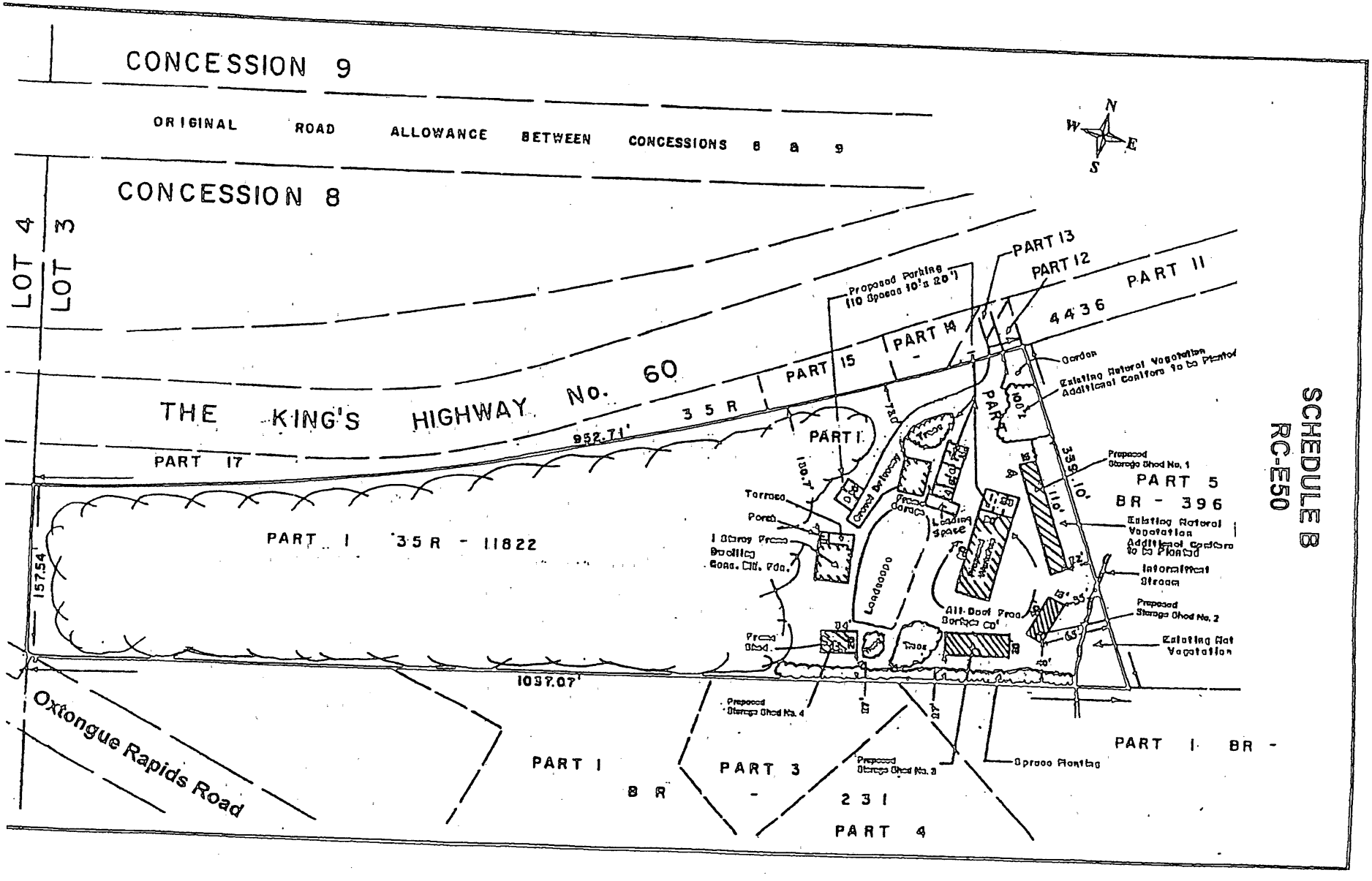
SCHEDULE B
RU-E38



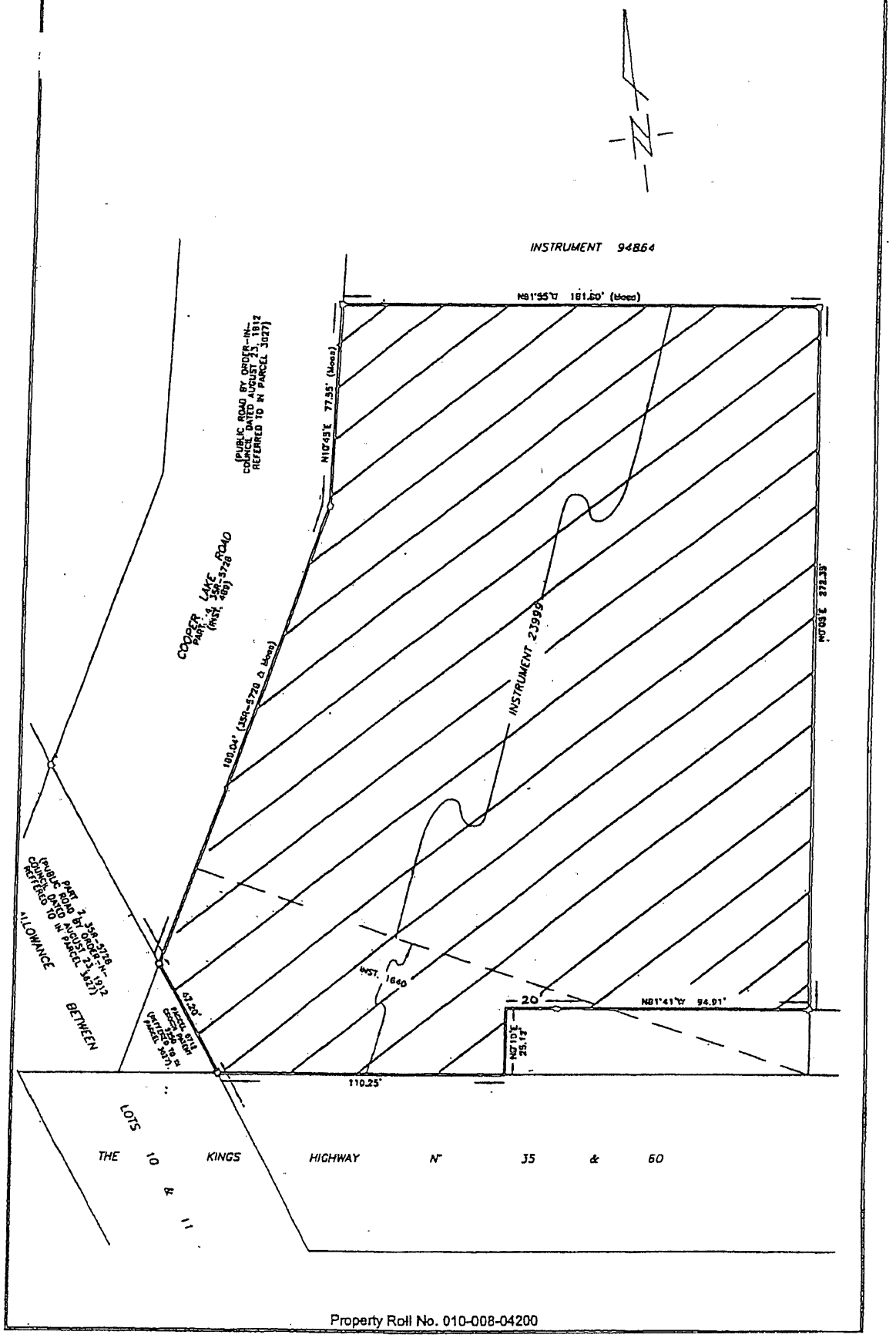
Not to Scale

SCHEDULE B
RC-E49



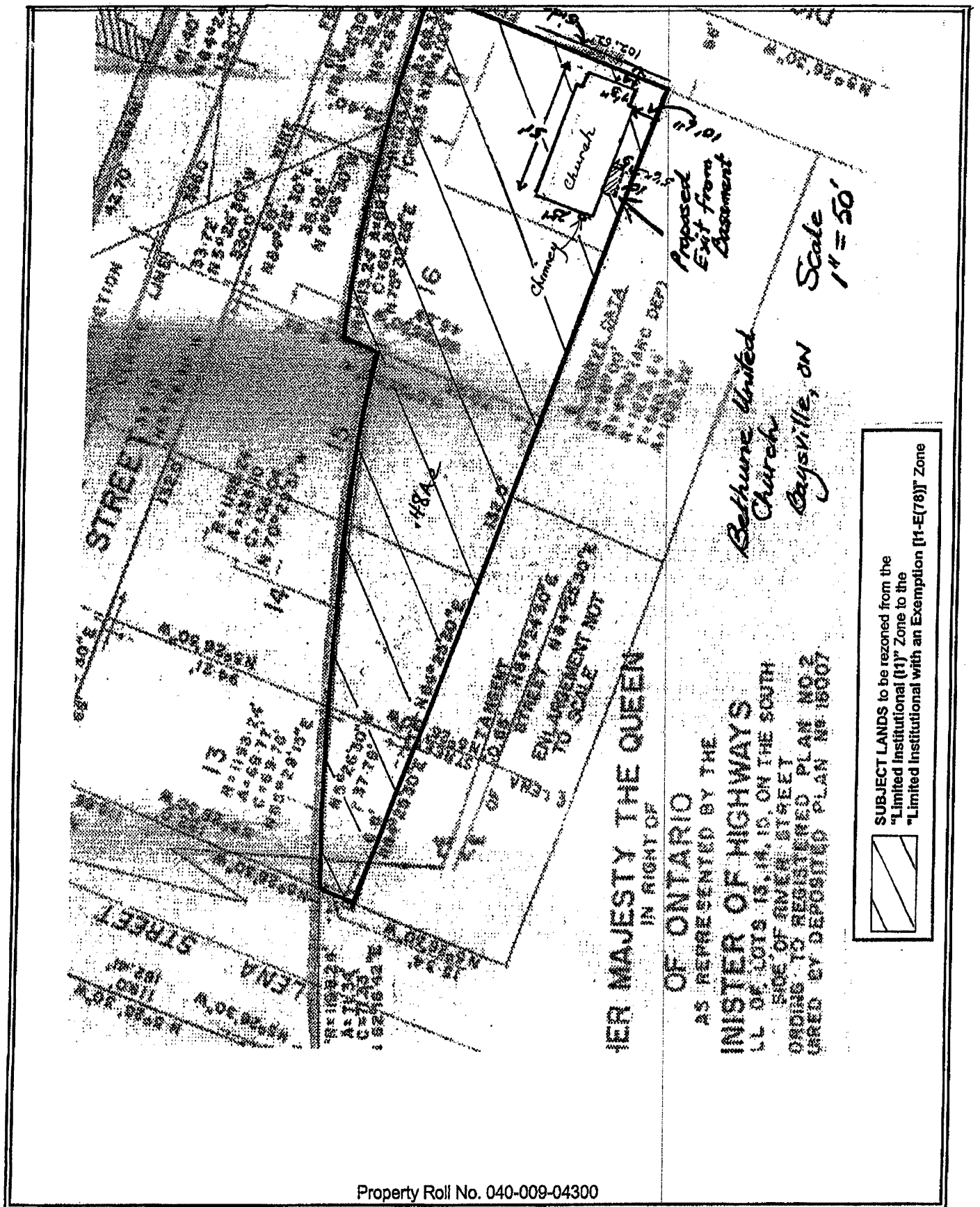

CONCESSION 9
ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 8 & 9
CONCESSION 8
LOT 4
LOT 3
THE KING'S HIGHWAY NO. 60
952.71'
PART 17
PART 15
PART 14
PART 13
PART 12
PART 11
4436
PART 1
35 R - 11822
157.54'
1037.07'
Oxtongue Rapids Road
PART 1
8 R - 231
PART 3
PART 4
PART 5
BR - 396
PART 1 BR -
Proposed Parking 110 Spaces 10' x 20'
Garden
Existing Natural Vegetation Additional Conifers to be Planted
Proposed Storage Shed No. 1
Existing Natural Vegetation Additional Conifers to be Planted
Informal Trail
Proposed Storage Shed No. 2
Existing Hot Vegetation
Proposed Storage Shed No. 4
Proposed Storage Shed No. 3
Spruce Planting
Terrace
Porch
1 Storey Frame Dwelling Cont. Pdn.
Frame Shed
Loading Space
All Dust Proof Surface Cot
Trees
SCHEDULE B
RC-E50

