

THE TOWNSHIP OF WOLLASTON

COMPREHENSIVE ZONING BY-LAW _____

Prepared by:

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TOWNSHIP OF WOLLASTON
ZONING BY-LAW

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THE CORPORATION OF THE TOWNSHIP OF WOLLASTON

**ZONING BY-LAW
(By-law No. _____)**

SECTION 1 - PURPOSE

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

SECTION 2 - TITLE

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

BY-LAW 8-79 OF THE TOWNSHIP OF WOLLASTON AND ALL AMENDMENTS HERETO ARE HEREBY REPEALED.

READ A FIRST TIME THIS ____ DAY OF _____, 2009.

READ A SECOND TIME THIS ____ DAY OF _____, 2009.

READ A THIRD TIME AND FINALLY PASSED THIS ____ DAY OF _____, 2009.

**Original Signed by:
Reeve**

**Original Signed by:
Chief Administrative Officer/Clerk-Treasurer**

I hereby certify that the following is a true copy of By-law No. ____ as enacted by the Council of the Corporation of the Township of Wollaston.

____ day of _____, 2009.

Clerk-Treasurer, Township of Wollaston

SECTION 3 - DEFINITIONS

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

- 3.1 "ACCESSORY BUILDING"** shall mean a detached building or structure, the use of which is customarily incidental and subordinate to a principal (main) use, building or structure and located on the same lot therewith and is not intended for human habitation except in the case of a sleeping cabin, as defined in this by-law.
- 3.2 "ACCESSORY USE"** shall mean a use customarily incidental and subordinate to, and exclusively devoted to the main use of the lot, building or structure and located on the same lot as such main use.
- 3.3 "ADJACENT LANDS (WETLAND)"** shall mean those lands within 120 metres (393.7 ft.) of an individual Environmental Protection Wetland Zone.
- 3.4 "AGRICULTURE/AGRICULTURAL USE"** shall mean the use of land, buildings or structures for the purposes of the growing of field crops, flower gardening, market gardening, berry crops, tree crops, nurseries, aviaries, apiaries or farms for the grazing, breeding, raising, boarding of livestock or any other similar uses carried on in the field of general agriculture, including the sale of such produce, crops or livestock on the same lot.
- 3.5 "AGRICULTURAL PRODUCE SALES OUTLET"** shall mean a seasonal use accessory to a farm which consists of the retail sale of agricultural products such as fruit, vegetables, flower or farm produce, the majority of which are produced on the farm where such outlet is located.
- 3.6 "ALTER"** shall mean any alteration in a bearing wall or partition, column, beam, girder or other supporting member of a building or structure or any increase in the area or cubic contents of a building or structure. When used in reference to a lot, the word "alter" means to decrease the width, depth or area of any required yard, setback, landscaped open space or parking area or to change the location of any boundary of such lot with respect to a public highway or laneway, whether such alteration is made by conveyance or alienation of any portion of said lot or otherwise. The words "altered" and "alteration" shall have a corresponding meaning.
- 3.7 "AMUSEMENT ARCADE"** shall mean a building or place of amusement containing games of chance and/or skill, including pinball/video games and billiards to be used by the general public for recreational purposes and operated for a profit. This definition does not include an establishment, the primary use of which is not an amusement arcade and in which not more than 3 such games of chance are located.
- 3.8 "ARENA"** shall mean a building or structure which includes spectator seating, two or more seating areas for visiting teams and provisions for storage and access of ice cleaning

equipment and all other required equipment used for the purpose of organized activities including sports and other group functions.

- 3.9 "ASSEMBLY HALL"** shall mean a building, or part of a building, in which facilities are provided for such purposes as meetings for civic, educational, political, religious or social purposes and may include a banquet hall, private club or fraternal organization.
- 3.10 "ASSEMBLY OPERATION"** shall mean the assembling of finished parts or materials into a final product but shall not include any large scale manufacturing operation or any operation discharging large amounts of liquids.
- 3.11 "AUCTION OUTLET"** shall mean a building or part of a building where goods, merchandise, substances, articles or things are sold at a public sale to the person who bids or offers a higher price than any other is willing to pay.
- 3.12 "BASEMENT"** shall mean that portion of a building or structure which is partly underground and below the first floor and which has at least one half of its clear height above the adjoining ground level.
- 3.13 "BASEMENT, WALKOUT"** shall mean that portion of a building which is partly underground, but which has more than 50% of the floor area not greater than .5 metres below grade, and which has an entrance and exit at grade level.
- 3.14 "BED AND BREAKFAST ESTABLISHMENT"** shall mean a single-detached dwelling containing not more than 4 guest rooms used or maintained for the short-term accommodation of the public, in which the owner or head lessee supplies, for hire or gain, lodgings with or without meals for 4 or more persons but does not include other establishments otherwise defined or classified herein.
- 3.15 "BOATHOUSE, PRIVATE"** shall mean a detached accessory building or structure which is designed or used for the sheltering of a boat or other form of water transportation and storage of household equipment incidental to the residential occupancy, which does not exceed 4.1 m (13.45 ft.) in height, as defined in this by-law.
- 3.16 "BUILDING (when used as a noun)"** shall mean a structure:
- i) occupying an area greater than 10 sq. metres (107.6 sq. ft.) consisting of a wall, roof or floor or any of them or a structural system serving the function thereof including all plumbing works, fixtures and service systems appurtenant thereto, or
 - ii) occupying an area of 10 sq. metres (107.6 sq. ft.) or less that contains plumbing including the plumbing appurtenant thereto.
- 3.17 "BUILDING HEIGHT"** shall mean the vertical distance between the established grade and:
- i) the highest point of a flat roof;
 - ii) the deck line of a mansard roof;
 - iii) the mean height between the eaves and ridges of a gabled or hip roof;

but exclusive of:

- i) a roof or penthouse structure accommodating an elevator, staircase, tank, ventilating fan or other similar equipment; a smoke stack; barn; silo; communications tower; drive-in theatre screen; or other utilitarian structure which does not provide habitable living space.
- 3.18 "BUILDING SUPPLY OUTLET"** shall mean an establishment involved in the storage, display and sales of building supplies including lumber, millwork, siding, roofing, plumbing, electrical, heating, air conditioning and similar items.
- 3.19 "BUILDING, PRINCIPAL"** shall mean a building or structure in which the primary use is conducted.
- 3.20 "BULK STORAGE YARD"** shall mean a place where land is used for the storage in the open of goods and materials, machinery, petroleum products and/or equipment, but does not include the storage of such items as would require approval under the Health Promotion and Protection Act, as amended, nor does it include a salvage yard as defined by this by-law.
- 3.21 "BUSINESS, ADMINISTRATIVE OR PROFESSIONAL OFFICE"** shall mean any building or part of a building in which one or more persons are employed in the management or direction of any agency, business, brokerage, labour or fraternal organization and shall include offices for doctors, dentists, optometrists, chiropractors, drugless practitioners, barristers, solicitors, engineers, architects, land surveyors or chartered accountants and for any purpose incidental thereto the administrative office or offices of a non-profit organization or a business, administrative or professional office or offices.
- 3.22 "BY-LAW ENFORCEMENT OFFICER"** shall mean the officer or employee of the Township appointed by the Corporation with the duty of administering and enforcing the provisions of all municipal by-laws.
- 3.23 "CABIN, SLEEPING"** shall mean an accessory and subordinate detached building or structure with a maximum of 29.7 sq. m (320 sq. ft.) designed as sleeping accommodation only, to permit the better or more convenient enjoyment of the principal residential dwelling and shall not contain any plumbing or sanitary waste disposal systems. In no case shall the definition of a sleeping cabin be deemed to include a premises for the temporary accommodation of members of the public for a fee. In the case of a sleeping cabin to be located on a lot which is at least two times the minimum lot frontage and lot area required by this By-law, a maximum gross floor area of 55.7 sq. m (600 sq. ft.) may be permitted.
- 3.24 "CABIN, TOURIST"** shall mean a detached building for the sleeping accommodation of guests in which sanitary facilities may be provided but shall not contain any facilities for the preparation or cooking of food.