SCHEDULE B
C1-E51



Property Roll No. 010-008-04200

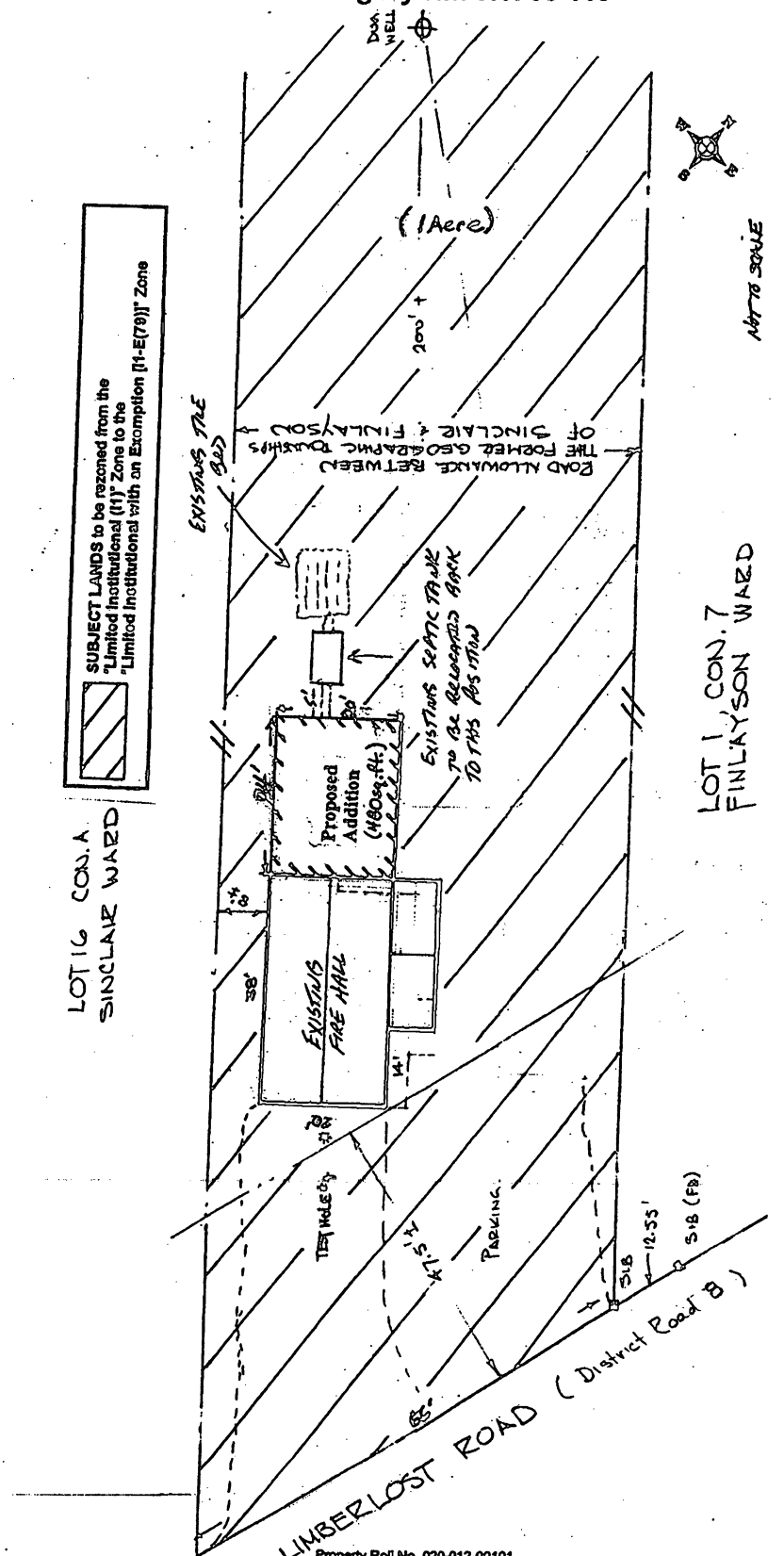
51



Property Roll No. 040-009-04300

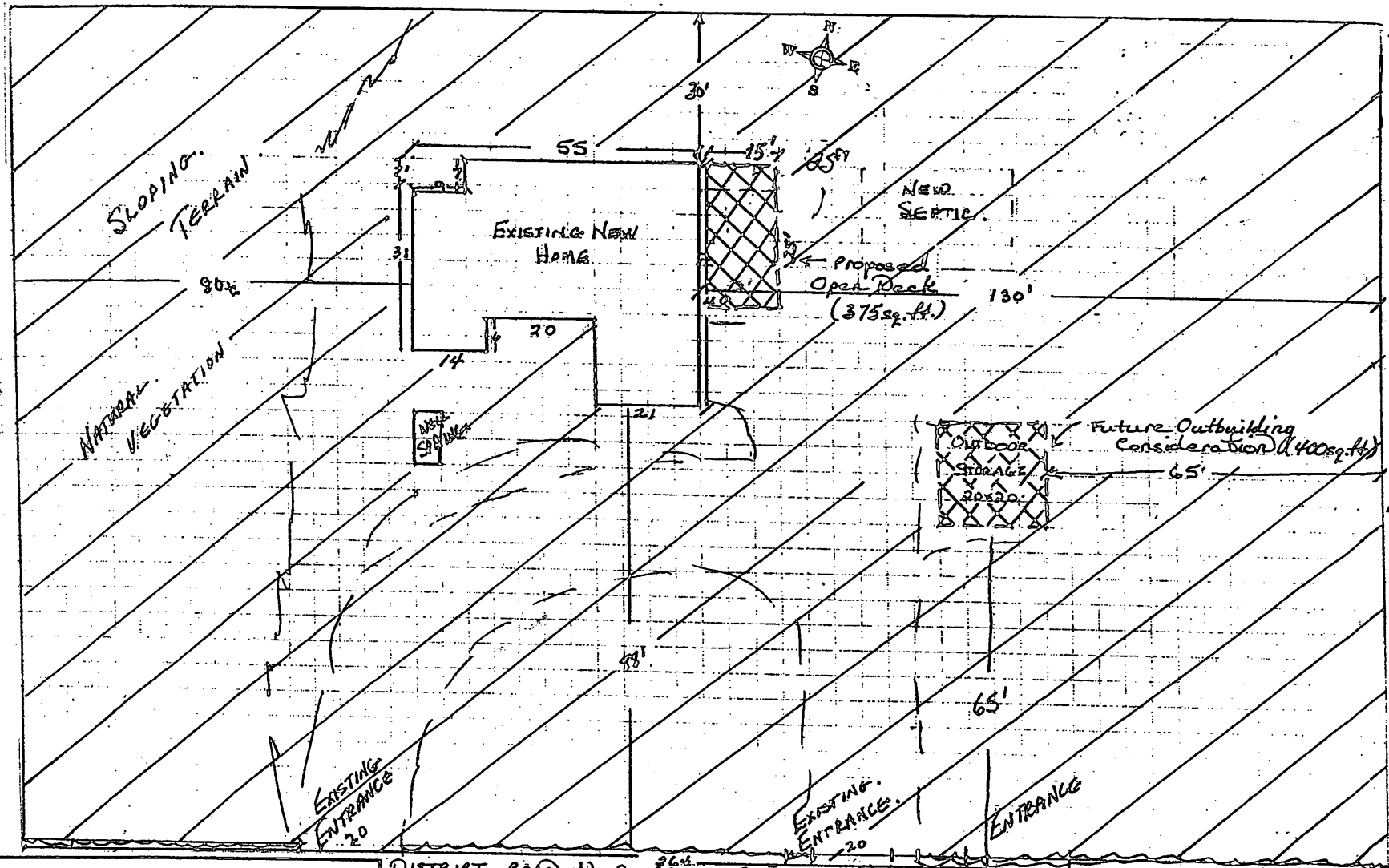
SCHEDULE B
I1-E78

SCHEDULE "B
Zoning By-law No. 05-118



Property Roll No. 020-012-00101

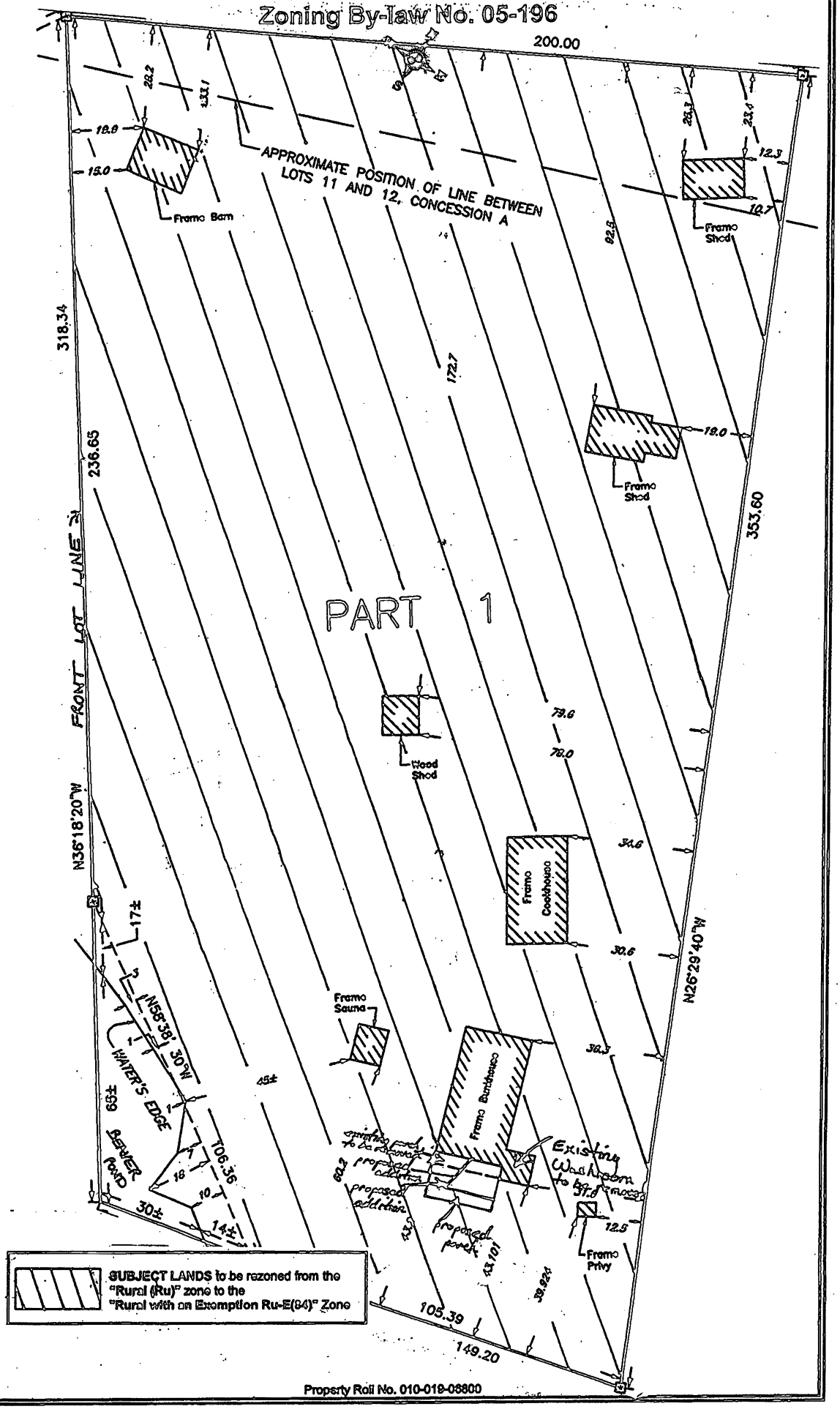
SCHEDULE "B"
Zoning By-law No. 05-139



SUBJECT LANDS to be rezoned from the "Rural Residential (RR)" Zone to the "Rural Residential with an Exemption [RR-E(30)" Zone

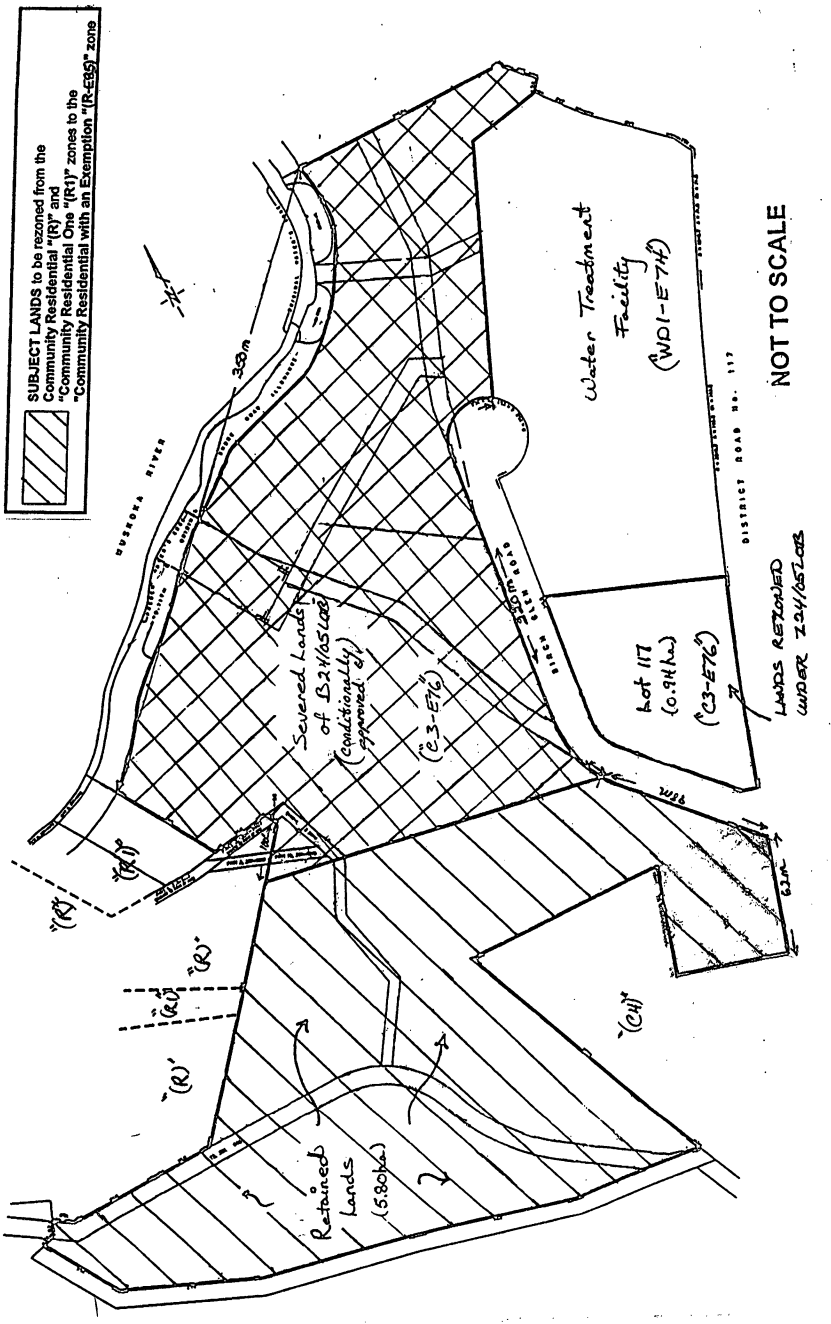
Property Roll No. 019-007-07500

SCHEDULE "B"
Zoning By-law No. 05-196



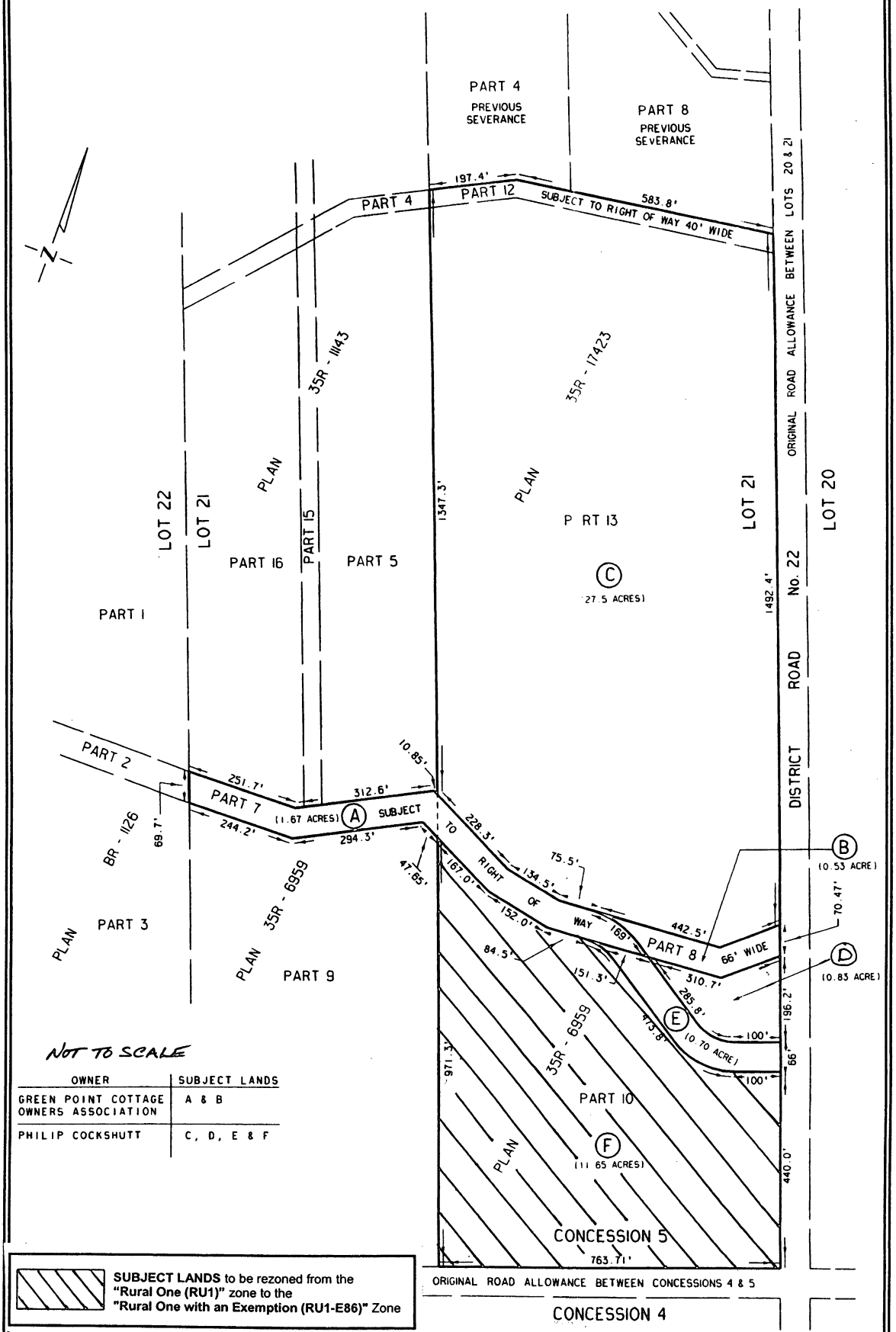
Property Roll No. 010-019-06800

SCHEDULE "B"
Zoning By-law No. 06-91



Property Roll No. 040-007-02500

SCHEDULE "B"
Zoning By-law No. 06-88



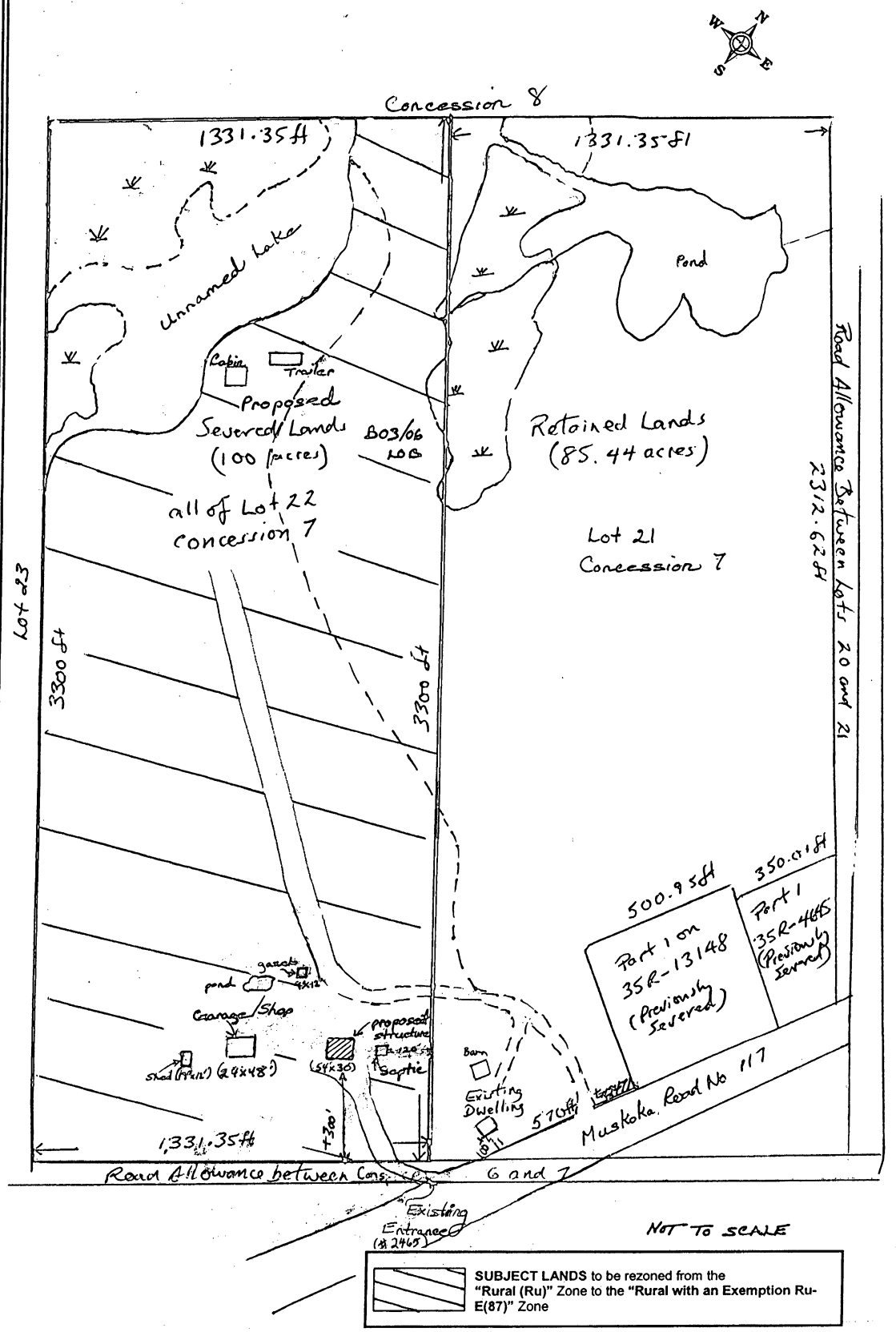
NOT TO SCALE

OWNER	SUBJECT LANDS
GREEN POINT COTTAGE OWNERS ASSOCIATION	A & B
PHILIP COCKSHUTT	C, D, E & F

SUBJECT LANDS to be rezoned from the **"Rural One (RU1)"** zone to the **"Rural One with an Exemption (RU1-E86)"** Zone

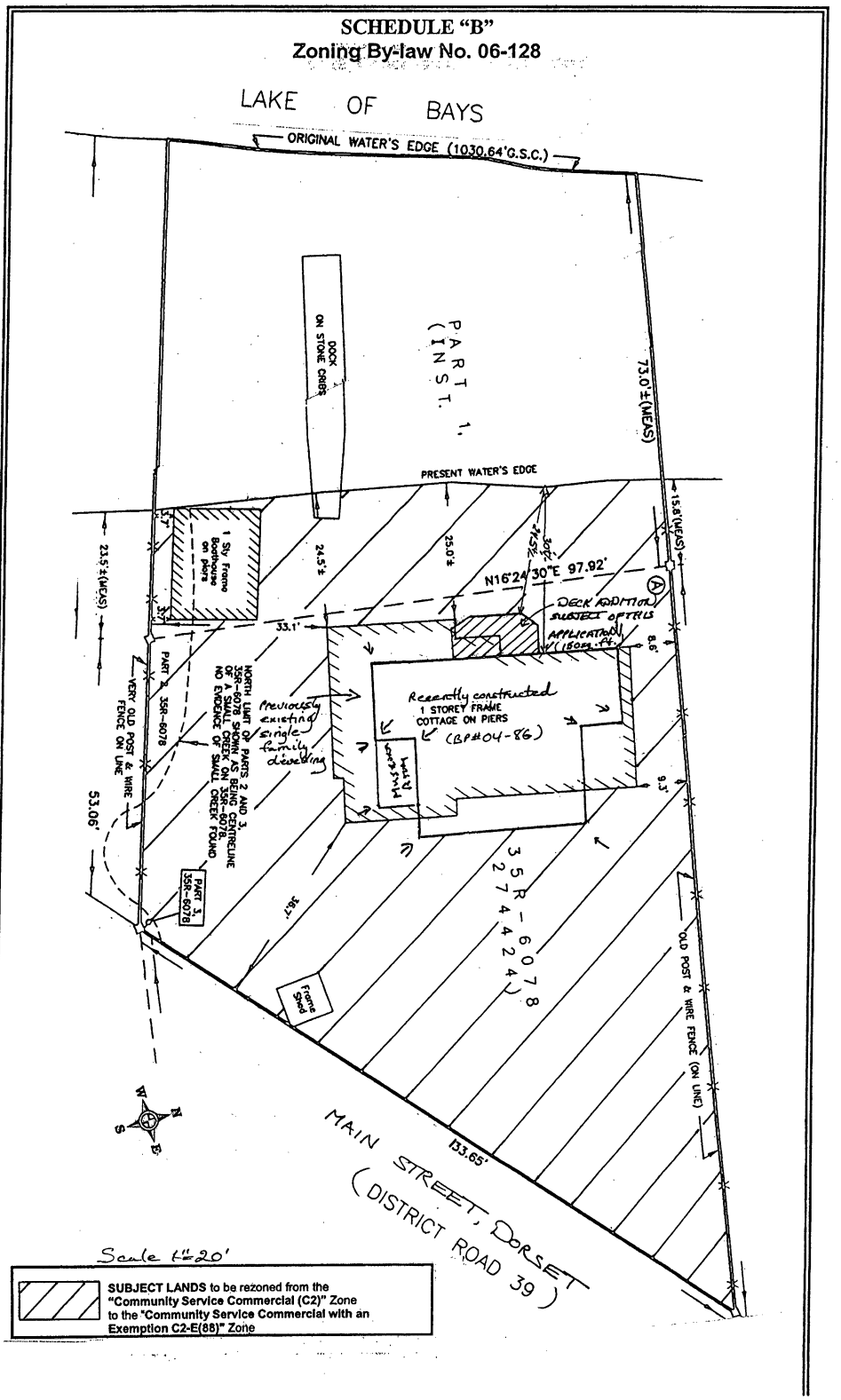
Property Roll Nos. 010-015-00105 & 00102