- 3.25 **"CAMP, CHARITABLE"** shall mean a seasonal camp operated by a charitable corporation approved under the Charitable Institutions Act.
- 3.26 **"CAMPER TRAILER/TENT TRAILER"** shall mean any vehicle in which the assembly can be erected, while stationary, using the trailer body and related components for support and utilized for temporary living, shelter and sleeping accommodation with or without cooking facilities, which is collapsible and compact while being drawn by a motorized vehicle.
- 3.27 **"CAMPING ESTABLISHMENT"** shall mean a tourist establishment consisting of at least five (5) camping lots and comprising land used or maintained as grounds for the camping or temporary parking of travel trailers, motorized mobile homes/recreational vehicles, truck campers, camper trailers or tents but does not include parks or camping grounds maintained by any ministry or department of the Government of Ontario or Canada or any Crown corporation, commission or board.
- 3.28 **"CARPORT"** shall mean a building or structure of which is used for the parking or storage of private passenger motor vehicles or commercial vehicles of less than one tonne capacity and wherein neither servicing nor repairing of motor vehicles is carried on for remuneration.
- 3.29 **"CAR WASH"** shall mean building or structure for the operation of motor vehicle washing.
- 3.30 **"CAR WASH, AUTOMATIC"** shall mean a car wash where the labour is not supplied by the patron.
- 3.31 **"CAR WASH, COIN-OPERATED"** shall mean a car wash where the patron supplies the labour.
- 3.32 **"CARTAGE OR EXPRESS TRUCK TERMINAL"** shall mean a building, structure or place where trucks or tractor trailers are rented, leased, kept for hire, or stored or parked for remuneration, or from which trucks or transports, stored or parked on the property, are dispatched for hire as common carriers, and which may include a warehouse.
- 3.33 **"CELLAR"** shall mean the portion of a building or structure which is partly underground, which has no windows and which has at least one half of its clear height below the adjoining ground level.
- 3.34 **"CERTIFICATE OF OCCUPANCY"** shall mean a certificate issued by the Chief Building Official for the occupancy of any land, building or structure, residential, commercial or industrial purposes to the effect that the proposed use or activity complies with this By-law.
- 3.35 **"CHIEF BUILDING OFFICIAL"** shall mean the officer or employee of the Township and appointed by the Corporation with the duty of administering the provisions of the Ontario Building Code, Building By-law and Zoning By-law.
- 3.36 **"CEMETERY"** shall mean a cemetery or columbarium within the meaning of the Cemetery Act, as amended.

- 3.37 **"CLINIC"** shall mean a building or part thereof used by qualified medical practitioners, dentists, osteopaths, or drugless practitioners, numbering more than two for public or private medical, surgical, physiotherapeutic or other human health purposes, but does not include a private or public hospital.
- 3.38 **"CLUB"** see "PRIVATE CLUB" and "COMMERCIAL CLUB".
- 3.39 **"COMMERCIAL"** shall mean the use of land, buildings or structures for the purpose of buying and selling commodities and supplying services as distinguished from such uses as the manufacturing or assembling of goods, warehousing, transport terminals, construction and other similar uses.
- 3.40 **"COMMERCIAL CLUB"** shall mean a building or part of a building where a club is operated for gain or profit and may include facilities for physical fitness and recreation.
- 3.41 **"COMMERCIAL VEHICLE"** shall mean any motor vehicle having permanently attached thereto a truck or delivery body and includes ambulances, hearses, fire apparatus, police patrols, motor busses including school busses and tractor trailers used for hauling purposes on the highway.
- 3.42 **"COMMUNITY CENTRE"** shall mean any tract of land, building or buildings used for community activities whether used for commercial purposes or not, the control of which is operated under the Community Centres Act, as amended from time to time and shall include an elderly persons centre.
- 3.43 **"CONSERVATION/CONSERVATION USES"** shall mean the preservation, protection, improvement and use of land and/or water for the purpose of planned management of these natural resources.
- 3.44 **"CONTRACTOR'S YARD"** shall mean a place where land is used for the storage in the open, of goods and materials, machinery and/or equipment normally utilized by the construction industry and may include the repair of machinery, but does not include the storage of such items as would require approval under the Health Promotion and Protection Act, R.S.O. 1980, Chapter 400, as amended, nor does it include a salvage yard as defined by this by-law nor equipment or materials used for blasting.
- 3.45 **"CONVENIENCE RETAIL STORE"** shall mean a retail commercial establishment supplying groceries and other daily household conveniences for sale or rental to the immediate area.
- 3.46 **"CONVERTED DWELLING"** see "DWELLING, CONVERTED".
- 3.47 **"CORNER LOT"** see "LOT, CORNER".
- 3.48 **"CORPORATION"** shall mean the Corporation of the Township of Wollaston.
- 3.49 **"COTTAGE, HOUSEKEEPING"** shall mean a temporary dwelling unit in a tourist establishment designed for human habitation and equipped with a kitchen, and having a

water supply in common with the other buildings in a group, should the cottage be part of a group of similar cottages.

- 3.50 "COUNCIL"** shall mean the Municipal Council of the Corporation of the Township of Wollaston.
- 3.51 "CRAFT SHOP"** shall mean a building or structure where manufacturing is performed by tradesmen or craftsmen requiring manual or mechanical skills and may include a carpenter's shop, a locksmith's shop, a gunsmith's shop, a tinsmith's shop, a potter's shop, a jeweller's shop, sculptor's studio or similar uses. A craft shop may also involve the sale of goods or materials manufactured on the premises.
- 3.52 "CRAFTERS'/FARMERS' MARKET"** shall mean a temporary indoor or outdoor retail location for the sale of crafts and/or farm produce that may be grown on-site or elsewhere but which shall not function on a permanent basis as a retail use, as defined in this by-law, and shall require a permit from the Township to operate.
- 3.53 "DAY NURSERY"** shall mean a facility operated for pre-school age children within the meaning of The Day Nurseries Act, as amended.
- 3.54 "DECK"** shall mean a horizontal surface supported on piers, free of any roof or other covering and which may be surrounded by a railing, the height of which is governed by the Ontario Building Code.
- 3.55 "DEVELOPMENT"** shall mean the construction, erection, or placing of a building or structure of any kind or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes such related activities as site grading and the placing or dumping of fill and/or any other operations that disrupt the natural environment in, on, over or under land or water.
- 3.56 "DOCK"** shall mean a level structure built at or anchored to the shore at which boats or other floating vessels are berthed or secured to for the purpose of loading and unloading and which may provide a foundation for a boathouse.
- 3.57 "DOCK, COMMUNAL"** shall mean any dock owned and/or used by more than one interest.
- 3.58 "DRY CLEANING SHOP"** see "LAUNDRY AND/OR DRY CLEANING SHOP".
- 3.59 "DRIVE-IN RESTAURANT"** see "RESTAURANT, DRIVE-IN".
- 3.60 "DRIVEWAY"** shall mean an area of land which provides vehicular access from the travelled portion of a street to a parking aisle.
- 3.61 "DRY INDUSTRY"** shall mean an industry which does not require the excessive use of water or other fluids in an industrial process.

- 3.62 "DWELLING HOUSE"** shall mean a building or structure or part of a building or structure occupied or capable of being occupied for human habitation, and includes a building that would be or would be intended to be used for such purposes except for its state of disrepair and shall include a mobile home dwelling house.
- i) **"ACCESSORY DWELLING HOUSE"** shall mean a single dwelling unit which is accessory to a permitted main use and is designed for residential occupancy, and necessary to the maintenance and operation of the main use to which it is related.
 - ii) **"CONVERTED DWELLING HOUSE"** shall mean a dwelling house which has been altered or converted so as to provide therein two dwelling units.
 - iii) **"DUPLEX DWELLING HOUSE"** shall mean a dwelling house that is divided horizontally into two (2) dwelling units.
 - iv) **"LODGING HOUSE"** shall mean a dwelling house in which the proprietor resides and in which long-term lodging with or without meals is supplied for gain to not more than 4 guest rooms but does not mean nor include an apartment dwelling house or a bed and breakfast establishment.
 - v) **"MOBILE HOME DWELLING HOUSE"** shall mean a dwelling house that is designed to be made mobile and constructed or manufactured to provide a permanent residence for one or more persons, and shall mean a transportable, factory-built dwelling designed to be used as a year-round residential dwelling, built in compliance with the Canadian Standards Association (CSA) Standard No. Z240M.H., as amended or replaced from time to time, which includes sleeping accommodation, flush toilet, tub or shower, bath and kitchen facilities with plumbing and electrical connections provided for attachment to outside systems but does not include a modular home dwelling house, park model trailer, camper trailer/tent trailer, motorhome/recreational vehicle or truck camper as defined in this By-law. For the purposes of the By-law, a single section factory-manufactured home shall be deemed to be a "mobile home dwelling house".
 - vi) **"MODULAR HOME DWELLING HOUSE"** shall mean a single-detached dwelling house that is constructed by assembling at least two factory-manufactured modular units each of which comprises at least one room or living area, and has been manufactured by a Canadian Standards Association (CSA) A277 certified factory, in accordance with the *Building Code Act, R.S.O., 1990, c. B.13*, and amendments thereto, and any and all regulations passed pursuant thereto. For the purposes of this By-law, a modular home dwelling house shall be considered as a "single-detached dwelling house".
 - vii) **"RETIREMENT DWELLING HOUSE"** shall mean a dwelling house which may contain bachelor dwelling units, designed for and occupied by residents, the majority of whom are sixty-five years of age or more, some of whom may be disabled but ambulatory, and may include common dining and/or living and/or recreational facilities. The dwelling units are regulated as tenancies under the

Tenant Protection Act and provide accommodation primarily for retired persons wherein each private bedroom or living unit has a separate entrance from a common hall and a separate private bathroom but where common facilities for the preparation and consumption of food are provided and common lounges, recreation and basic medical care facilities may also be provided. The dining room may permit guests to dine with occupants, paying or otherwise, on an occasional basis only. The accommodations shall be used as the main residence of the occupants and shall not be provided on a transient basis, and shall not include a lodging house, as defined in this By-law

- viii) **"SEMI-DETACHED DWELLING HOUSE"** shall mean a dwelling house containing two (2) dwelling units separated vertically by a common wall.
 - ix) **"SEASONAL DWELLING HOUSE"** shall mean a detached building constructed and used as a secondary place of residence for seasonal vacations and recreational purposes and not as the principal residence of the owner or occupant thereof.
 - x) **"SINGLE-DETACHED DWELLING HOUSE"** shall mean a detached dwelling house containing only one dwelling unit.
- 3.63** **"DWELLING UNIT"** shall mean one or more habitable rooms located within a dwelling, occupied or capable of being occupied by one or more persons as an independent and separate housekeeping establishment in which sanitary conveniences are provided and in which facilities are provided for cooking or the installation of cooking equipment with an independent entrance from outside the building or from a common hallway or stairway inside the building. For the purposes of this By-law, a dwelling unit does not include a tent, camper trailer/tent trailer, motor home/recreational vehicle, truck camper, park model trailer or any type of recreational vehicle, tourist cabin, sleeping cabin, housekeeping cottage, accessory building or structure, or a room or suite of rooms in a lodging house or tourist establishment.
- 3.64** **"DWELLING UNIT, BACHELOR"** shall mean a dwelling unit consisting of one bathroom and not more than one additional habitable room providing therein living, dining, sleeping and kitchen accommodation.
- 3.66** **"DWELLING UNIT AREA"** shall mean the habitable area contained within the inside walls of a dwelling unit, including a loft, but excluding any private garage, carport, porch, veranda, attic, basement, cellar or sun room (unless such sun room is habitable in all seasons of the year), and excluding public or common halls, stairways, and the thickness of outside walls.
- 3.67** **"EATING ESTABLISHMENT"** shall mean a building or part of a building where food is prepared and/or cooked for sale to the public, and includes a restaurant, a drive-in restaurant, a take-out restaurant, a snack bar, a dairy bar, coffee shop, dining room, café, ice cream parlour, tea or lunch room or refreshment stand but does not include a boarding or rooming house or a chip wagon or chip truck.