SCHEDULE "B"
Zoning By-law No. 06-113

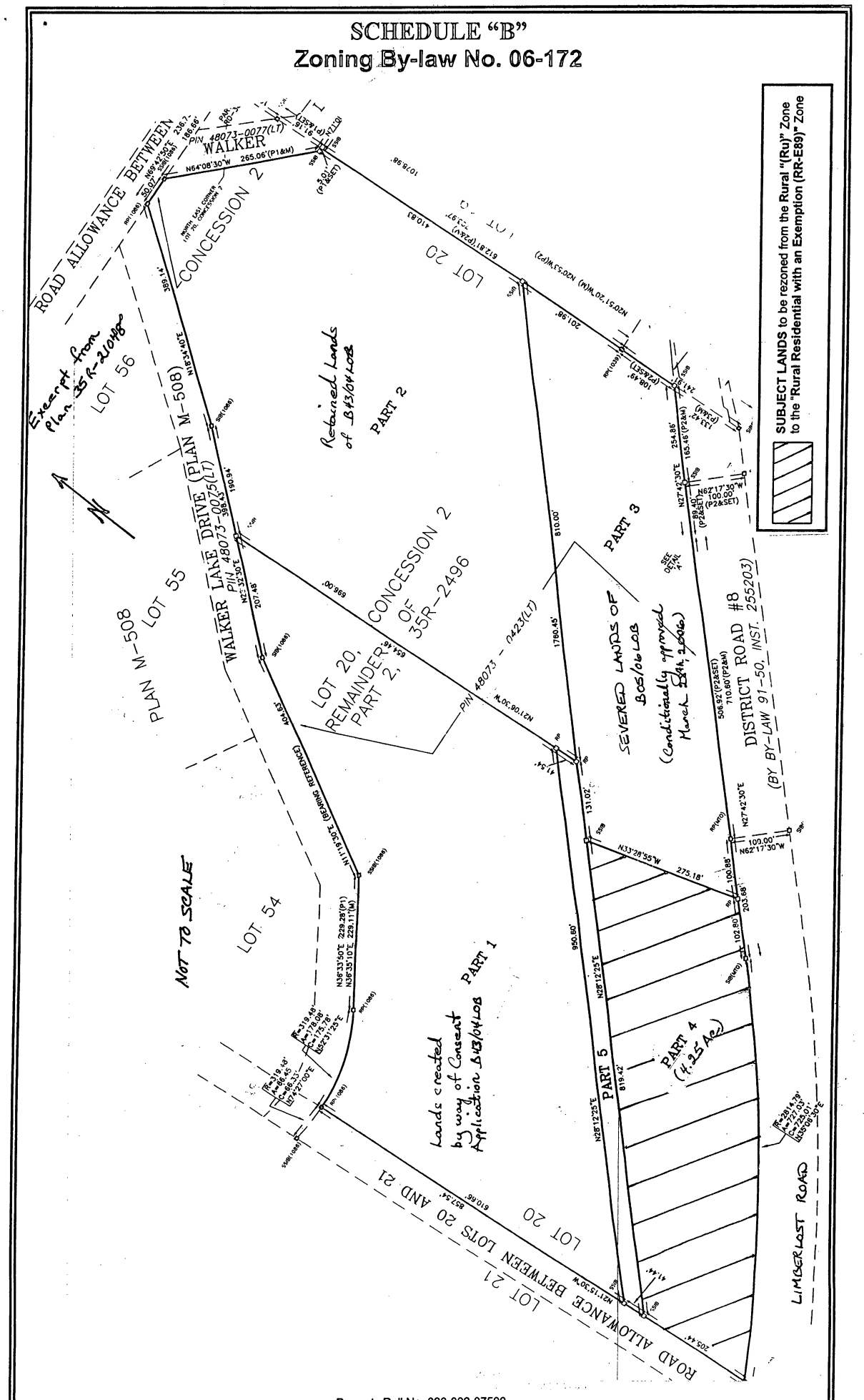


Property Roll No. 040-010-00100

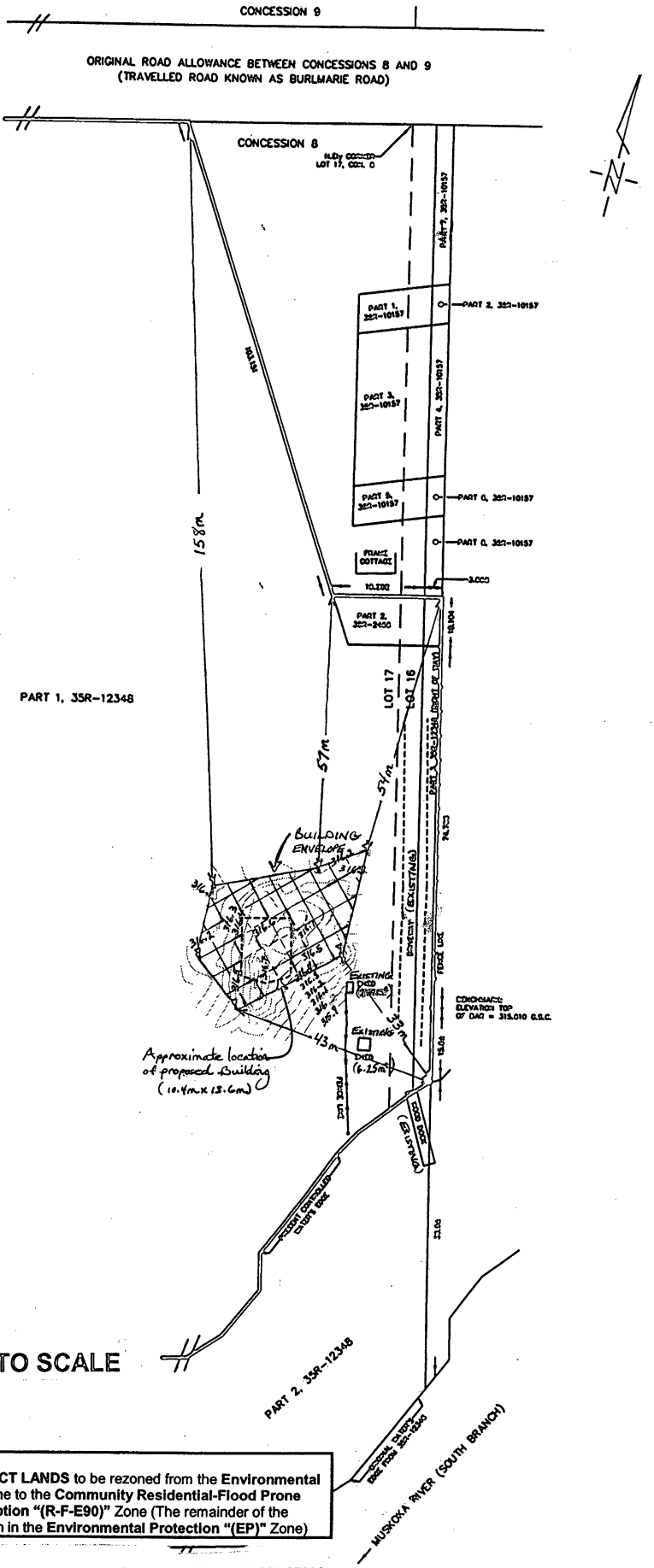
SCHEDULE "B"
Zoning By-law No. 06-128



SCHEDULE "B"
Zoning By-law No. 06-172



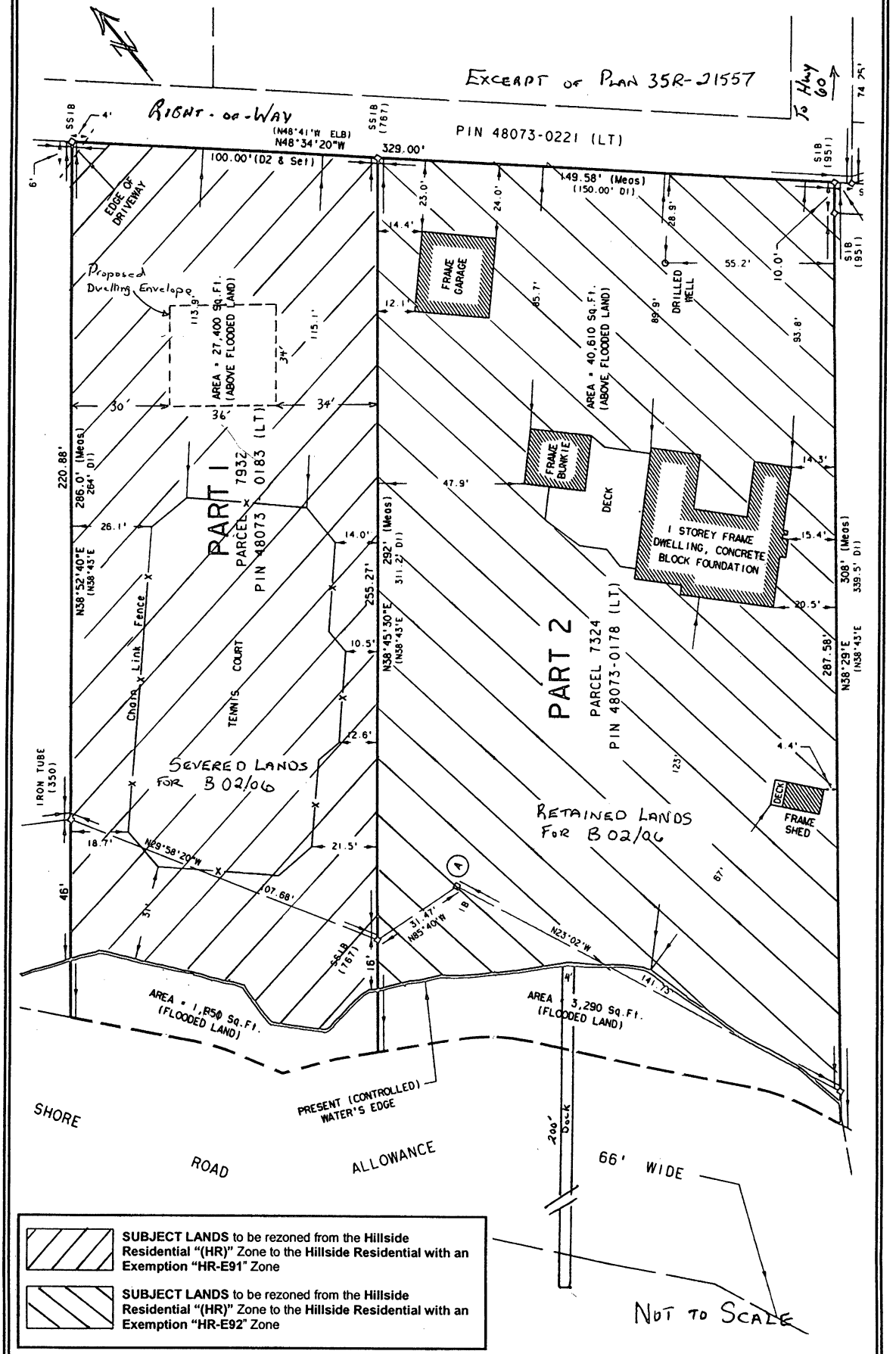
SCHEDULE "B"
Zoning By-law No. 07-01



PORTION OF SUBJECT LANDS to be rezoned from the **Environmental Protection "(EP)"** Zone to the **Community Residential-Flood Prone Lands with an Exemption "(R-F-E90)"** Zone (The remainder of the subject lands to remain in the **Environmental Protection "(EP)"** Zone)

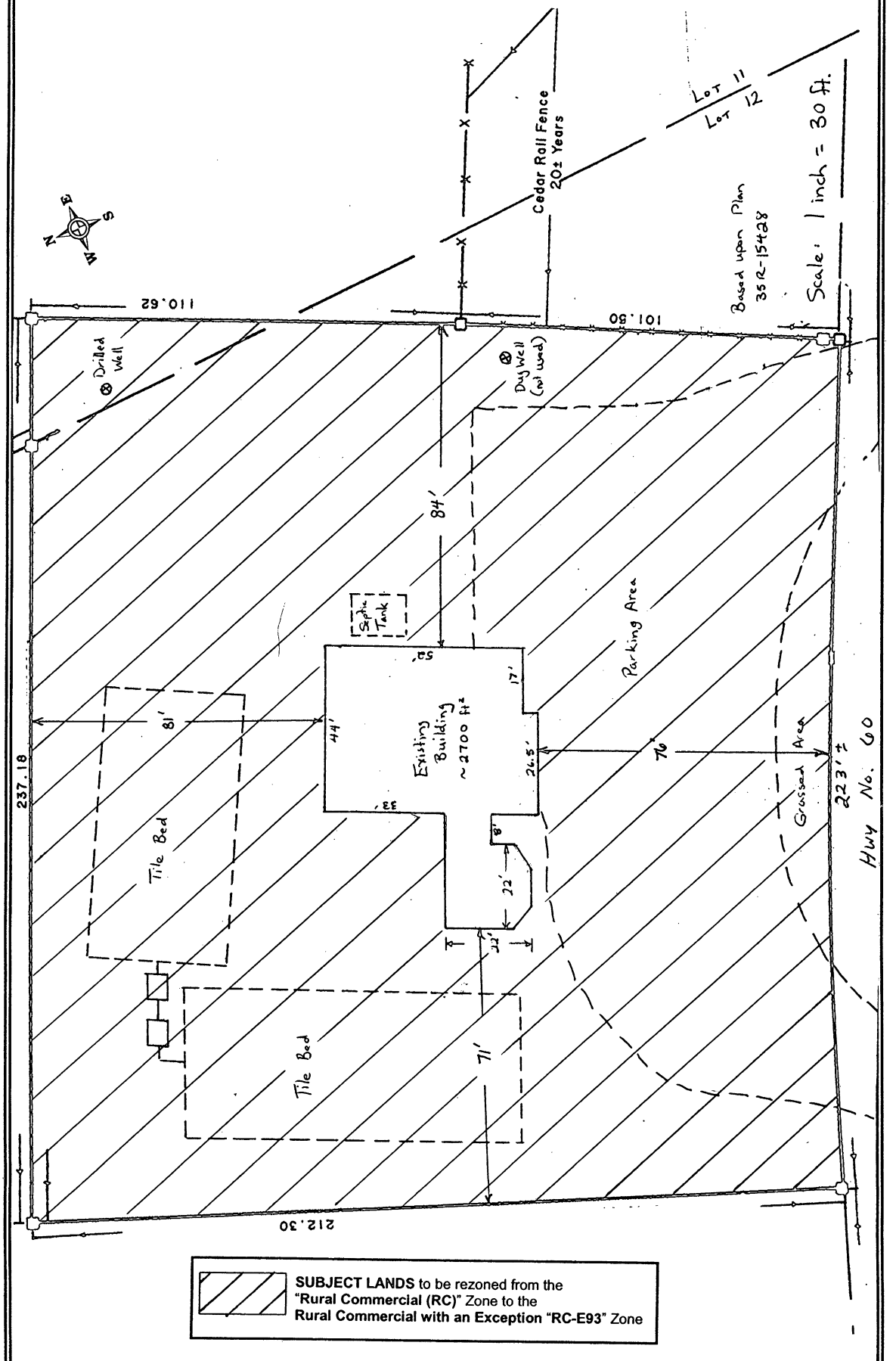
Property Roll No. 040-008-07800

SCHEDULE "B"
Zoning By-law No. 07-56



Property Roll No. 020-001-01700

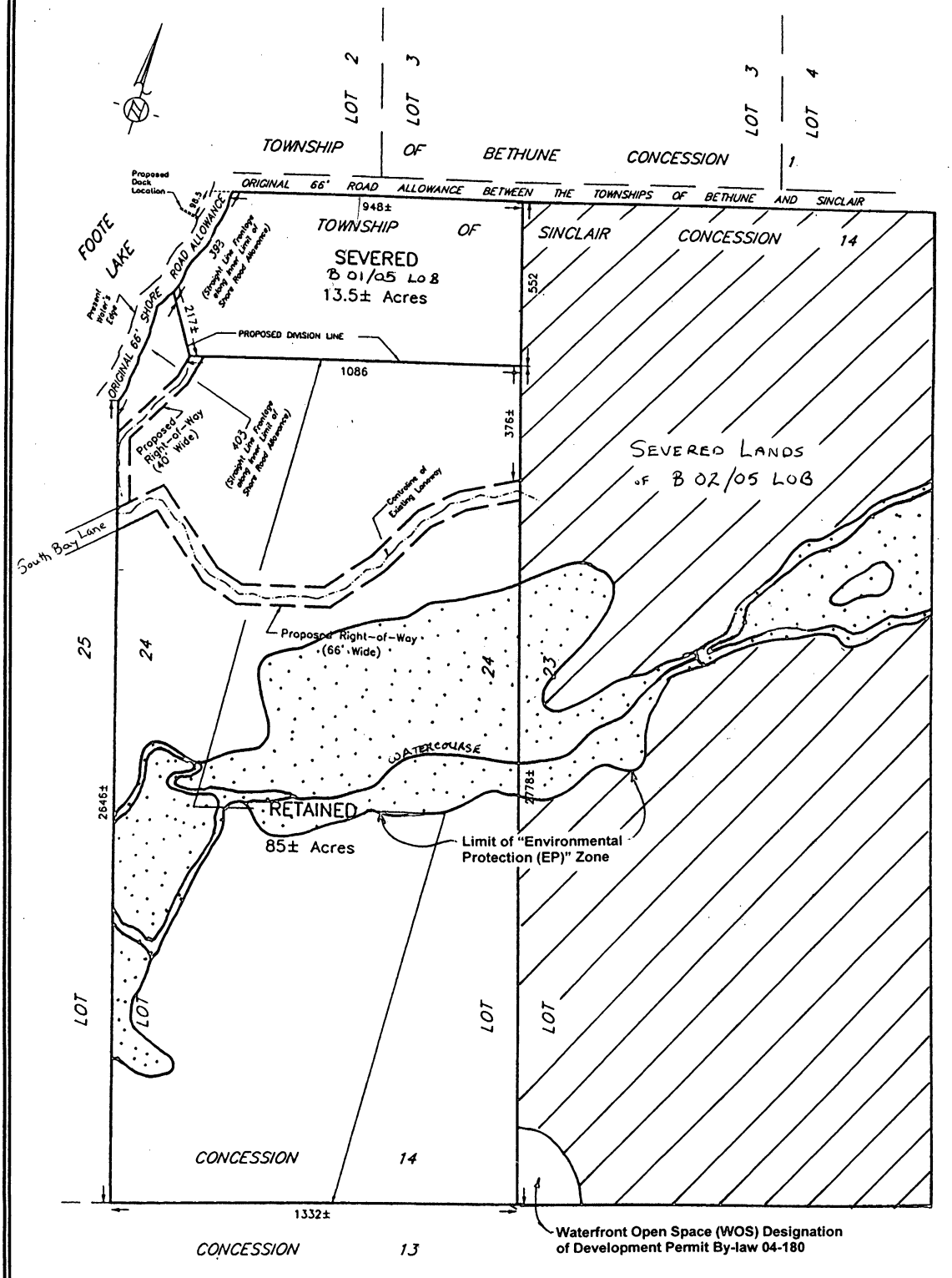
SCHEDULE "B"
Zoning By-law No. 07-55



SUBJECT LANDS to be rezoned from the "**Rural Commercial (RC)**" Zone to the **Rural Commercial with an Exception "RC-E93"** Zone