- 3.68** **"ELDERLY PERSONS' CENTRE"** shall mean any facility intended primarily for the use of elderly persons for purposes which include social, cultural, athletic or recreational activities, and shall include any centre established under the Elderly Persons Centres Act, as amended.
- 3.69** **"EQUIPMENT SALES/RENTAL AND REPAIR ESTABLISHMENT"** shall mean a building or part of a building, structure or yard in which articles, machinery and equipment, including heavy machinery are offered for rent and may be serviced or repaired, and may be offered or kept for rent, lease or hire under agreement for compensation.
- 3.70** **"ERECT"** when used in this By-law includes construction, reconstruction, and relocation of buildings and structures, and without limiting the generality of the work, also includes:
- i) any preliminary physical operation such as excavating, filling, regrading or draining;
 - ii) altering any existing building or structure by adding, enlarging, extending, remodelling, renovating, moving, demolishing, or effecting other structural changes;
 - iii) any work for the doing of which a building permit is required under the Building By-law of the Corporation; and
 - iv) erect, erected or erection shall have a corresponding meaning.
- 3.71** **"ESTABLISHED BUILDING LINE"** shall mean the average setback of the existing buildings. A building line is considered to be established when at least three buildings have been erected on any one side of a continuous 300 metres (984.3 ft.) of land with street frontage.
- 3.72** **"ESTABLISHED GRADE"** shall mean the average elevation of the ground level or sidewalk adjoining the front wall of the building or structure.
- 3.73** **"EXISTING"** unless otherwise described, shall mean existing as of the date of the passing of this By-law.
- 3.74** **"EXTERIOR SIDE LOT LINE"** see "LOT LINE, EXTERIOR SIDE".
- 3.75** **"EXTERIOR SIDE YARD"** see "YARD, EXTERIOR SIDE".
- 3.76** **"FAIRGROUND"** shall mean land devoted to entertainment on a seasonal or temporary basis and may include grandstands, barns and other accessory buildings normally associated with such a use.
- 3.77** **"FARM IMPLEMENT AND SUPPLY DEALER"** shall mean an establishment for the repair and/or sale of agricultural implements including the sale of fuel, lubricants and related items for agricultural equipment on the same premises.
- 3.78** **"FARM PRODUCE OUTLET"** shall mean a use accessory to a permitted farm which consists of the retail sale of agricultural products.

- 3.79 "FLEA MARKET"** shall mean a building or part of a building where second hand goods, articles and antiques are offered or kept for sale at retail to the general public but shall not include any other establishment otherwise defined or classified herein.
- 3.80 "FLOOD PLAIN"** shall mean:
- i) the area, usually low lands, adjoining a watercourse which has been, or may be, covered by flood waters; or
 - ii) where the high water mark is not known, any land situated between a watercourse and a line parallel to and at a distance of 15 metres (49.2 ft.) measured at right angles from the top of the bank of a watercourse; or
 - iii) where the high water mark is not known and the bank of a watercourse is not discernible, the horizontal area, 20 metres (65.6 ft.) wide, on either side of the centre of a watercourse.
- 3.81 "FLOOR AREA, GROSS"** shall mean the total floor area of all the storeys of a building and shall include the floor area of any apartment or areas common to the tenants, which floor areas are measured between exterior faces of the exterior walls of the building at each floor level, but excluding car parking areas within the building and any finished or unfinished basement or cellar. For the purpose of this definition, the walls of an inner court are and shall be deemed to be exterior walls.
- 3.82 "FLOOR AREA, GROUND"** shall mean the floor area of the lowest storey of a building, approximately at or first above the finished grade level, of which the area is measured between the exterior faces of the exterior walls at the floor level of such storey, but excludes car parking areas within the building and any finished or unfinished basement or cellar. For the purpose of this paragraph, the walls of an inner court are and shall be deemed to be exterior walls.
- 3.83 "FLOOR, GROUND"** shall mean the lowest storey of a building, approximately at or first above the finished grade level.
- 3.84 "FOOD MARKET"** shall mean a building or part of a building wherein food and other household items are kept for sale at retail to the general public and which operates on a self-service, cash and carry basis and shall include a grocery store, butcher shop, bakery or specialty food store but shall not include a convenience retail store.
- 3.85 "FORESTRY/FORESTRY USES"** shall mean the management, development, cultivation and harvesting of timber resources to ensure the continuous production of wood or wood products, provision of proper environmental conditions for wildlife, protection against floods and erosion, protection and production of water supplies, and preservation of the recreation resource.
- 3.86 "FOUNDATION"** shall mean a system or arrangement of structural members including footings, rafts or piles through which the loads from a building are transferred to supporting soil or rock.

- 3.87 **"FRONT LOT LINE"** see "LOT LINE, FRONT".
- 3.88 **"FRONT YARD"** see "YARD, FRONT".
- 3.89 **"FUEL STORAGE TANK"** shall mean a tank for the bulk storage of petroleum, gasoline, fuel, oil, gas or flammable liquid or fluid but does not include a container for flammable liquid or fluid legally and properly kept in a retail store or a tank for storage merely incidental to some other use of the premises where such tank is located.
- 3.90 **"FUNERAL HOME"** shall mean a building, or a portion of a building, designed for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the dead human body for interment or cremation.
- 3.91 **"GARAGE, COMMERCIAL"** shall mean a building, structure or lot where commercial motor vehicles are stored or where vehicles are repaired or maintained.
- 3.92 **"GARAGE, PRIVATE"** shall mean a separate building or a part of the principal building used for the parking or storage of private passenger motor vehicles or commercial vehicles of less than one tonne capacity and wherein neither servicing nor repairing is carried on for remuneration.
- 3.93 **"GARAGE, PUBLIC"** see "MOTOR VEHICLE SERVICE STATION".
- 3.94 **"GARDEN SUITE"** shall mean a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable, consisting of separate modular or panelized sections which are designed to permit easy delivery to and assembly into one integral unit on a specific site, and which are reusable and designed to permit easy disassembly for transport back to the factory or to another site at an appropriate time. Under no circumstances shall a garden suite be defined to include a single-wide or double-wide mobile home, a dwelling house, truck camper, tent, a motorhome/recreational vehicle, a camper trailer/tent trailer, a park model trailer, a tourist cabin, sleeping cabin or housekeeping cottage.
- 3.95 **"GAS BAR"** shall mean one or more pump islands, each consisting of one or more gasoline pumps and shelter having a floor area of not more than 9.3 sq. metres (100 square feet), excluding washrooms, which shall not be used for the sale of any product other than
- 3.96 liquids and small accessories required for the operation of motor vehicles and shall not be used for repairs, oil changes or greasing, but this definition shall not include a kiosk on a pump island.
- 3.97 **"GASOLINE PUMP ISLAND"** shall mean a structure which is an accessory use intended to provide gasoline for vehicles.
- 3.98 **"GAZEBO"** shall mean a freestanding, roofed accessory structure which is not enclosed, except for screening or glass and which is utilized for the purposes of relaxation in

conjunction with a residential dwelling but shall not include any other use or activity otherwise defined or classified in this By-law.

- 3.99 "GIFT SHOP"** shall mean a building or part of a building where crafts, souvenirs, gifts or similar items are offered or kept for sale at retail to the general public but shall not include any other establishment otherwise defined or classified in this By-law.
- 3.100 "GOLF COURSE"** shall mean a public or private area operated for the purpose of playing golf and includes a par 3 or larger golf course, a miniature golf course and driving range.
- 3.101 "GREENHOUSE"** shall mean a building for the growing of plants, shrubs, trees and similar vegetation which are primarily intended to be transplanted outdoors.
- 3.102 "GROUP HOME"** shall mean a dwelling unit in which not fewer than three and no more than six people receive specialized or sheltered residential care and accommodation by virtue of their physical, mental, emotional, social or legal status and which is approved or licensed by the Province of Ontario. Group homes include a home for foster children, a home for elderly persons, a home for persons with special needs and a home for people who are convalescing after hospital treatment and are under medical supervision but does not include a facility maintained and operated primarily for persons:
- i) who have been placed on probation under the Probation Act, The Criminal Code (Canada) or the Juvenile Delinquent Act (Canada); or
 - ii) who have been released on parole under the Ministry of Correctional Services Act; the Parole Act (Canada) or the Provincial Offenses Act; or
 - iii) who are admitted to the institution for correctional purposes.
- 3.103 "HEREAFTER"** shall mean after the date of the passing of this By-law.
- 3.104 "HEREIN"** shall mean in this By-law and shall not be limited to any particular section of this By-law.
- 3.105 "HIGH WATER MARK"** shall mean the mark made by the action of water under natural conditions on the shore or bank of a body of water, which action has been so common and usual and so long continued that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark.
- 3.106 "HOME INDUSTRY"** shall mean an industry which is clearly incidental or secondary to the residential use of a single-detached dwelling and is conducted either entirely within a single dwelling or in an accessory building to a single dwelling, by an inhabitant thereof. Such industries shall include: a woodworking shop, a welding shop, a home bakery, a small engine repair shop, a blacksmith shop, a motor vehicle repair shop or similar use.
- 3.107 "HOME OCCUPATION"** shall mean a use which is clearly incidental or secondary to the residential use of a dwelling. Such uses may include, among others, an outlet or office for a real estate agent; hairstylist; dressmaker; dentist; doctor; chiropractor; physiotherapist;

massage therapy; accountant; a bed and breakfast establishment; merchandise service and repair; and craft manufacture (excluding retail sales), but shall not include a motor vehicle body shop.

- 3.108 "HUNT CAMP"** shall mean a base camp for recreational activities such as hunting and fishing which provides seasonal or temporary accommodation only, in a location where municipal and community services are usually not available, and which shall not be used for habitation on a permanent basis.
- 3.109 "INTERIOR SIDE YARD"** see "YARD, INTERIOR SIDE".
- 3.110 "KENNEL"** shall mean a non-residential building, structure or other facility or part thereof, where dogs are kept, boarded and/or bred and raised for profit or gain.
- 3.111 "LANDSCAPED"** shall mean an area not built upon and not used for any purpose other than as a landscaped area and which shall include at least a hedgerow of hardy shrubs or similar type of vegetation not less than .3 metres (1 ft.) in height at the time of planting and which, when fully grown, will reach a height of not less than 2 metres (6.6 ft.), extending the full length of the landscaped area and be maintained in a healthy growing condition. A landscaped area does not include driveways, parking spaces or parking aisles.
- 3.112 "LAUNDRY AND/OR DRY CLEANING SHOP"** shall mean a building or part of a building used for the purpose of receiving articles or goods of fabric to be subjected to a commercial process of laundering, dry cleaning, dry dyeing or cleaning elsewhere and for the pressing and distribution of any such articles or goods which have been subjected to any such process and shall include self-service laundry and/or self-service dry cleaning establishments.
- 3.113 "LIVESTOCK"** shall mean poultry, turkeys, cattle, hogs, horses, mink, rabbits, sheep, goats, fur bearing animals or any other domesticated animal used for consumption.
- 3.114 "LIVESTOCK FACILITY"** shall mean a farm unit which includes the raising or keeping of livestock as defined herein.
- 3.115 "LOADING SPACE"** shall mean an unencumbered area of land which is provided and maintained upon the same lot or lots upon which the principal use is located and which area:
- i) is provided for the temporary parking of one commercial motor vehicle while merchandise or materials are being loaded or unloaded from such vehicle, and such parking shall not be for the purpose of sale or display;
 - ii) is suitable for the temporary parking of one commercial motor vehicle;
 - iii) is not upon or partly upon any street, lane or alley; and
 - iv) has adequate access to permit ingress and egress of a commercial motor vehicle from a street by means of driveways, aisles, manoeuvring areas or similar areas, no part of which shall be used for the temporary parking or storage of one or more motor vehicles.

- 3.116 "LODGE"** shall mean an establishment catering to the vacationing public by providing meals and sleeping accommodation to at least five (5) guests in rooms or cabins, but shall not include any establishment otherwise defined herein.
- 3.117 "LOGGING"** shall mean the removal or cutting of merchantable timber either by strip or clear or total cutting operations but does not include the selective harvesting of mature timber nor does it include the clearing of land incidental to putting the land into a condition necessary for the bonafide exercise of a use specifically permitted herein and selective harvesting as used herein means the harvesting of mature timber while causing a minimum of damage to adjacent growth in accordance with good forestry practice.
- 3.118 "LONG TERM CARE FACILITY"** shall mean the use of land, buildings or structures providing extended or long term living facilities for persons who require full-time residential medical care and shall include nursing homes, old age homes, homes for the aged, rest homes, convalescent homes and municipal and charitable facilities which are owned and operated by either the private for-profit sector or by non-profit corporations and are regulated by provincial statute but which do not include public or private hospitals or senior citizens' retirement dwelling houses.
- 3.119 "LOT"** shall mean a parcel of land, under separate and distinct ownership from adjoining lands and being described in a deed or transfer or other similar document legally capable of conveying land and registered at the Land Registry office having jurisdiction for the lands within the Township of Wollaston.
- 3.120 "LOT AREA"** shall mean the total horizontal area within the lot line of a lot, and in the case of a corner lot having street lines rounding at the corner with a radius of 6 metres (19.7 ft.) or less, the lot area of such lot is to be calculated as if the lot lines were projected to their point of intersection.
- 3.121 "LOT, CORNER"** shall mean a lot situated at the intersection of two or more streets or private roads, having an angle of intersection of not more than 135 degrees. The front lot line on a corner lot is deemed to be either lot line abutting the street.
- 3.122 "LOT COVERAGE"** shall mean that percentage of the lot area covered by all buildings or structures but excluding any part of a building or structure which is constructed entirely below grade. For the purposes of calculating lot coverage, the lot coverage of each zone shall be deemed to apply only to that portion of such lot that is located within the said zone.
- 3.123 "LOT DEPTH"** shall mean the horizontal distance between the midpoints of the front and rear lot lines, and where there is no rear lot line, lot depth means the length of a line within the lot between the midpoint of the front lot line and the most distance point of the apex(s) of a triangle formed by the side lot lines.
- 3.124 "LOT FRONTAGE"** shall mean the horizontal distance between the side lot lines, such distance being measured along a line which is parallel to the front lot line and distant from the front lot line a distance equal to the minimum required front yard depth. Where such

lot lines are not parallel, the lot frontage shall be the minimum distance between the side lot lines measured on a straight line 6.096 m (20 ft.) back from, and parallel to, the front lot line or in the case of a curved front lot line, 6.096 m (20 ft.) back from the tangent to a curved line running parallel to the front lot line. The frontage of a corner lot which has a sight triangle, shall be the minimum distance between the interior side lot line and a projection of the side street line, and measured on a straight line i.e. 6.096 m (20 ft.) back from, and parallel to, the front lot line. Lot Frontage shall not include the extent to which a lot abuts the end of a street, other than a street which terminates in a cul-de-sac.