Property Roll No. 010-008-00600

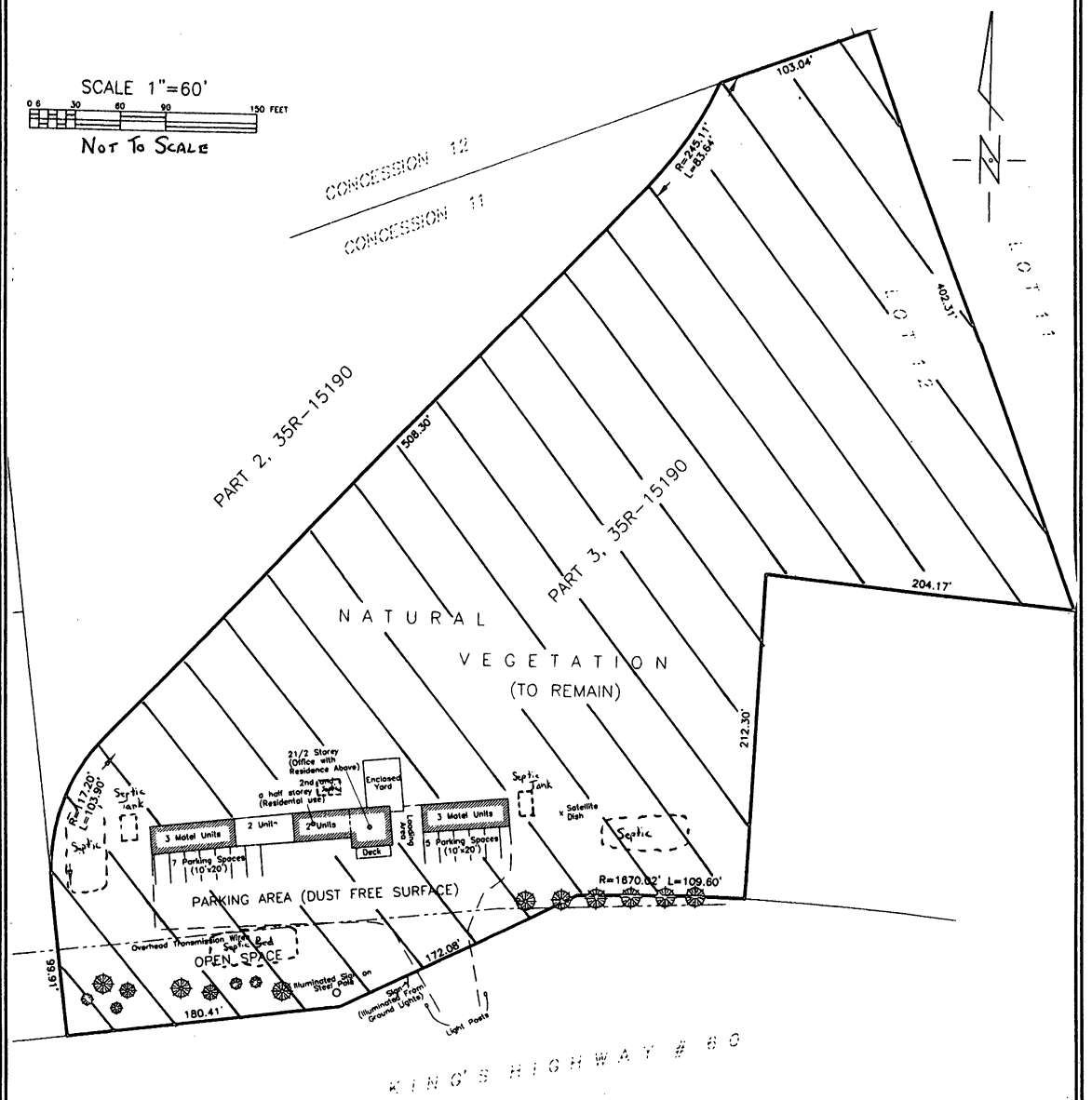
SCHEDULE "B"
Zoning By-law No. 07-69



SUBJECT LANDS to be rezoned from the **"Rural (Ru)"** Zone to the **"Rural with an Exception RU-E94"** Zone

Property Roll No. 020-010-12000

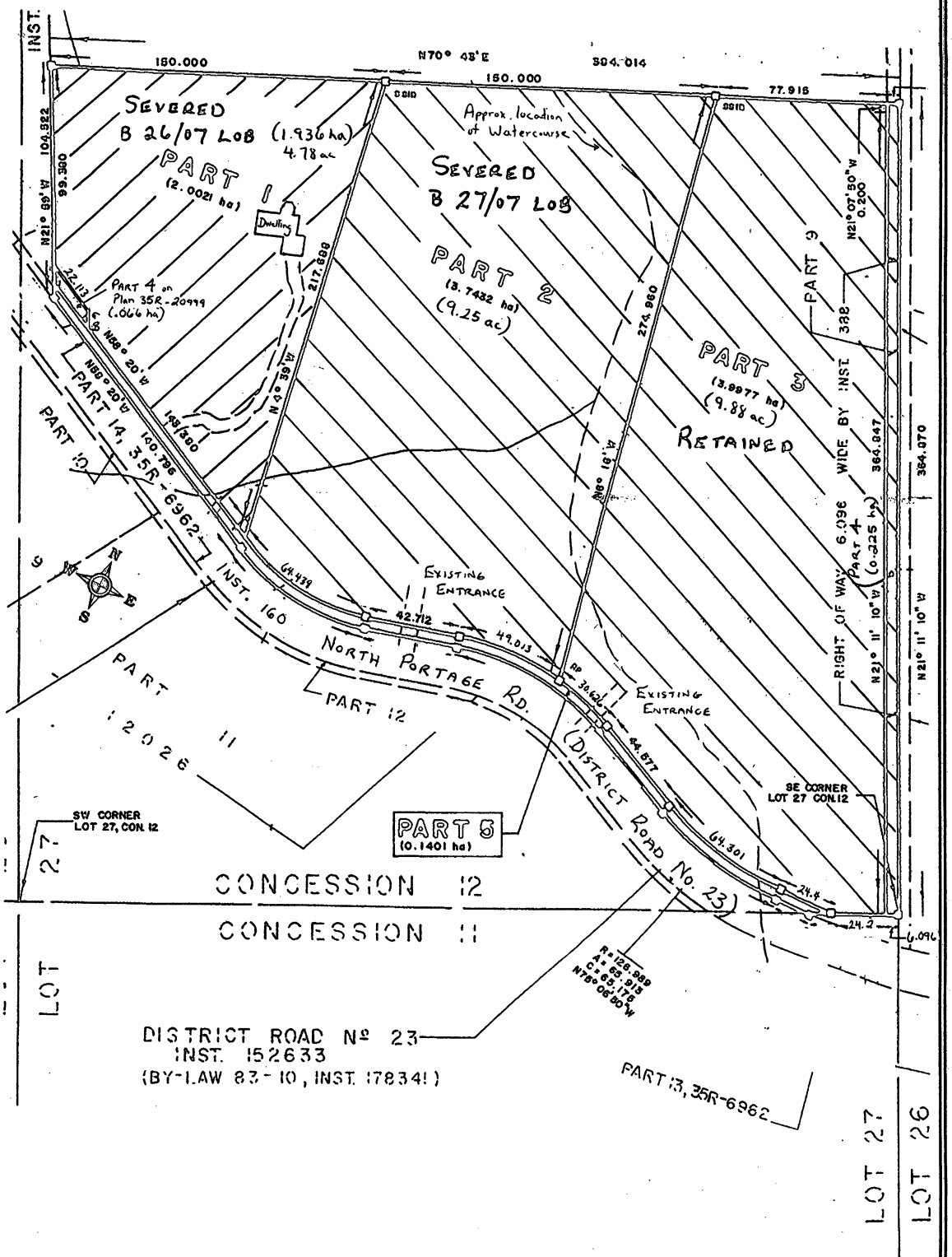
SCHEDULE "B"
Zoning By-law No. 07-128



SUBJECT LANDS to be rezoned from the **"Rural Commercial (RC)"** Zone to the **"Rural Commercial with an Exception RC-E95"** Zone

Property Roll No. 010-008-00300

SCHEDULE 'A'
By-law No. 07-155



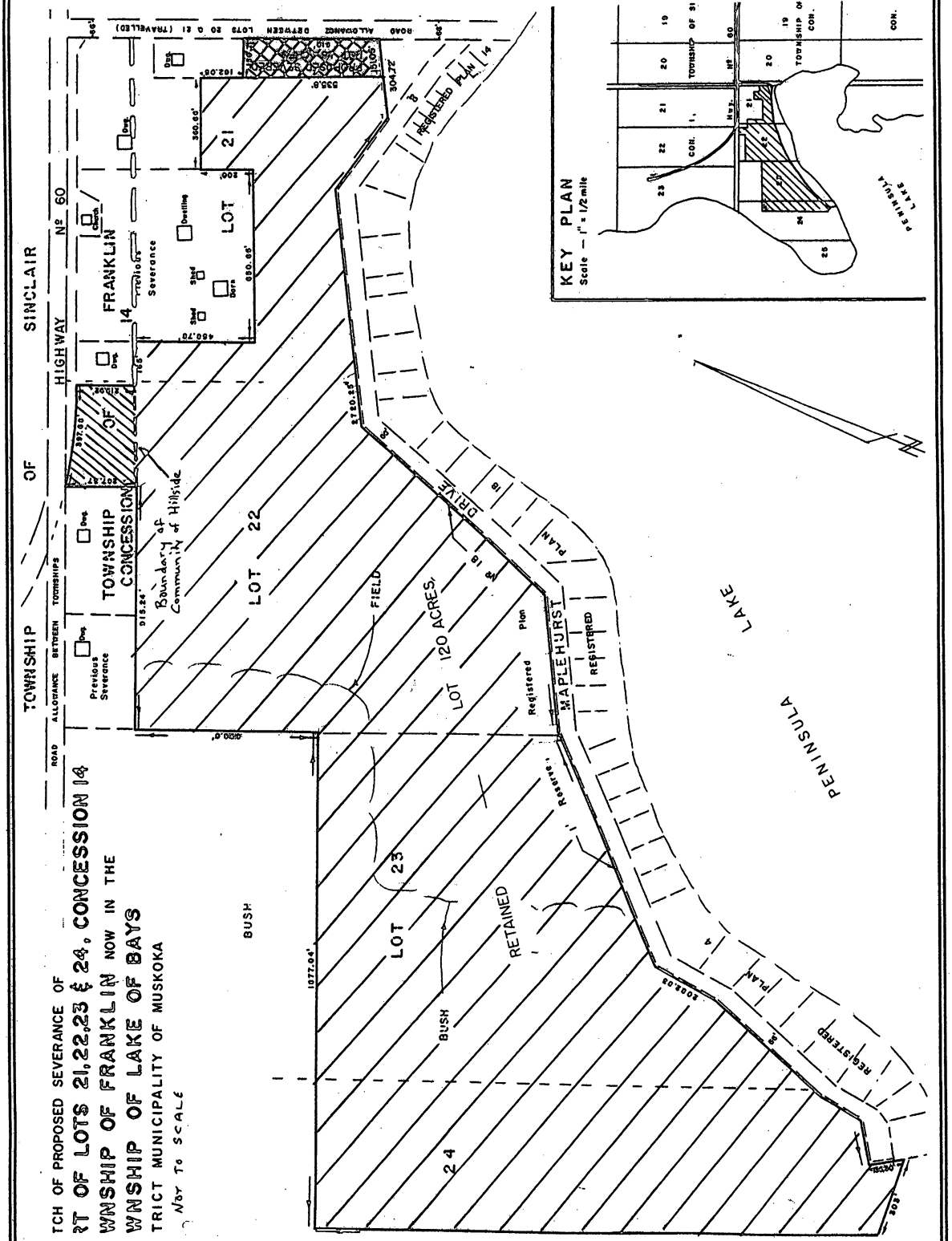
SUBJECT LANDS to be rezoned from the **Rural One "(RU1)" Zone** to the **Rural Residential with an Exception "(RR-E96)"** Zone

SUBJECT LANDS to be rezoned from the **Rural One "(RU1)" Zone** to the **Rural Residential "(RR)"** Zone

Property Roll No. 010-003-05102

SCHEDULE "B"

By-law Amendment No. 08-16



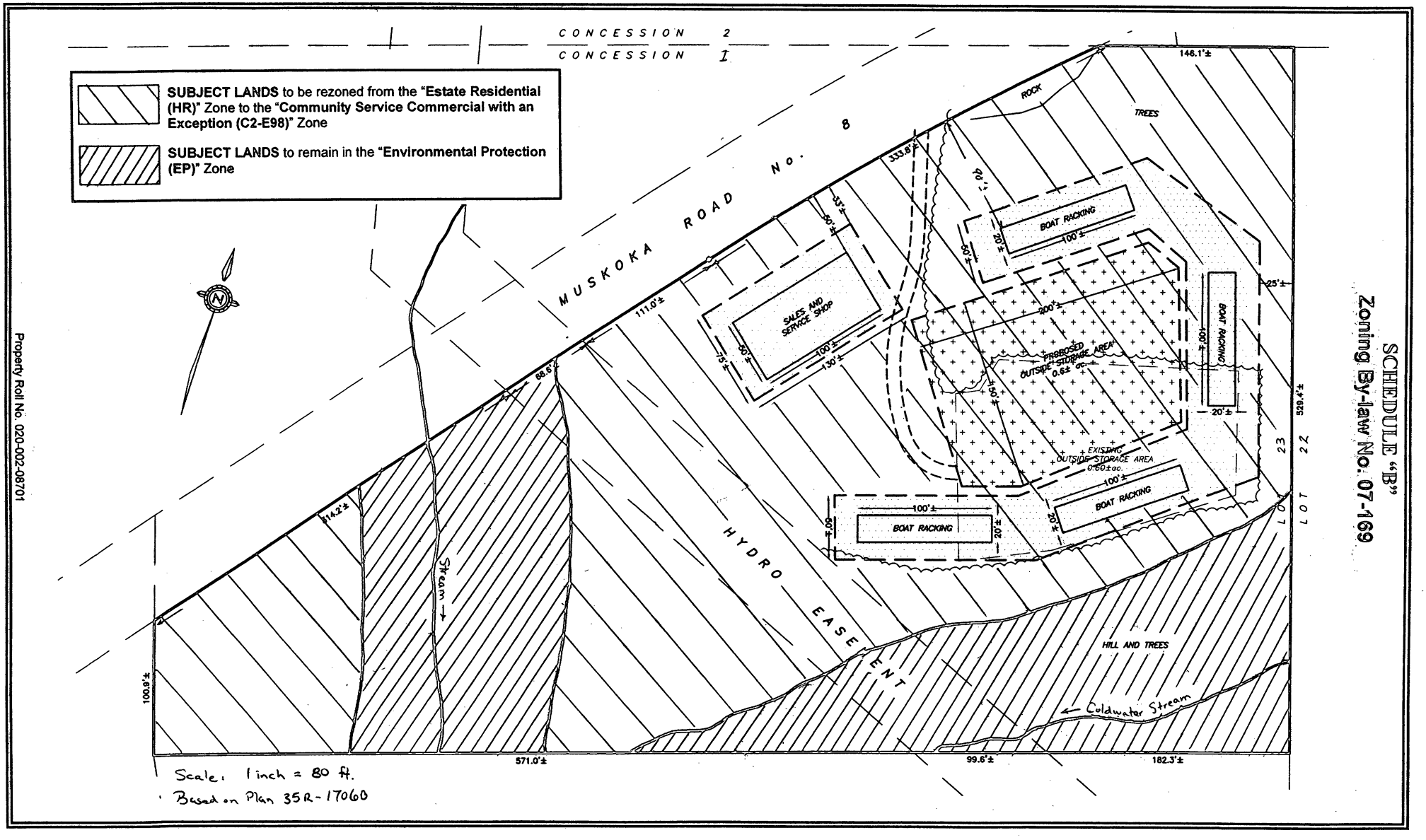
TCH OF PROPOSED SEVERANCE OF
RT OF LOTS 21, 22, 23 & 24, CONCESSION 14
WNSHIP OF FRANKLIN NOW IN THE
WNSHIP OF LAKE OF BAYS
TRICT MUNICIPALITY OF MUSKOKA
Not to Scale

SUBJECT LANDS to be re-designated from the **Waterfront Residential "(WR)"** Development Permit Area to the **Waterfront Environmental Protection "WEP"** Development Permit Area (By-law 04-180)

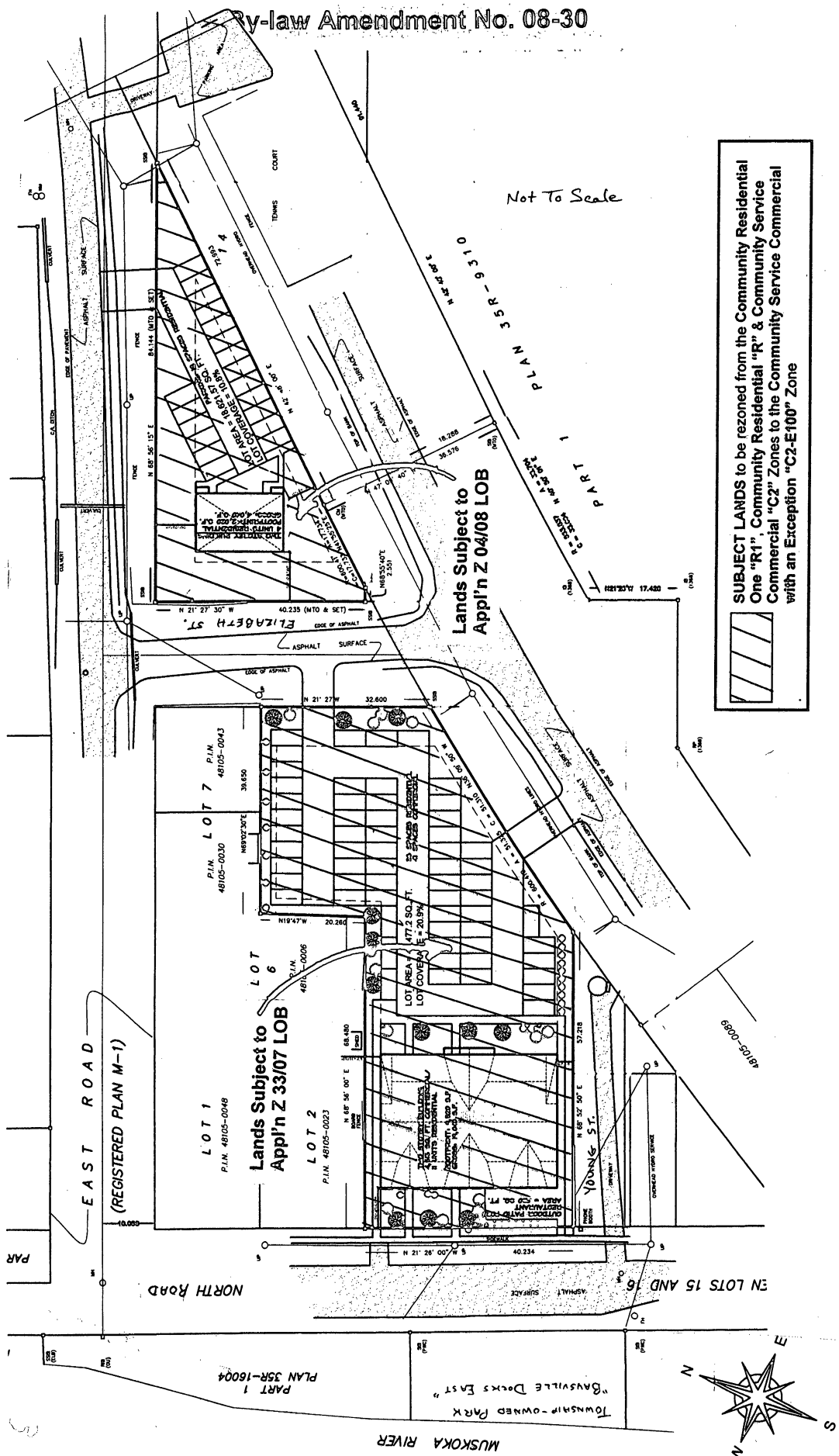
SUBJECT LANDS to be rezoned from the **Estate Residential "ER"** Zone to the **Environmental Protection "EP"** Zone (By-law 04-181)

SUBJECT LANDS to be re-designated from the **Waterfront Residential "(WR)"** Development Permit Area to the **Open Space with an Exception "OS-E97"** Zone (By-law 04-181)