- 3.125 "LOT, INTERIOR"** shall mean a lot other than a corner lot.
- 3.126 "LOT LINE"** shall mean any boundary of a lot.
- 3.127 "LOT LINE, EXTERIOR SIDE"** shall mean the longer of the lot lines of a corner lot which abuts a street.
- 3.128 "LOT LINE, FRONT"** shall mean, in the case of an interior lot fronting on a public road, the line dividing the lot from the street. In the case of a corner lot, the shorter lot line abutting a street shall be deemed the front lot line and the longer lot line abutting a street shall be deemed an exterior side lot line. In the case of a through lot, the lot line where the principal access to the lot is provided shall be deemed to be the front lot line. In the case of a lot fronting only on a navigable waterway, the highwater mark of the navigable waterway shall be deemed to be the front lot line. In the case of a lot fronting on a navigable waterway and on a street, the lot line abutting the street shall be deemed the front lot line. In the case of a lot fronting on a navigable waterway and a private road, the lot line abutting the private road shall be deemed to be the front lot line. In the case of a lot fronting on a private road only, the line abutting the private road shall be deemed to be the front lot line.
- 3.129 "LOT LINE, REAR"** shall mean the lot line farthest from and opposite to the front lot line and where the side lot lines converge at the rear of the lot to form a triangular shaped parcel of land, the rear lot line shall mean the apex of the triangle formed by the side lot lines. Furthermore, where the rear lot line is situated adjacent to a body of water, such lot line shall be the line formed by the high water mark of a body of water.
- 3.130 "LOT LINE, SIDE"** shall mean any lot line other than the rear or front lot line.
- 3.131 "LOT, THROUGH"** shall mean a lot bounded on two opposite sides by streets provided however that if any lot qualifies as being both a corner lot and a through lot as herein defined, such lot shall be deemed a corner lot for the purpose of this By-law.
- 3.132 "LUMBER YARD"** shall mean an area where finished and unfinished lumber is stored but does not include an establishment or area otherwise defined in this by-law.
- 3.133 "MANUFACTURING OR PROCESSING PLANT"** shall mean a plant in which the process of producing a product suitable for use by hand and/or mechanical power and machinery is carried on systematically with division of labour.

- 3.134 "MARINA, PUBLIC/PRIVATE"** shall mean a building or structure with access to a body of water, where boats and boat accessories are berthed, stored, serviced, repaired or kept for sale and where facilities for the sale of marine fuels and lubricants may be provided.
- 3.135 MARINE/SNOWMOBILE DEALER"** shall mean any building or structure used for the purpose of supplying and selling marine and snowmobile products and may include repair facilities for the purpose of repairing only those items either sold by or related to the products supplied by the dealer.
- 3.136 "MARINE FACILITY"** shall mean an accessory building or structure which is used to take a boat into or out of a waterbody to moor, berth or store a boat and includes a boat launching ramp, boat lift, pumping station, dock or boathouse and a water pumphouse but shall not include any building used for human habitation or any boat service, repair or sales facility and shall comply with the minimum side yard requirements of the respective zone.
- 3.137 "MERCHANDISE SERVICE SHOP"** shall mean a building or part of a building, whether connected with a retail shop or not, in which persons are employed in furnishing the repair or servicing of articles, machines, goods or materials as opposed to the manufacture of same. Merchandise service shops include such establishments as small engine repair of such items as lawn mowers, chainsaws and snowmobiles.
- 3.138 "MINIMUM DISTANCE SEPARATION"** shall mean a separation requirement as provided for in Appendix 1 and 2 of this by-law, as established by the Ministry of Agriculture, Food and Rural Affairs.
- i) Minimum Distance Separation I provides minimum distance separation for new or expanding development from existing livestock facilities.
 - ii) Minimum Distance Separation II provides minimum distance separation for new or expanding livestock facilities from existing or approved development.
- 3.139 "MOTOR HOME/RECREATIONAL VEHICLE"** shall mean a recreational vehicle so constructed as to be a self-contained, self-propelled unit capable of being utilized for the living, sleeping or eating accommodation of persons on a temporary basis for recreational purposes, but shall not include a travel trailer, camper trailer (including a tent trailer) or truck camper.
- 3.140 "MOTOR VEHICLE"** shall mean any vehicle propelled or driven otherwise than by muscular power, but does not include railway cars powered by steam, electricity or diesel fuel or other vehicles running upon rails or a motorized snow vehicle, traction engine, farm tractor, self-propelled implement of husbandry or road-building machine within the meaning of the Highway Traffic Act.
- 3.141 "MOTOR VEHICLE BODY SHOP"** shall mean a building where motor vehicle cleaning, polishing, body repair and repainting is conducted but shall not include any other motor vehicle use.

- 3.142 "MOTOR VEHICLE SALES AGENCY (New and Used)"** shall mean a building and/or lot used for the display and sale of new and used motor vehicles and may include the servicing, repair and repainting of motor vehicles, the leasing or renting of utility or boat trailers and motor vehicles and the sale of motor vehicle accessories and related products, but shall not include any other defined automotive use.
- 3.143 "MOTOR VEHICLE SERVICE STATION"** shall mean a building or place where gasoline, propane, natural gas, diesel, oil, grease, anti-freeze, tires, tubes, tire accessories, spark plugs, batteries and other related items for motor vehicles, trucks, motorcycles, and snowmobiles are stored or kept for sale, or where such vehicles may be oiled, greased, washed or have their ignitions or brakes adjusted, tires inflated, batteries charged or more generally where repair or equipping of motor vehicles is executed or performed. A motor vehicle service station may operate on a self-serve basis.
- 3.144 "MOTORIZED SNOW VEHICLE"** shall mean a motorized snow vehicle within the meaning of The Motorized Snow Vehicle Act.
- 3.145 "MUNICIPAL/PUBLIC UTILITIES YARD"** shall mean a lot which may include a building or structure and also associated storage structures used for the storage, maintenance or repair of equipment, machinery or motor vehicles used in connection with civil works and shall include a public works yard.
- 3.146 "MUNICIPALITY"** shall mean the Corporation of the Township of Wollaston.
- 3.147 "NON-COMPLYING USE"** shall mean a permitted land use, building or structure existing at the date of the passing of this By-law which does not fulfill the requirements of the zone provisions (e.g. yard setbacks) for the zone within which it is located, but which may continue to be used or exist, provided there is no change in that use (e.g. enlargement of the structure).
- 3.148 "NON-CONFORMING USE"** shall mean a lawful and specific use, building, structure or land existing at the date of the passing of this By-law which does not fulfill the requirements of the use provisions for the zone in which it is located, but which may continue to be used for such purposes or activities, provided there is no change in that use.
- 3.149 "NUISANCE"** shall mean any condition existing that is or may become injurious or dangerous to health or that prevents or hinders or may prevent or hinder in any manner the suppression of a disease.
- 3.150 "NURSERY/GARDEN CENTRE/GREENHOUSE"** shall mean:
- i) a place where young trees or other plants are grown for transplanting or for sale, and may also include the sale of related accessory supplies and/or
 - ii) land used for the growing of sod, flowers, bushes, trees or other gardening, landscaping or orchard stock for wholesale or retail sale and/or
 - iii) a building or structure, and lands associated therewith, for the growing of flowers, fruits, vegetables, plants, shrubs, trees or similar vegetation together with gardening

tools and implements which are sold at retail from such building or lot to the general public and may include an office and equipment storage area for the operation of a landscaping business.

- 3.151 "NURSERY SCHOOL"** see "DAY NURSERY".
- 3.152 "NURSING HOME"** see "LONG-TERM CARE FACILITY".
- 3.153 "OPEN SPACE/OPEN SPACE USES"** shall mean the open, unobstructed space on a lot, including the open, unobstructed space accessible to all occupants of any residential or commercial building or structure, which is suitable and used for the growth of grass, flowers, bushes and other vegetation and may include any surface pedestrian walk, patio, pool, or similar area, but does not include any driveway, ramp or parking spaces, parking aisles, loading spaces, vehicular manoeuvring areas or similar areas.
- 3.154 "ORNAMENTAL STRUCTURE"** shall mean any ornamental fountain, statue, monument, cenotaph or other memorial or decorative structure not being part of or accessory to any other structure.
- 3.155 "OUTDOOR FURNACE"** shall mean a building or structure that is used to provide heat or heated water to the main building on a lot but is separate from the main building on the lot.
- 3.156 "OUTSIDE STORAGE"** shall mean an accessory storage area outside of the principal or main building on the lot.
- 3.157 "PARK, PRIVATE"** shall mean a park other than a public park.
- 3.158 "PARK, PUBLIC"** shall mean a recreational area owned or controlled by the Corporation or by any Board, Commission or other Authority established under any statute of the Province of Ontario or Government of Canada.
- 3.159 "PARK MODEL TRAILER"** shall mean a recreational unit mounted on a single chassis mounted on wheels designed to facilitate relocation from time to time, and designed as living quarters for seasonal camping and may be connected to those utilities necessary to supply those installed facilities, with a gross floor area including lofts not exceeding 50 sq. m (538 sq. ft.) in set up mode, and having a width greater than 2.6 m (8.5 ft.) in the transit mode. Further, all park model trailers shall comply with Canadian Standards Association Standard No. Z241.
- 3.160 "PARKING AISLE"** shall mean an area of land which abuts and provides direct vehicular access to one or more parking spaces.
- 3.161 "PARKING ANGLE"** shall mean the angle, equal to or less than a right angle, formed by the intersection of the side of the parking space and line parallel to the aisle.
- 3.162 "PARKING AREA"** shall mean an area of land which is provided and maintained upon the same lot or lots upon which the principal use is located or upon a privately owned lot

situated within 60 metres (196.9 ft.) of the said lot and which areas comprise all parking spaces of at least the minimum number required according to the provisions of this By-law, and all driveways, aisles, vehicular manoeuvring areas, entrances, exits and similar areas used for the purpose of gaining access to or egress from the said parking spaces.

- 3.163 "PARKING LOT"** shall mean any parking area other than a parking area accessory to a permitted use.
- 3.164 "PARKING SPACE"** shall mean an area of land having a width of not less than 2.7 metres (8.9 ft.) and a length of not less than 6 metres (19.69 ft.), exclusive of aisles or any other land used for access or vehicular manoeuvring, for the temporary parking of one motor vehicle. A parking space may be located in the open or within a private garage, carport, building or other covered area and shall have adequate access to permit ingress and egress of a motor vehicle from a street by means of driveways, aisles or similar areas.
- 3.165 "PERSON(S)"** shall mean any human being, association, firm, partnership, private club, incorporated company, corporation, agent, or trustee and the heirs, executors, or other legal representatives of a person to whom the context can apply according to law.
- 3.166 "PERSONAL SERVICE SHOP"** shall mean a building or part of a building in which persons are employed in furnishing services and otherwise administering to the individual and personal needs of persons. Personal service shops, include such establishments as barber shops, hairdressing salons, shoe repair and shoeshine shops and depots for collecting drycleaning and laundry.
- 3.167 "PIT"** shall mean land or land under water from which unconsolidated aggregate is being or has been excavated, and that has not been rehabilitated, but does not mean land or land under water excavated for a building or other work on the excavation site or in relation to which an order has been made under the Aggregate Resources Act.
- 3.168 "PLACE OF WORSHIP"** shall mean a building which may include a church hall, auditorium, sunday school, convent, monastery or other related uses, dedicated to public worship by a recognized religion that is:
- i) charitable according to the laws of Ontario;
 - ii) organized for the conduct of religious worship; and
 - iii) permanently established both as to the continuity of its existence and as to its religious beliefs and practices.
- 3.169 "PLANTING SCREEN"** shall mean a continuous hedgerow of evergreen trees or shrubs, not less than 1.6 metres in height, immediately adjacent to the lot line or portion thereof along which such planting screen is required herein.
- 3.170 "PORTABLE CANTEEN"** shall mean a vehicular and mobile facility where light meals and drink are prepared and served to the public and which does not necessarily provide for consumption thereof on the premises and shall include a chip truck and mobile kitchen and shall require a permit from the Township to operate.