Property Roll No. 010-006-02803

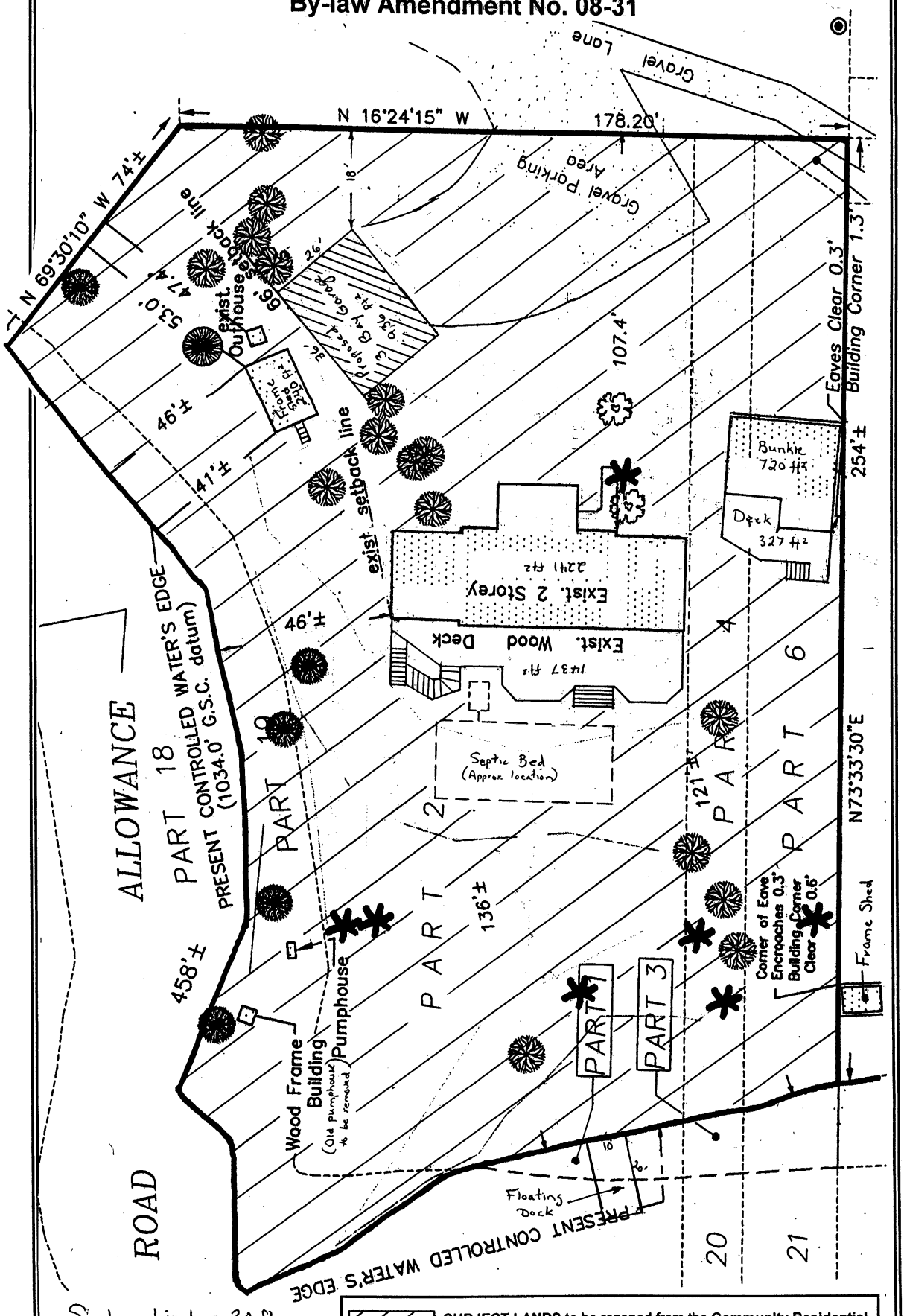

SCHEDULE "B"
Zoning By-law No. 07-169
SUBJECT LANDS to be rezoned from the "Estate Residential (HR)" Zone to the "Community Service Commercial with an Exception (C2-E98)" Zone
SUBJECT LANDS to remain in the "Environmental Protection (EP)" Zone
CONCESSION 2
CONCESSION 1
MUSKOKA ROAD No. 8
HYDRO EASEMENT
SALES AND SERVICE SHOP
BOAT RACKING
PROPOSED OUTSIDE STORAGE AREA 0.6± ac.
EXISTING OUTSIDE STORAGE AREA 0.60±ac.
ROCK
TREES
HILL AND TREES
Stream
Coldwater Stream
LOT 22
LOT 23
146.1'±
333.8'±
111.0'±
68.6'±
114.2'±
100.9'±
571.0'±
99.6'±
182.3'±
529.4'±
Scale: 1 inch = 80 ft.
Based on Plan 35R-17060
Property Roll No. 020-002-08701

SCHEDULE "B"
By-law Amendment No. 08-30



Property Roll No. 040-001-06800, 07000, 07500, 07501 & 07600

SCHEDULE "B"
By-law Amendment No. 08-31



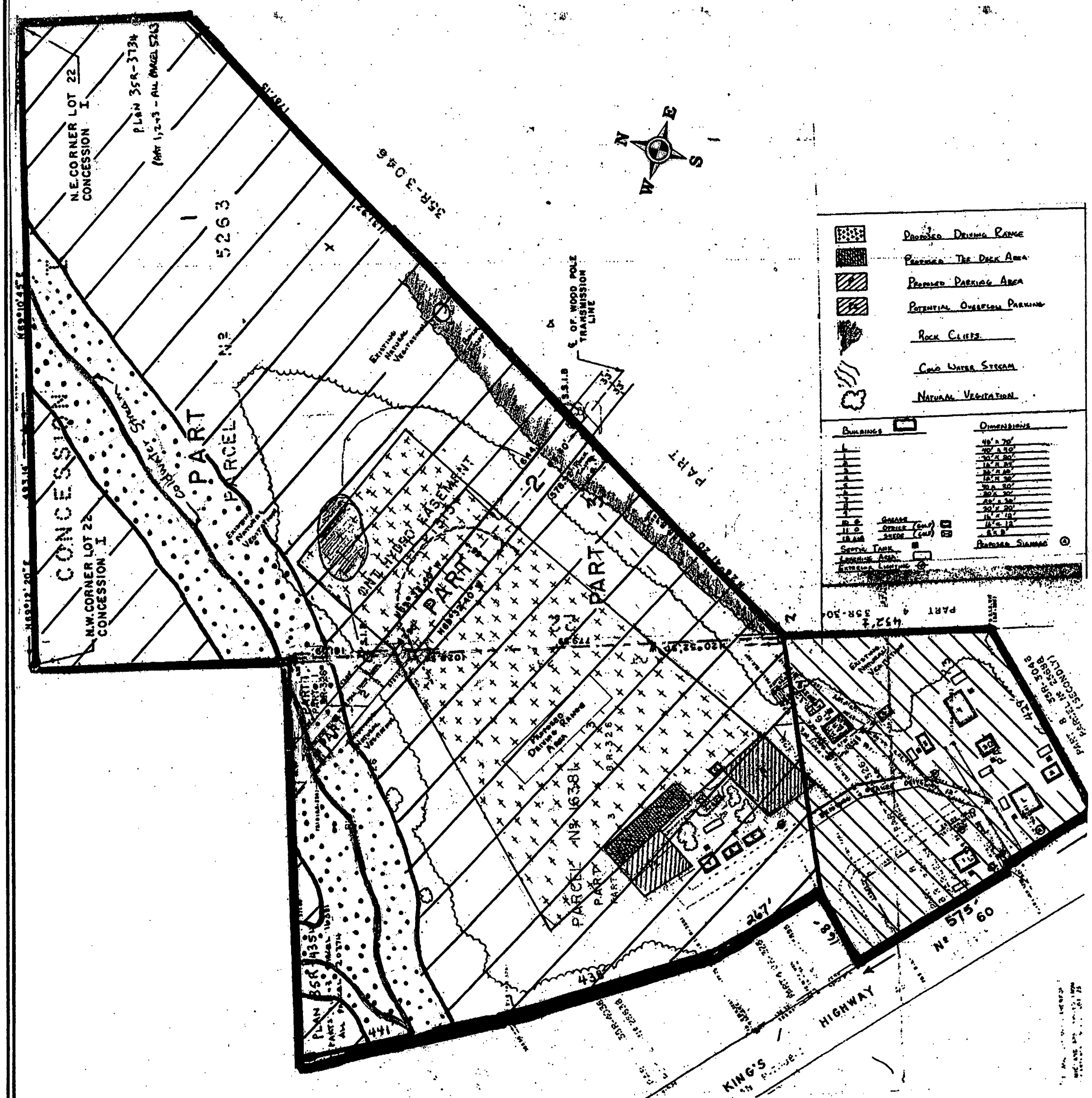
Scale: 1 inch = 30 ft

Excerpt of Plan 35R-16162

SUBJECT LANDS to be rezoned from the **Community Residential One "R1"** Zone to the **Community Residential One with an Exception "R1-E101"** Zone

Property Roll No. 010-011-03200

SCHEDULE "B"
Zoning By-law No. 08-67



(hatched)	**SUBJECT LANDS** to be rezoned from the **Hillside Estate Residential "(ER)"** Zone to the **Commercial Open Space with an Exception "(OS1-E102)"** Zone
(cross-hatched)	**SUBJECT LANDS** to be included in the **Community Tourist Commercial "(C3)"** Zone
(dotted)	**SUBJECT LANDS** to be remain in the **Environmental Protection "(EP)"** Zone

Property Roll No. 020-001-04400

SCHEDULE "B"
By-law Amendment No. 08-61

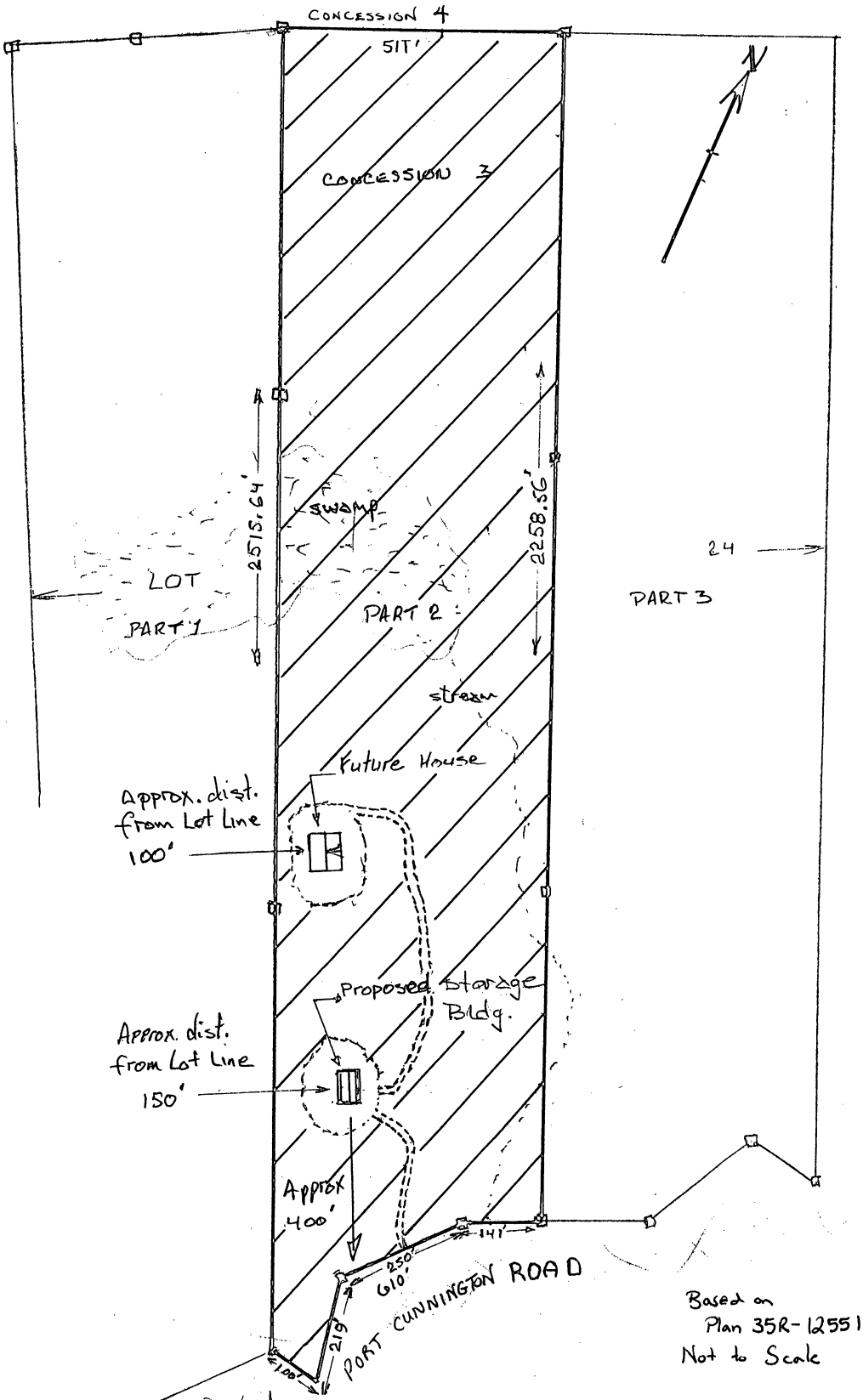
SUBJECT LANDS to be rezoned from the **Community Residential "(R)"** Zone to the **Community Residential One "(R1)"** Zone

SUBJECT LANDS to be rezoned from the **Community Residential One "(R1)"** Zone to the **Community Residential One with an Exception "(R1-E103)"** Zone

SUBJECT LANDS to be rezoned from the **Community Residential "(R)"** Zone to the **Community Residential with an Exception "(R-E104)"** Zone

Property Roll Nos. 040-007-049 & 05000

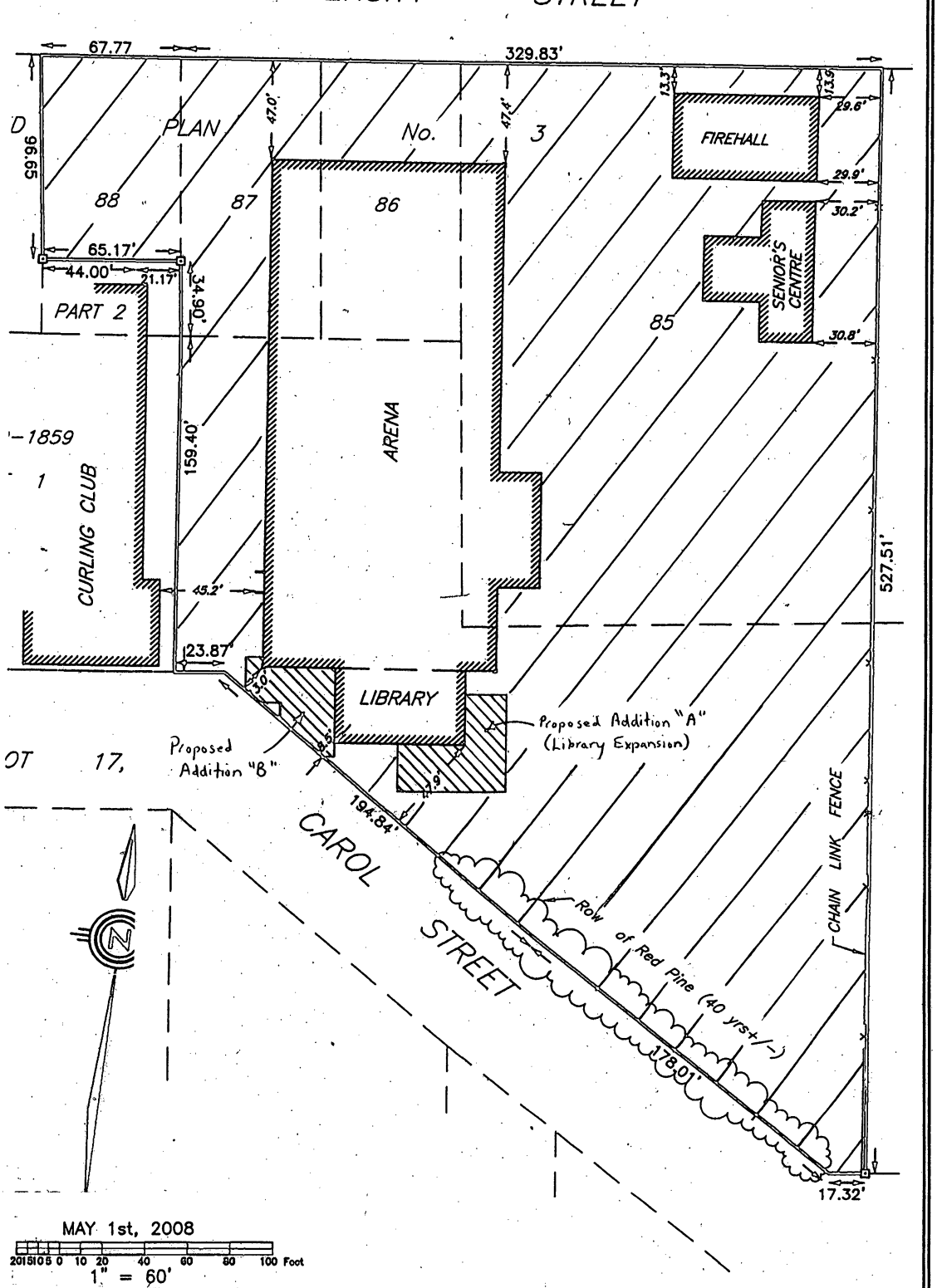
SCHEDULE "B"
Zoning By-law No. 08-73



SUBJECT LANDS to be rezoned from the **Rural "(RU)" Zone** to the **Rural with an Exception "(RU-E105)"** Zone

Property Roll No. 010-017-06201

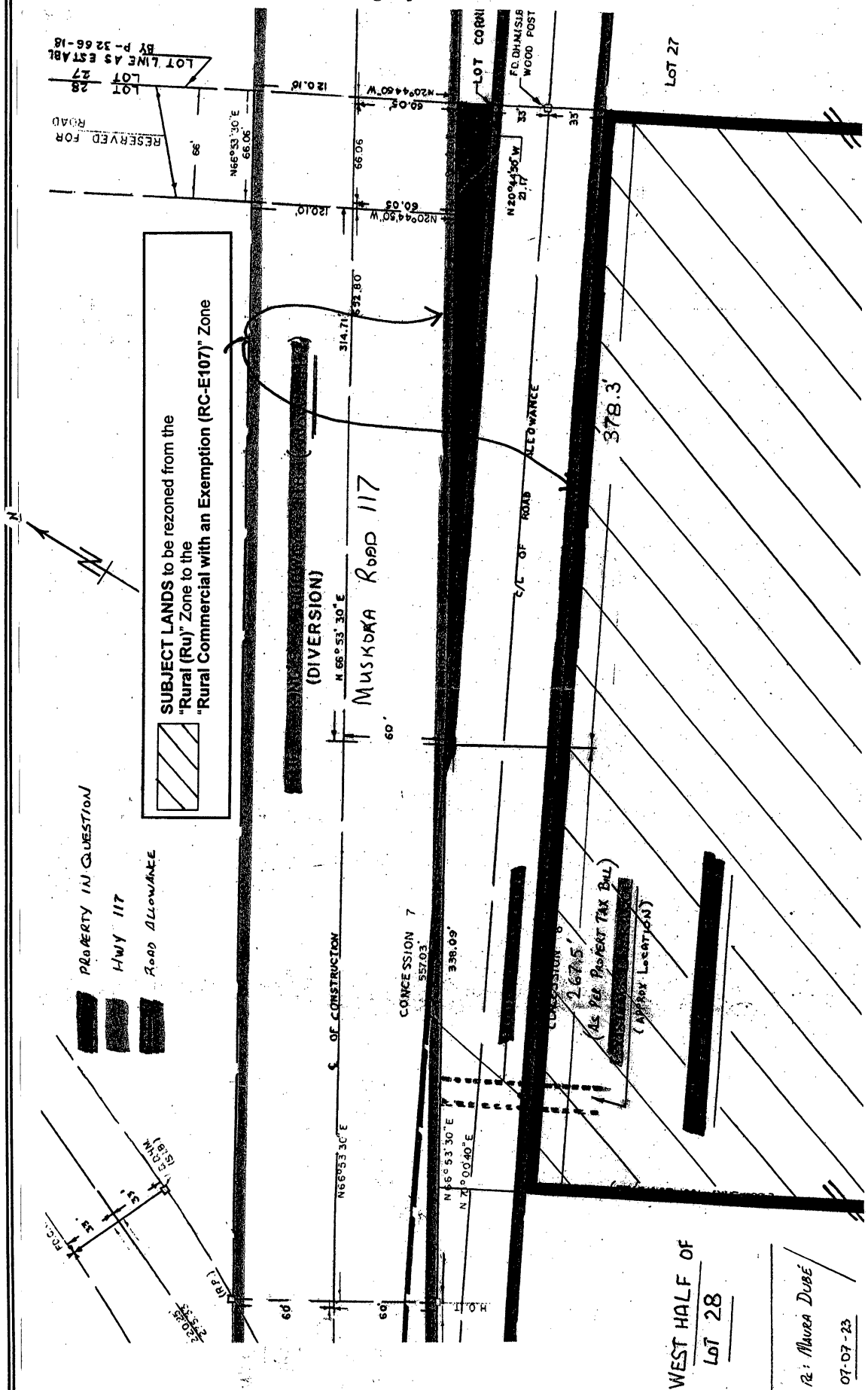
SCHEDULE "B"
By-law Amendment No. 08-72



SUBJECT LANDS to be rezoned from the **General Institutional "(I2)" Zone** to the **General Institutional with an Exception "(I2-E106)" Zone**

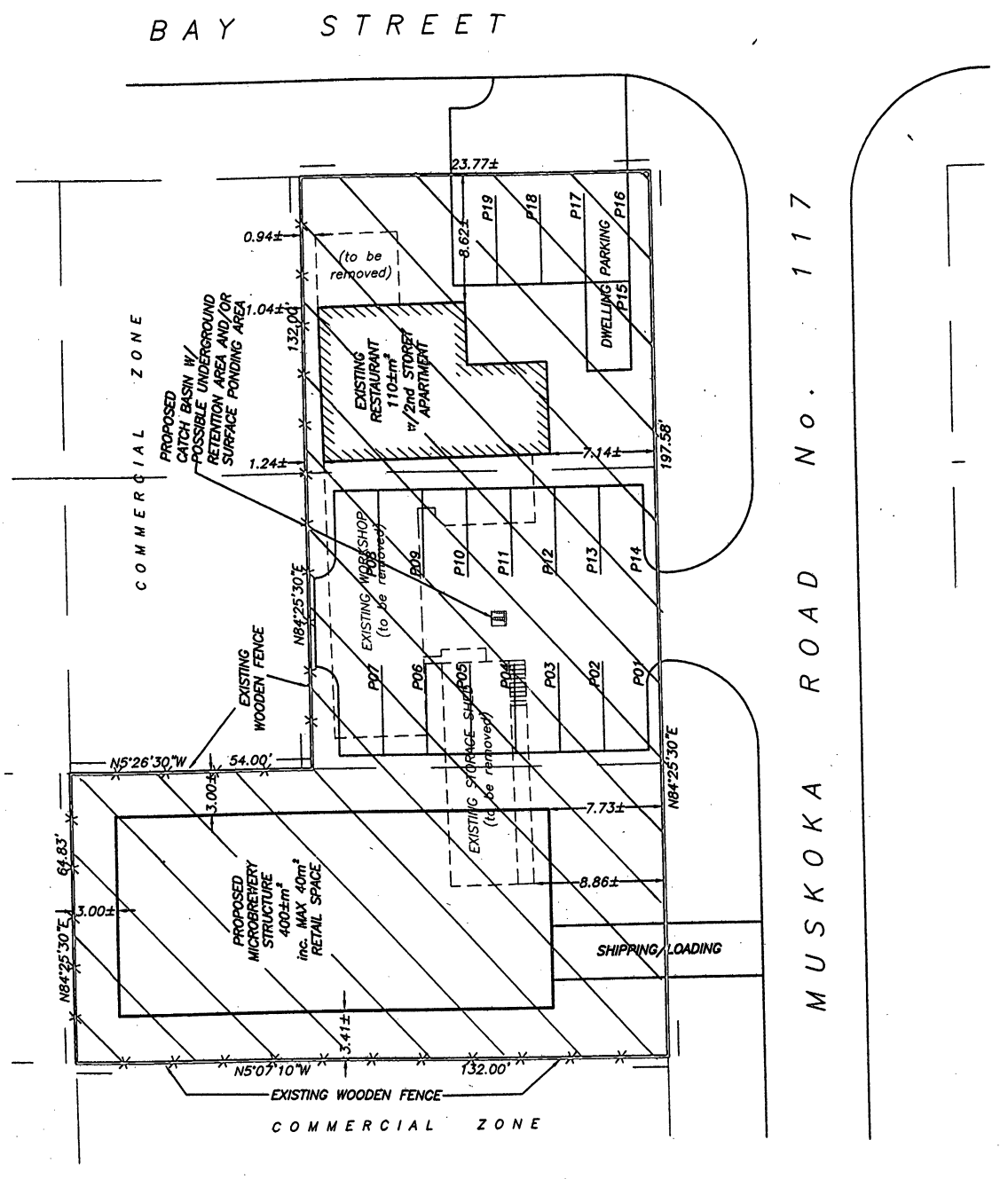
Property Roll Nos. 040-009-10100 & 10300

SCHEDULE "B"
Zoning By-law No. 08-101



Property Roll No. 040-002-08300

SCHEDULE "B"
By-law Amendment No. 08-125

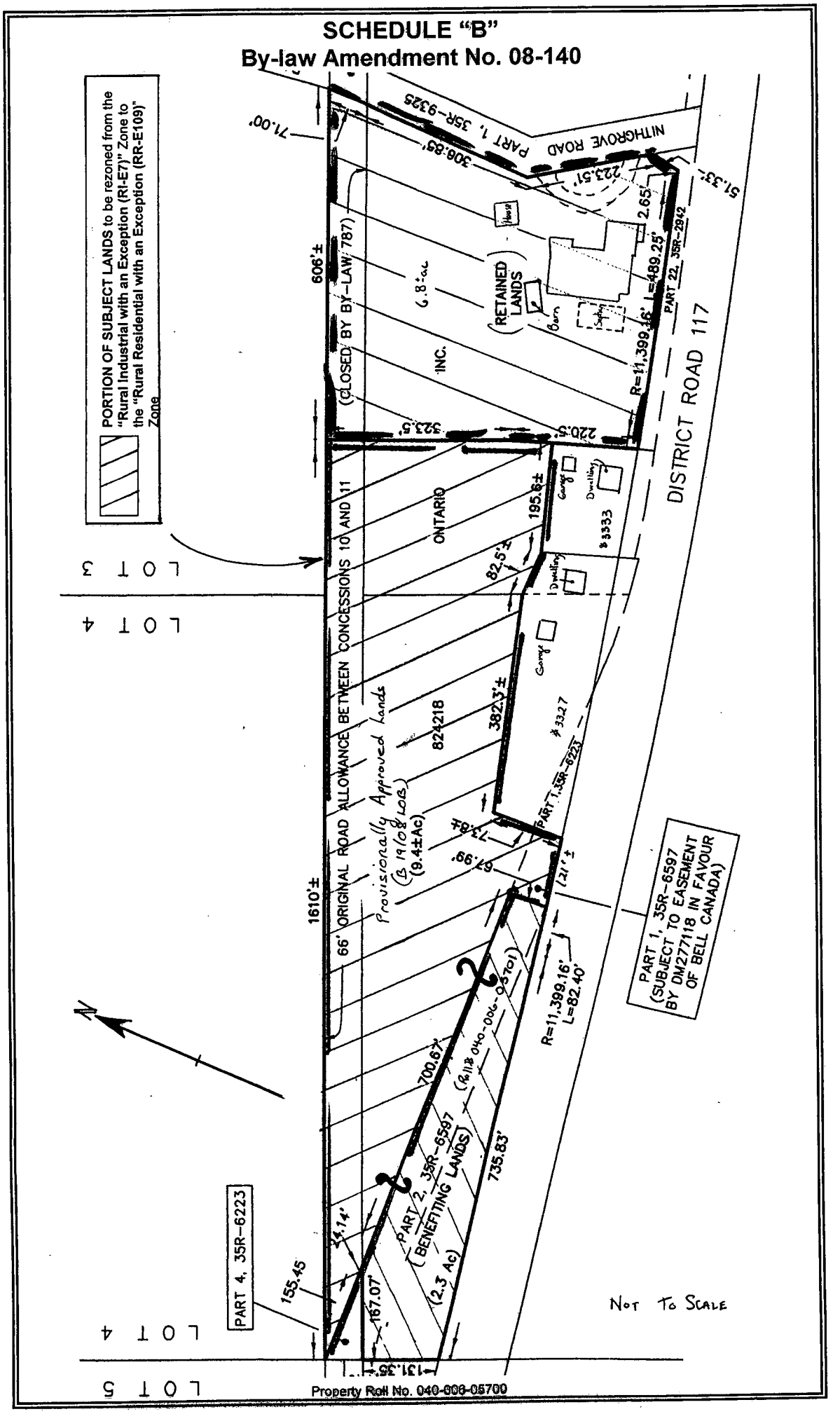


SUBJECT LANDS to be rezoned from the "**Community Service Commercial (C2)**" Zone to the "**Community Service Commercial with an Exception (C2-E108)**" Zone

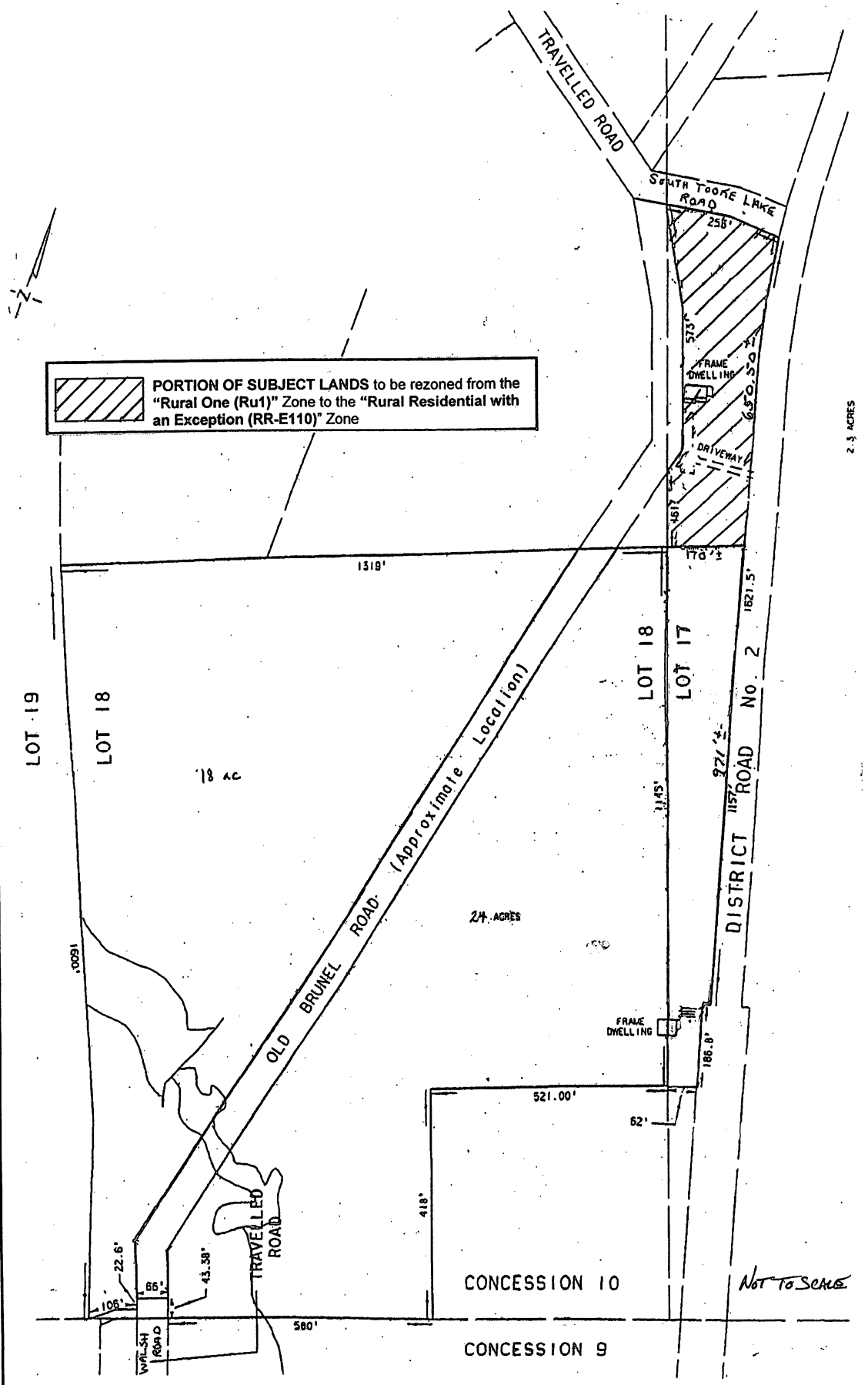
Scale: 1 inch = 30 ft

Property Roll No. 040-008-00400 & 00500

SCHEDULE "B"
By-law Amendment No. 08-140

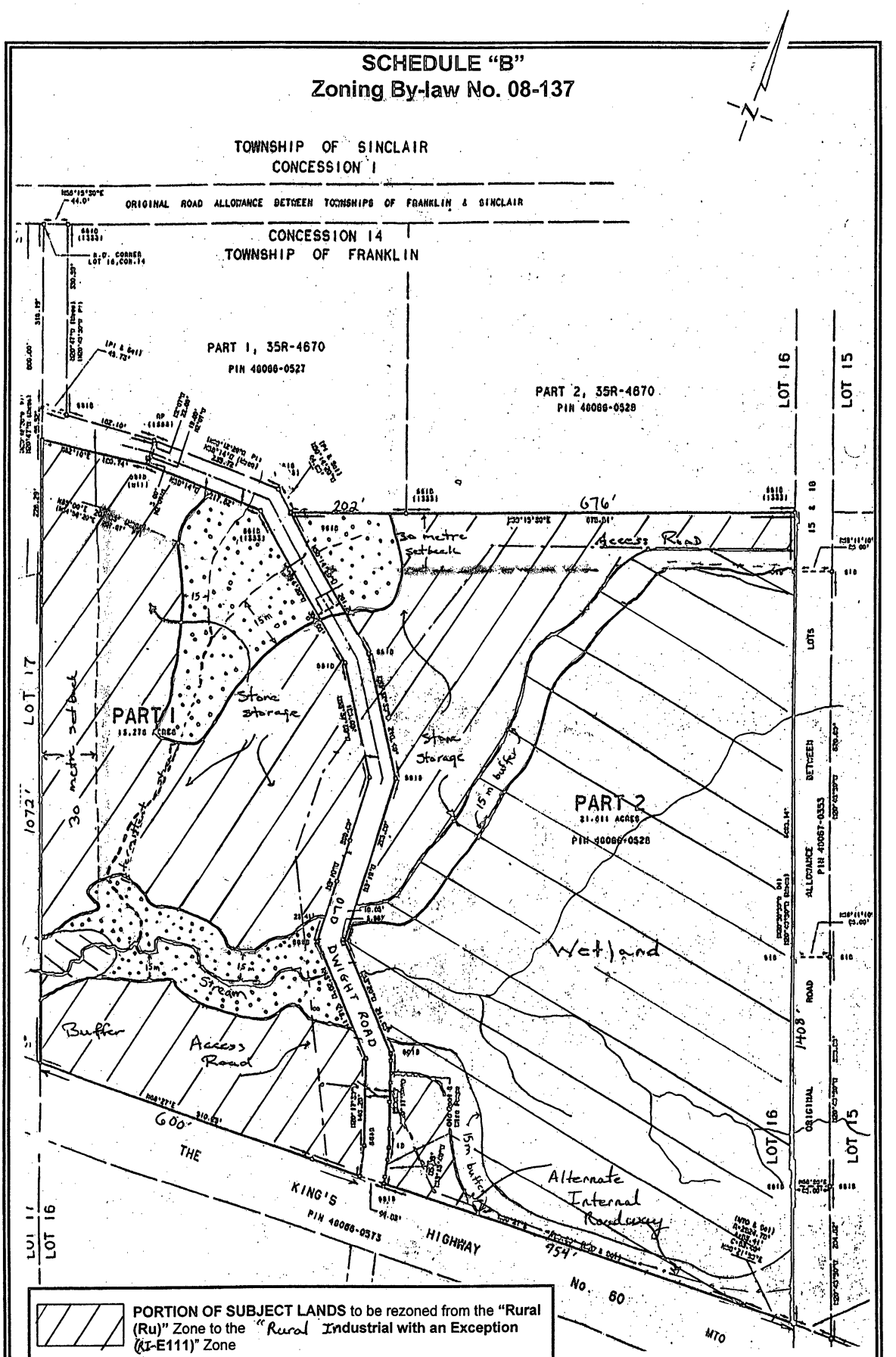


SCHEDULE "B"
By-law Amendment No. 08-139



Property Roll No. 040-012-02400

SCHEDULE "B"
Zoning By-law No. 08-137



PORTION OF SUBJECT LANDS to be rezoned from the **"Rural (Ru)"** Zone to the **"Rural Industrial with an Exception (RI-E111)"** Zone

PORTION OF SUBJECT LANDS to be rezoned from the **"Rural (Ru)"** Zone to the **"Environmental Protection (EP)"** Zone

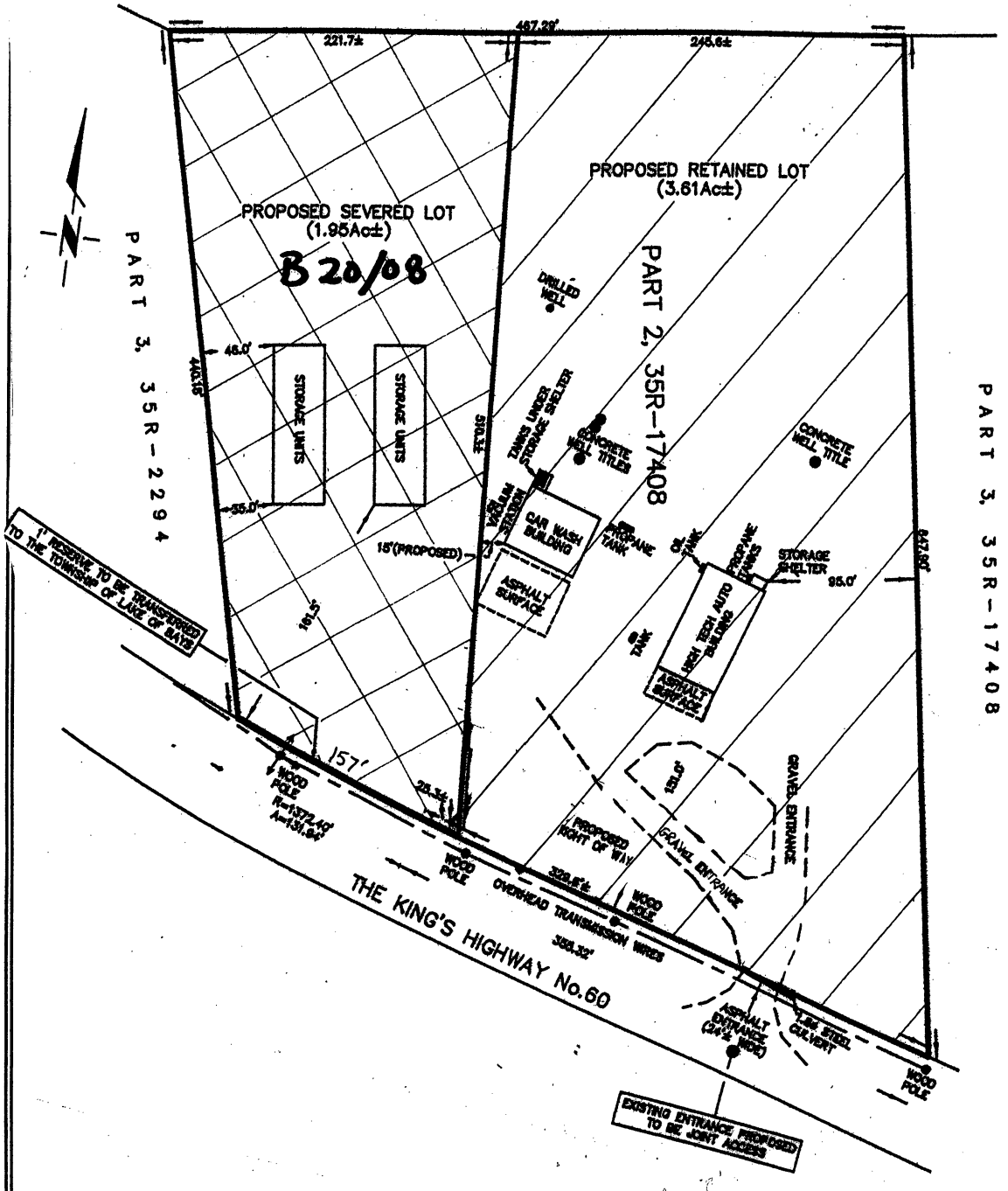
PORTION OF SUBJECT LANDS to remain in the **"Environmental Protection (EP)"** Zone

NOT TO SCALE

Property Roll No. 010-007-05003

SCHEDULE "B"
By-law No. 08-157

PART 1, 35R-17408



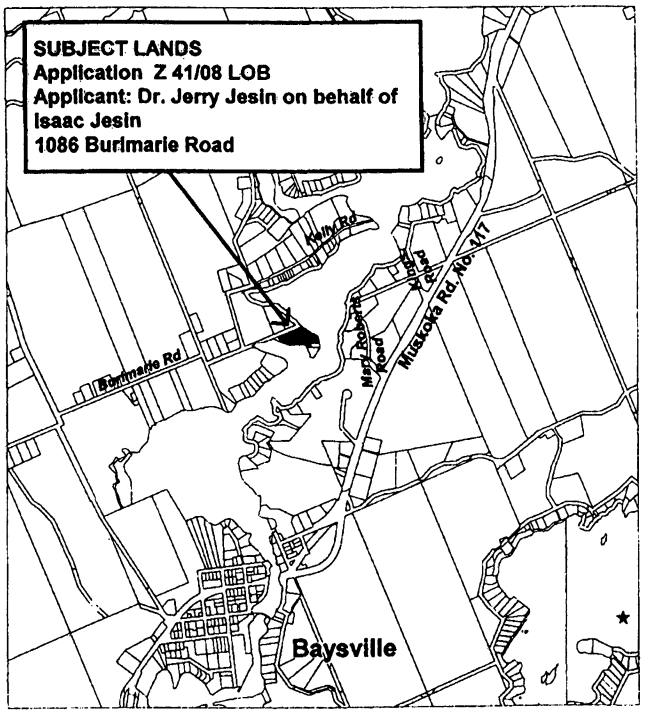
NOT TO SCALE

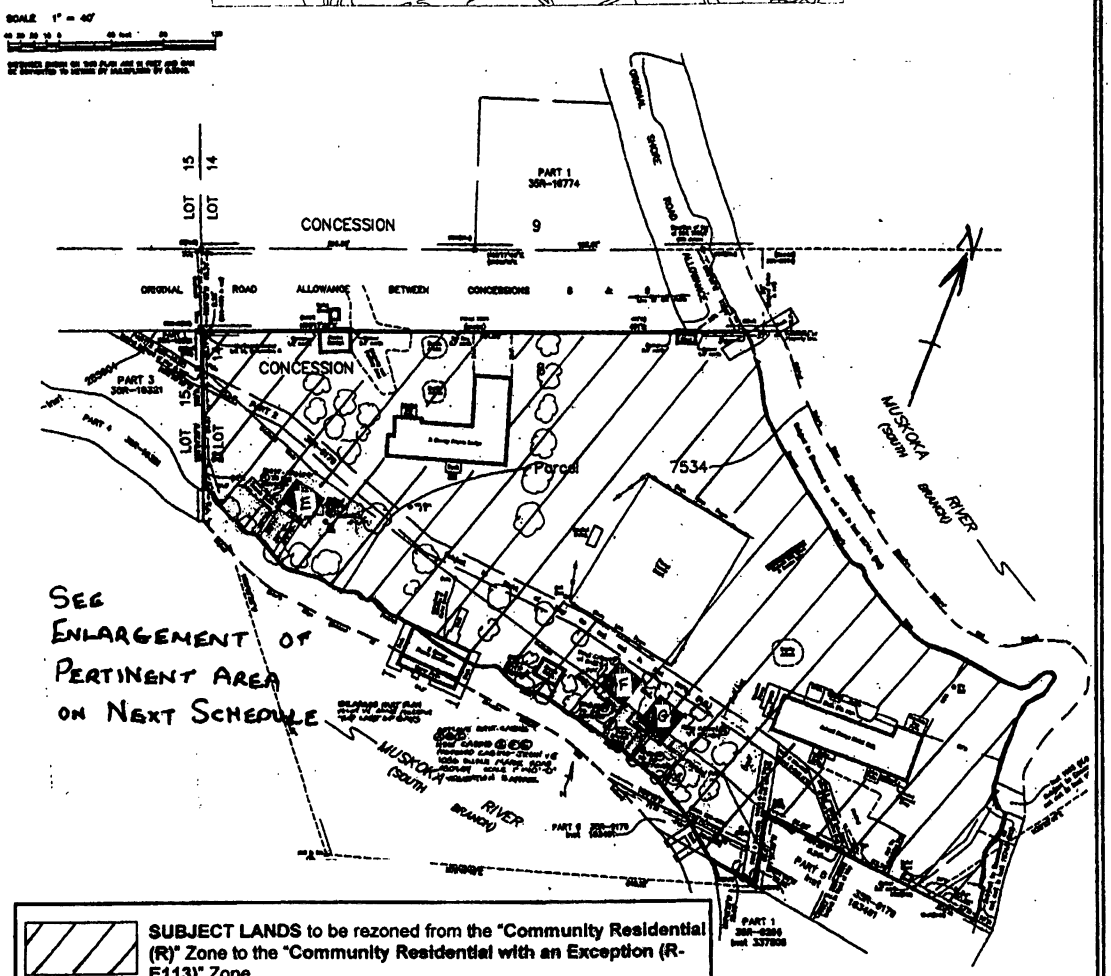
PORTION OF SUBJECT LANDS to be rezoned from the **"Commercial One with an Exception (C1-E56)"** Zone to the **"Commercial One with an Exception (C1-E112)"** Zone

Amend the provisions of the **"Commercial One with an Exception (C1-E56)"** Zone

Property Roll No. 010-011-04101

SCHEDULE "A"
By-law Amendment No. 09-28

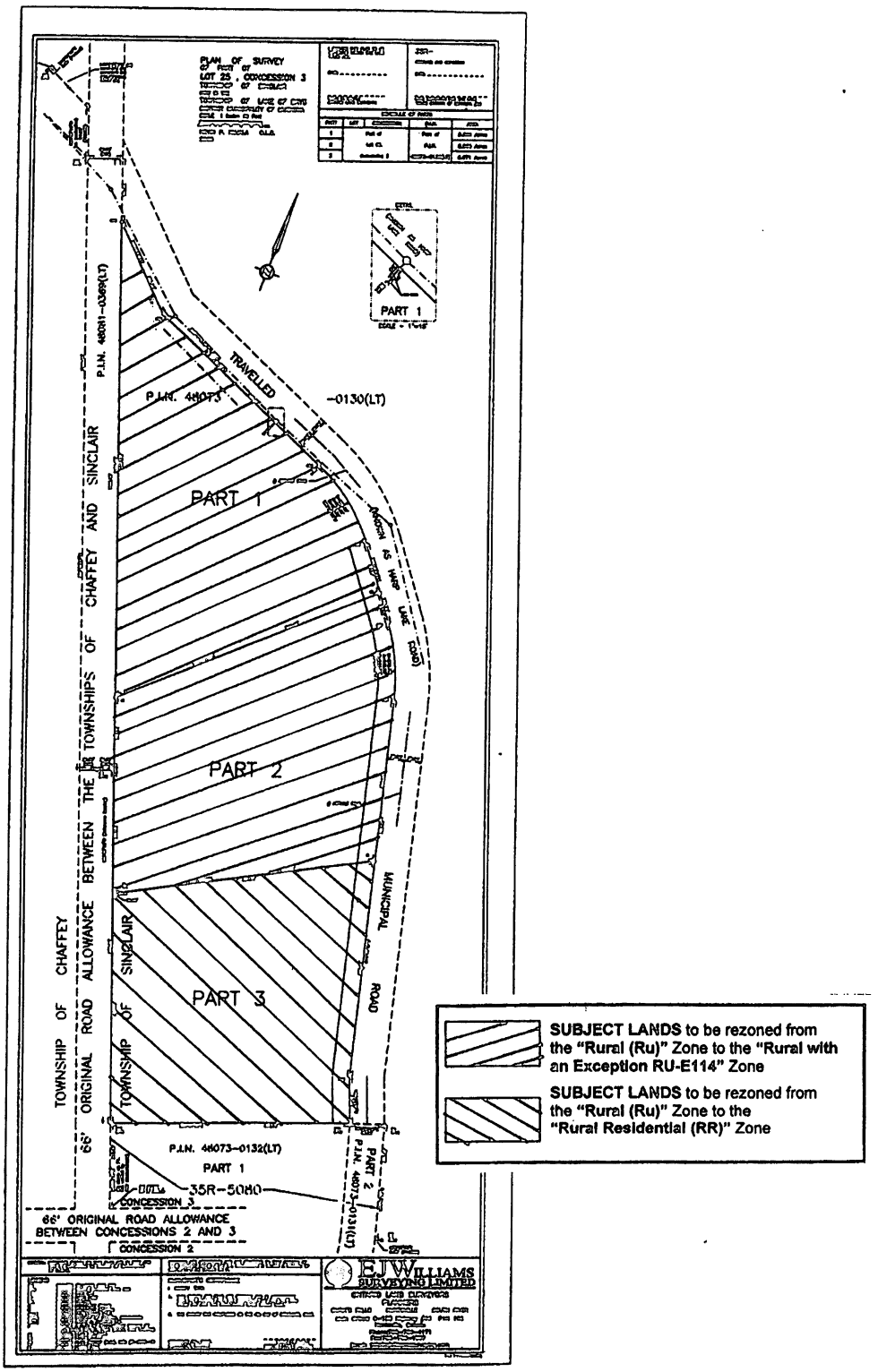




SUBJECT LANDS to be rezoned from the "Community Residential (R)" Zone to the "Community Residential with an Exception (R-E113)" Zone

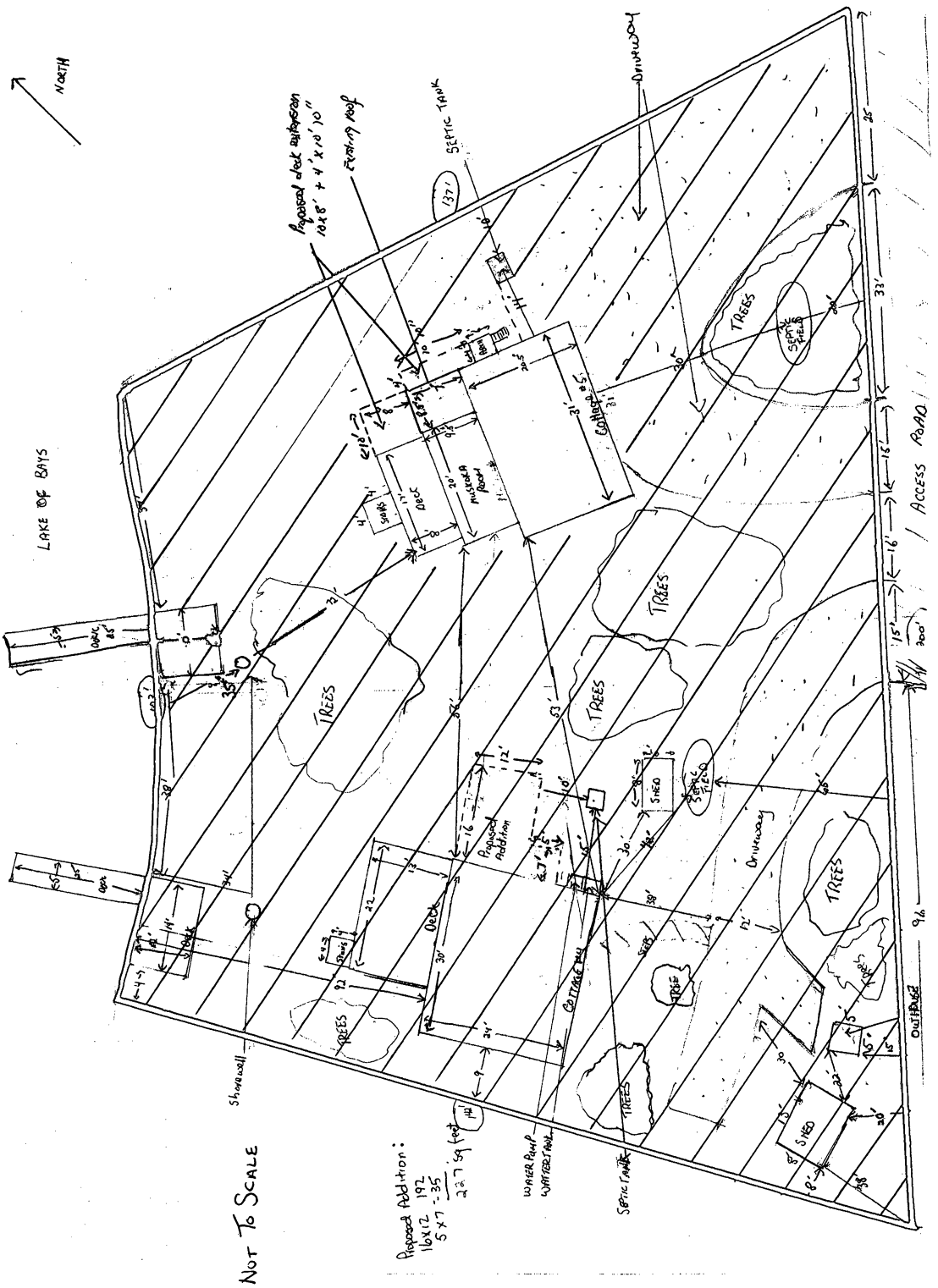
Property Roll No. 040-007-08700

SCHEDULE "B"
Zoning By-law No. 09-95



Property Roll No. 020-003-10200

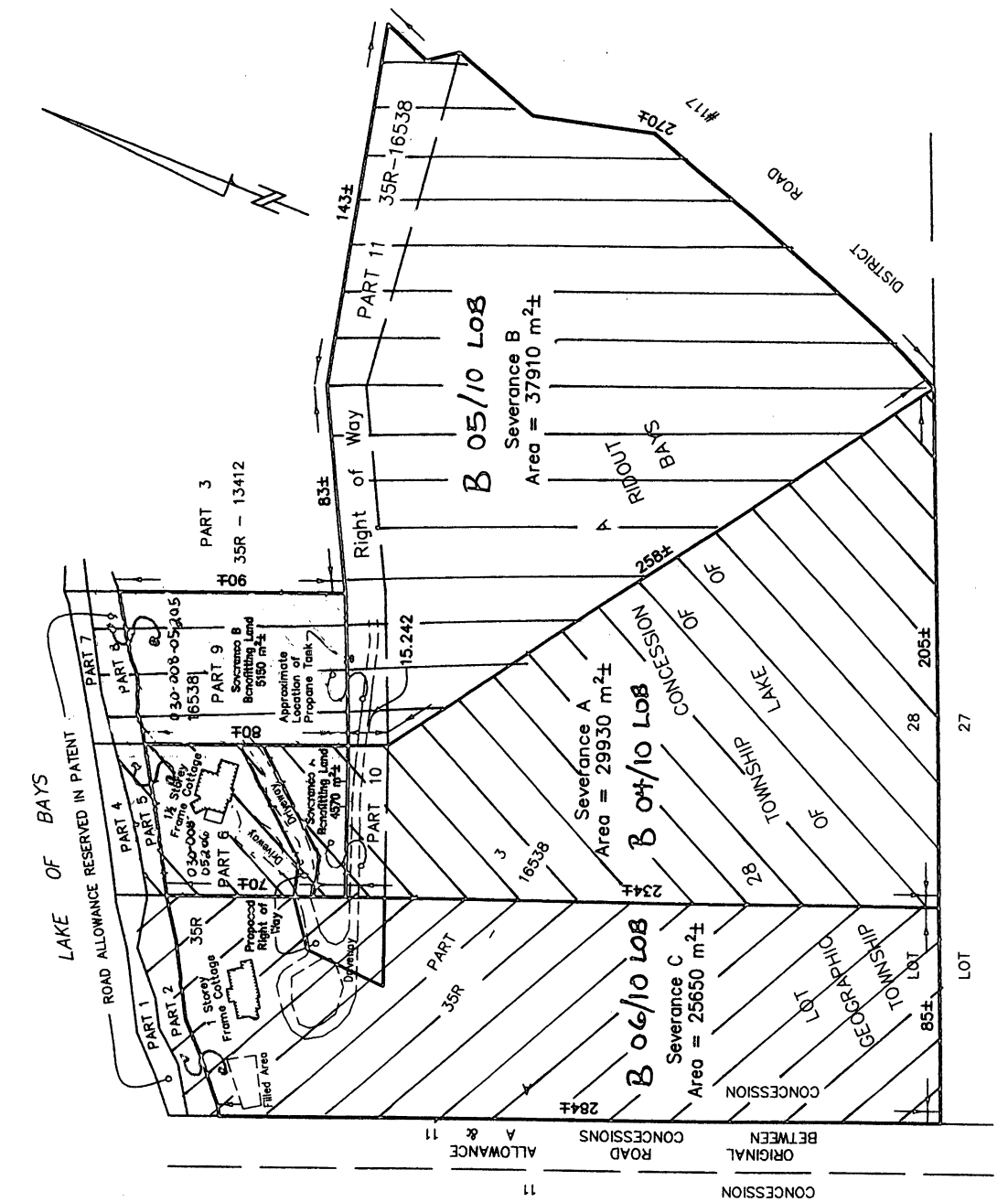
SCHEDULE "B"
By-law Amendment No. 10-01



SUBJECT LANDS to be rezoned from the "**Community Residential One (R1)**" Zone to the "**Community Residential One with an Exception (R-E115)**" Zone

Property Roll No. 040-007-01600

SCHEDULE "B"
By-law Amendment No. 10-25



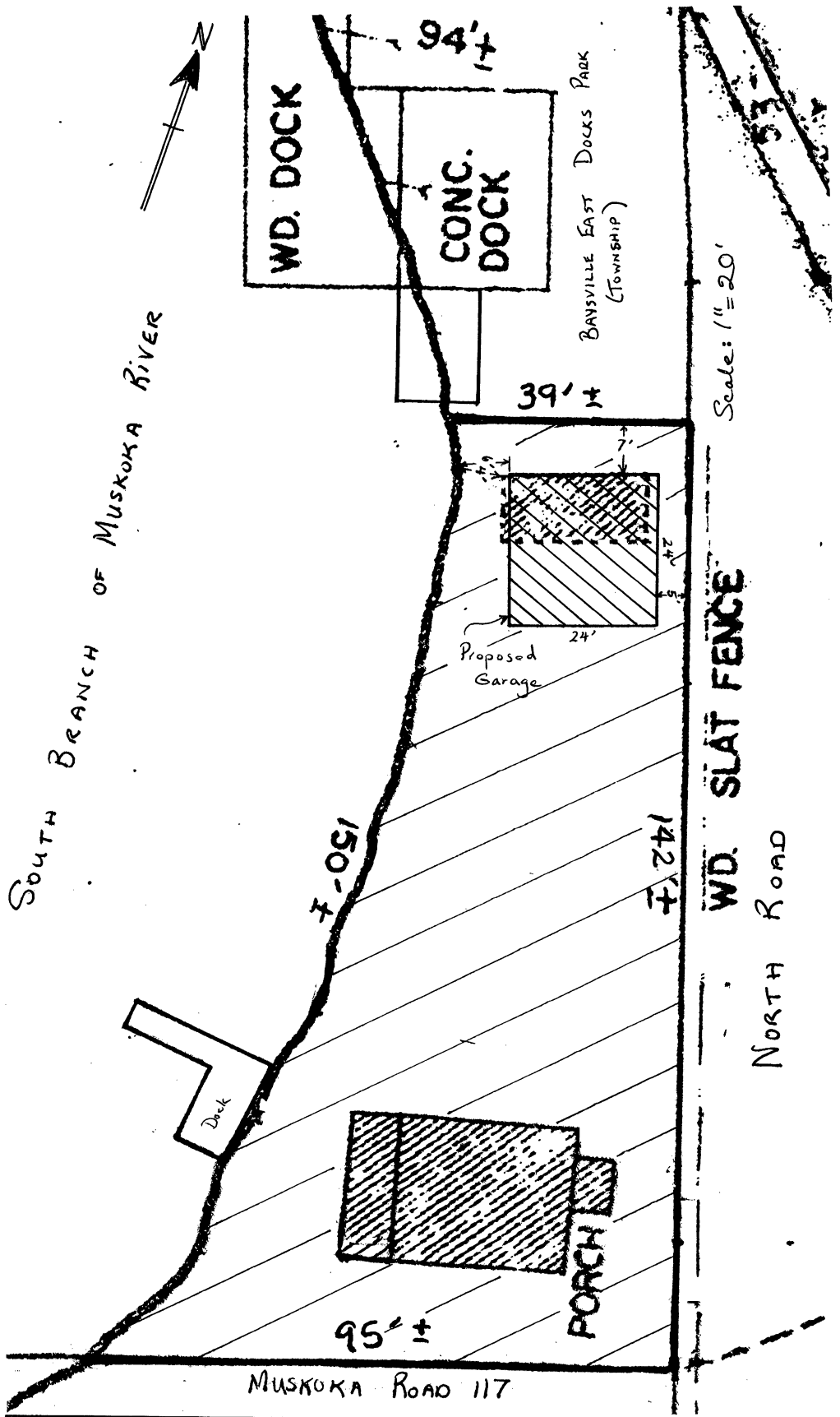
SUBJECT LANDS to be re-designated from the **Community Residential One "(R1)"** and **Community Residential "(R)"** Zones to the **Community Residential with an Exception "(R-E117)"** Zone of By-law 04-181

SUBJECT LANDS to be re-designated from the **Community Residential One "(R1)"** and **Community Residential "(R)"** Zones to the **Community Residential with an Exception "(R-E118)"** Zone of By-law 04-181

SUBJECT LANDS to be re-designated from the **Community Residential One "(R1)"** and **Community Residential "(R)"** Zones to the **Community Residential with an Exception "(R-E119)"** Zone of By-law 04-181

Property Roll No. 030-008-05201

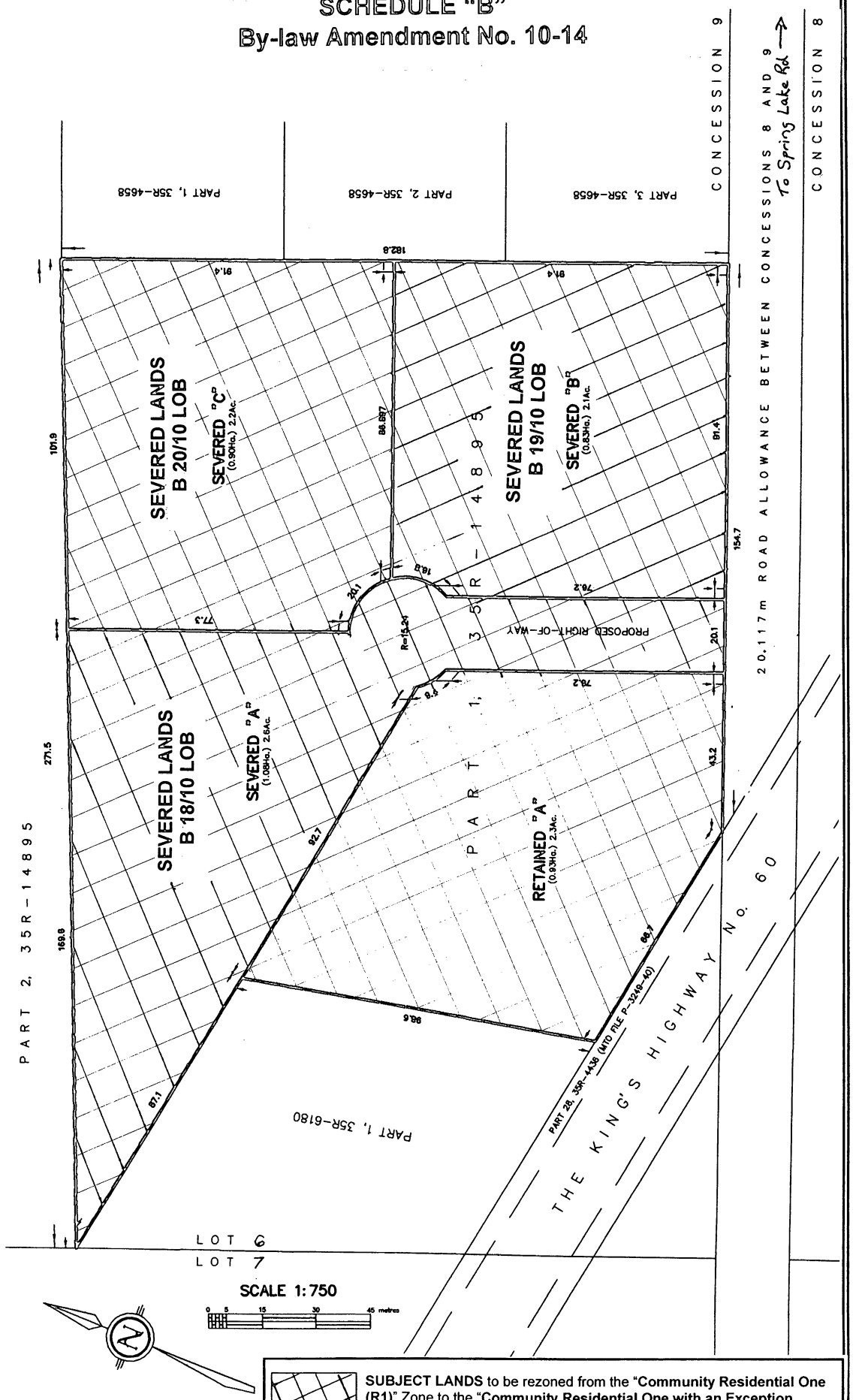
SCHEDULE "B"
By-law Amendment No. 10-60



SUBJECT LANDS to be rezoned from the
"Community Residential One (R1)" Zone to the
"Community Residential One with an Exemption [R1-E(120)]" Zone

Property Roll No. 040-001-08300

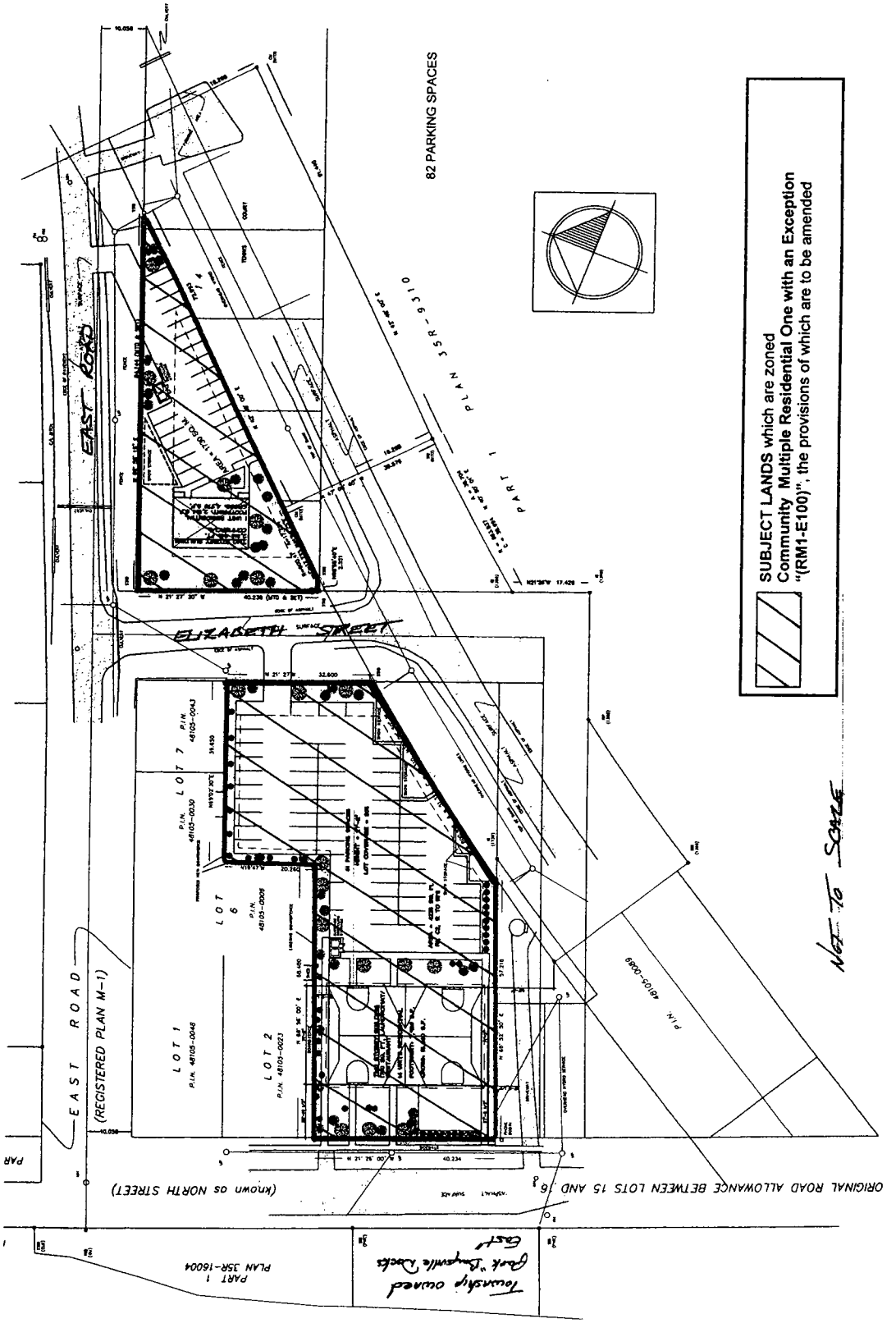
SCHEDULE "B"
By-law Amendment No. 10-14



SUBJECT LANDS to be rezoned from the "**Community Residential One (R1)**" Zone to the "**Community Residential One with an Exception (R1-E121)**" Zone

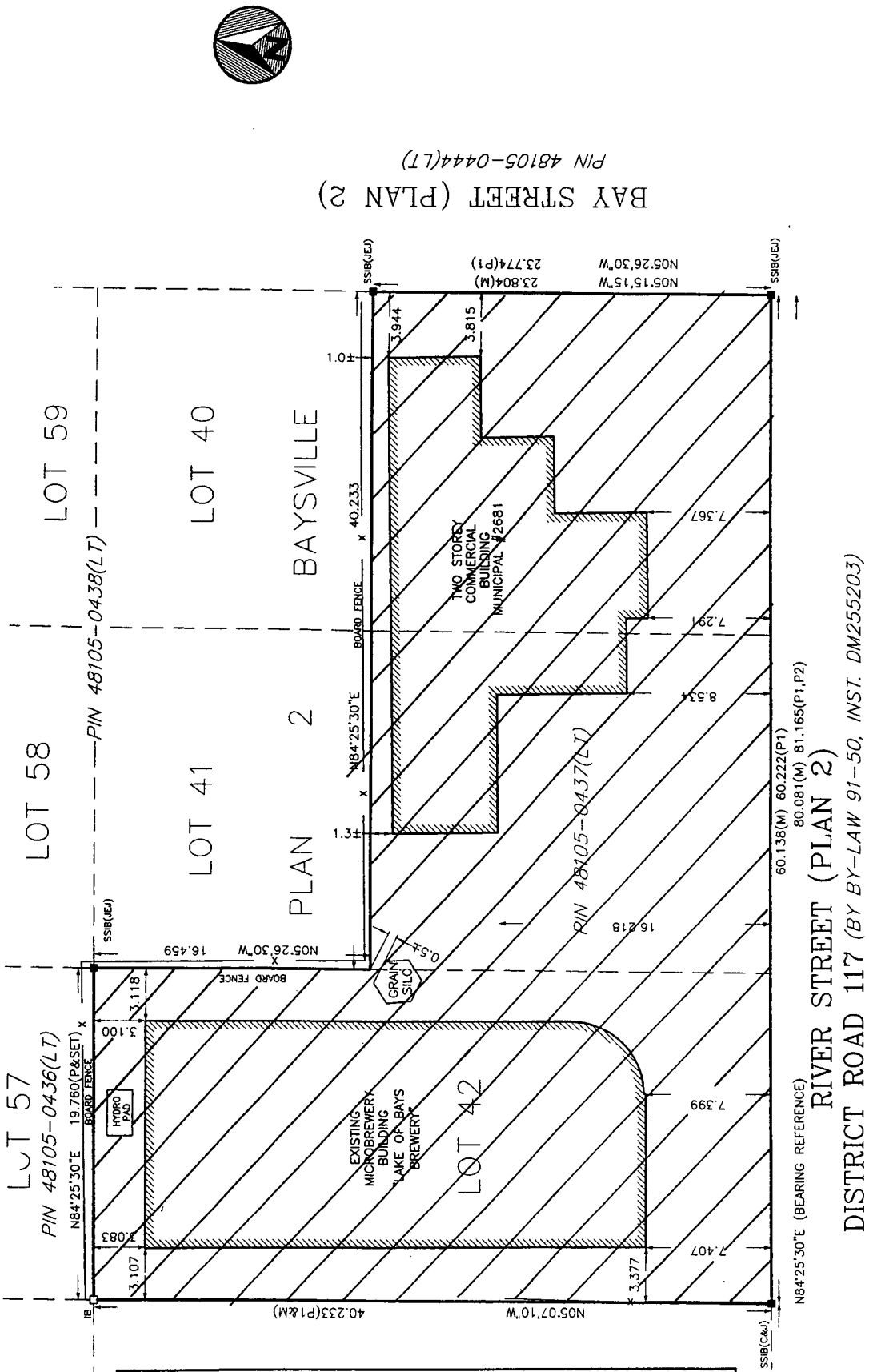
Property Roll No. 010-011-07605

SCHEDULE "B"
By-law Amendment No. 10-64



Property Roll Nos. 040-001-06800, 07000, 07500, 07501 & 07600

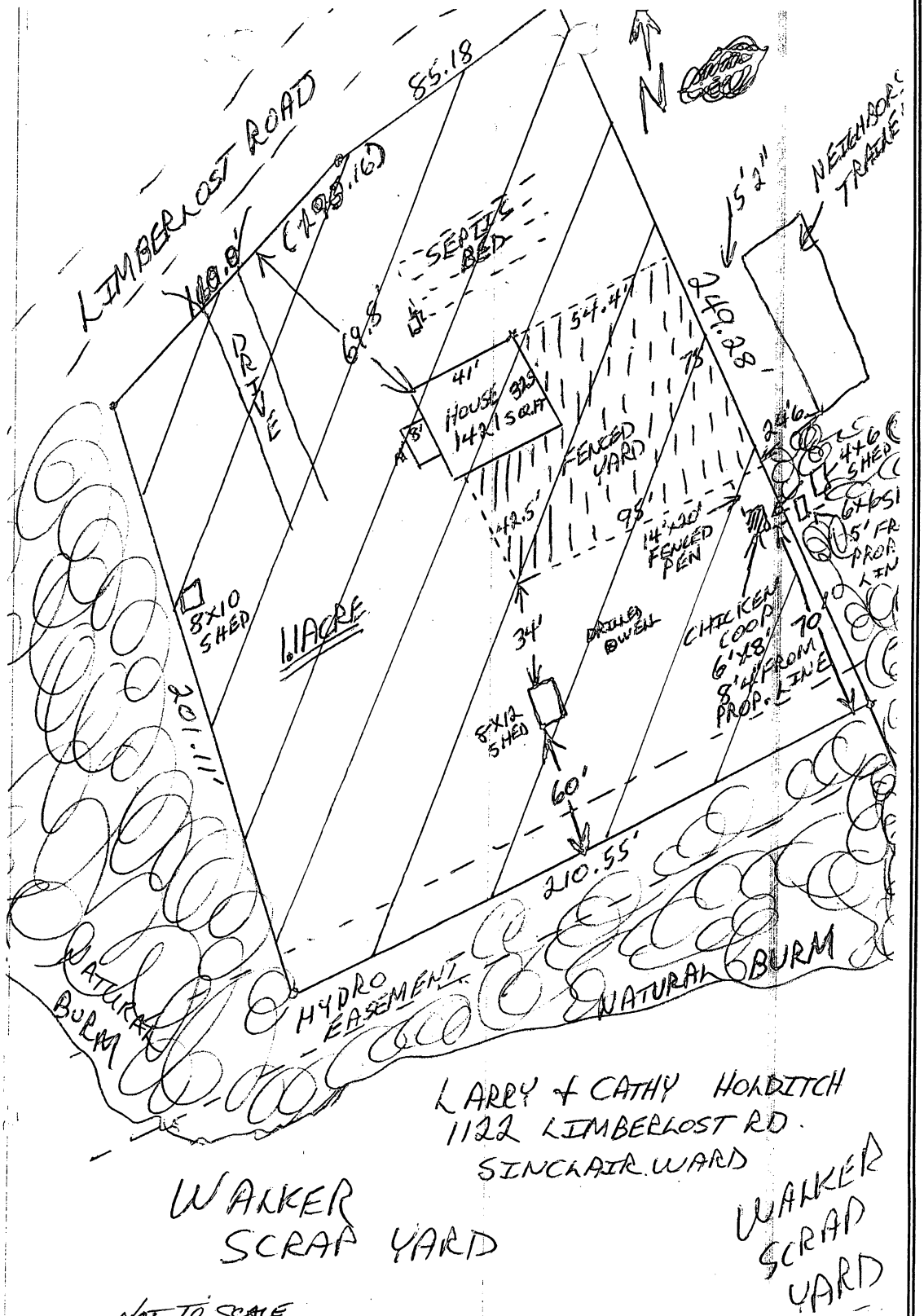
SCHEDULE "B"
By-law Amendment No. 10-67



SUBJECT LANDS which are zoned **Community Service Commercial with an Exception "C2-E108"** Zone, the provisions of which are to be amended

Property Roll No. 040-008-00400

SCHEDULE "B"
By-law Amendment No. 10-101



SUBJECT LANDS to be rezoned from the **"Hillside Residential (HR)"** Zone to the **"Hillside Residential with an Exception (HR-E122)"** Zone

Property Roll No. 020-002-07200

SCHEDULE "B"
By-law Amendment No. 10-129

01210

Property Roll No. 010-016-~~00420~~1 (northeast corner only)