- 3.171 **"PRIVATE CLUB"** shall mean a building or part of a building used as a meeting place for members sharing a common interest and includes a fraternal lodge or organization and a labour union hall. Such private clubs shall not be operated for profit.
- 3.172 **"PRIVATE GARAGE"** see "GARAGE, PRIVATE".
- 3.173 **"PRIVATE PARK"** see "PARK, PRIVATE".
- 3.174 **"PRIVATE ROAD"** shall mean a street other than a "Street" as defined in this By-law.
- 3.175 **"PUBLIC USE"** shall mean the Corporation of the Township of Wollaston and any Boards or Commissions thereof: telecommunications companies, any company supplying natural gas to the Municipality, any electric authority such as Hydro One, the County of Hastings and any Department of the Government of Ontario and Canada, or other similarly recognized agencies.
- 3.176 **"PUBLIC GARAGE"** see "GARAGE, PUBLIC".
- 3.177 **"PUBLIC PARK"** see "PARK, PUBLIC".
- 3.178 **"QUARRY"** shall mean land or land under water from which consolidated aggregate is being or has been excavated and that has not been rehabilitated, but does not mean land or land under water excavated for a building or other work on the excavation site or in relation to which an order has been made under the Aggregate Resources Act.
- 3.179 **"REAR LOT LINE"** see "LOT LINE, REAR".
- 3.180 **"REAR YARD"** see "YARD, REAR".
- 3.181 **"RECREATIONAL USE"** shall mean the use of land for parks, playgrounds, tennis courts, lawn bowling greens, indoor and outdoor skating rinks, athletic fields, golf courses, picnic areas, swimming pools, riding clubs, day camps, community centres, snow skiing and all similar uses, together with necessary and accessory buildings, uses and structures, but does not include an arcade or a track for the racing of animals, motor vehicles, snowmobiles, motorcycles or bicycles.
- 3.182 **"RECREATIONAL USE, ACTIVE OUTDOOR"** shall mean uses such as golf courses, lawn bowling greens, tennis courts, outdoor skating rinks and swimming pools, together with necessary and accessory buildings and structures.
- 3.183 **"RECREATIONAL USE, PASSIVE OUTDOOR"** shall mean such uses as hiking and ski trails, nature observation locations and open space as opposed to (for example) tennis courts, golf courses and baseball diamonds.
- 3.184 **"RECREATIONAL ESTABLISHMENT, COMMERCIAL"** shall mean a building used or intended to be used for a theatre, bowling alley, curling rink, swimming pool, billiard parlour, health club, athletic club or similar uses.

- 3.185 "RESIDENTIAL"** shall mean the use of land, buildings, or structures for human habitation.
- 3.186 "RESTAURANT"** shall mean a building or part of a building where food is prepared and/or cooked and offered for sale or sold to the public and where dining tables and table service are provided.
- 3.187 "RESTAURANT, DRIVE-IN"** shall mean premises consisting of a building or structure, together with a parking lot, where food is prepared and/or cooked and offered for sale or sold to the public for consumption either in a motor vehicle parked on the parking lot or for consumption on the premises and where dining tables may be provided but table service is not provided, but shall not include a portable canteen (including a chip truck or chip wagon).
- 3.188 "RESTAURANT, TAKE-OUT"** shall mean a building or part of a building where food is prepared and/or cooked and offered for sale or sold to the public and where neither dining tables nor table service are provided.
- 3.189 "RETAIL STORE"** shall mean a building or part of a building where goods, merchandise, substances, articles or things are offered for retail sale directly to the general public and includes storage on the store premises of such goods, merchandise, substances, articles or things sufficient only to service such store.
- 3.190 "RETAIL STORE, CONVENIENCE"** shall mean a retail store serving the daily or occasional needs of the residents in the immediate area with a variety of goods such as groceries, meats, beverages, dairy products, patent medicines, sundries, tobacco, stationery, hardware, magazines and newspapers.
- 3.191 "SALVAGE YARD"** shall mean a fenced lot and/or land for the storage and/or handling of scrap material, which without limiting the generality of the foregoing, may include vehicles, tires, metal, used bicycles, waste paper and/or other scrap material and salvage.
- 3.192 "SAUNA"** shall mean an enclosed structure which does not exceed 10 square metres (107.6 sq. ft.) in area with an approved heating device to produce steam.
- 3.193 "SAW AND/OR PLANING MILL"** shall mean a building, structure or area where timber is cut, sawed or planed, either to finished lumber or as an intermediary step and may include facilities for the kiln drying and storage of lumber and may or may not include the distribution of such products on a wholesale or retail basis.
- 3.194 "SCHOOL"** shall mean an elementary or secondary school under the jurisdiction of the Public Board of Education or the Roman Catholic Separate School Board, a private school, a technical school, a vocational school, a college, a university or other educational institution, but not including a school for profit.
- 3.195 "SELF STORAGE BUILDING"** shall mean a building (or part thereof) containing individual doorways each accessing a fully enclosed room that is used for storage of inactive and stable dry goods only.

- 3.196 "SEMI-DETACHED DWELLING"** see "DWELLING, SEMI-DETACHED DWELLING HOUSE".
- 3.197 "SETBACK"** shall mean the least horizontal dimension between the centreline of a street allowance, measured at right angles to such centreline, and the nearest part of any building, structure or excavation on the lot, or the nearest open storage use on the lot.
- 3.198 "SHORELINE"** shall mean any lot line or portion thereof that abuts a waterbody.
- 3.199 "SIDE LOT LINE"** see "LOT LINE, SIDE".
- 3.200 "SIDE YARD"** see "YARD, SIDE".
- 3.201 "SIGHT TRIANGLE"** shall mean an area free of buildings or structures, which area is determined by measuring from the point of intersection of street lines on a corner lot or where a corner is rounded from the point at which the extended street lines meet, the distance required by this By-law along each such street line and joining such points with a straight line thereby creating a triangular-shaped parcel of land. This triangular-shaped parcel of land located between the intersecting street lines and the straight line joining the points located the required distance along the street lines is the sight triangle.
- 3.202 "SINGLE-DETACHED DWELLING"** see "DWELLING, SINGLE-DETACHED DWELLING HOUSE".
- 3.203 "SOLAR COLLECTOR"** shall mean any structure subordinate to a principal structure designed specifically for the collection of solar energy for experimental or ornamental purposes or for the purposes of converting such energy for heating, lighting, water production or any other domestic or commercial use that may be obtained from such source. For the purposes of this by-law, a solar collector shall be considered an accessory structure.
- 3.204 "STREET"** shall mean a public highway as defined under the Highway Traffic Act, as amended, from which access may be taken to an abutting lot and which is dedicated, assumed and maintained by a Municipality, a county, or the Province of Ontario. A street does not include an unopened road allowance, a lane or an unassumed road on a Registered Plan which has been deemed not to be a Registered Plan under the Planning Act.
- 3.205 "STREET LINE"** shall mean the limit of the street allowance and is the dividing line between a lot and a street.
- 3.206 "STRUCTURE"** shall mean anything constructed or erected, the use of which requires location on the ground, or which is attached to something having location on the ground.
- 3.207 "TAKE-OUT RESTAURANT"** see "RESTAURANT, TAKE-OUT".

- 3.208 "TAVERN"** shall mean "a tavern" as defined by the Liquor Licence Act, as amended from time to time.
- 3.209 "TEA ROOM"** shall mean a public room where tea and light refreshments, but not complete meals, are served for immediate consumption within the building. A tea room does not include premises licensed under the Liquor Licence Board of Ontario or any other form of eating establishment as defined herein.
- 3.210 "TENT"** shall mean every kind of temporary shelter for sleeping that is not permanently affixed to the site and that is capable of being easily moved.
- 3.211 "TENT AND TRAILER PARK"** shall mean a parcel of land providing overnight or short term (but not permanent) accommodation for tents and trailers including camper trailers/tent trailers, truck campers, motor homes/recreational vehicles and park model trailers but not mobile home dwelling houses and may include services and facilities normally incidental and subordinate to such a use including common washroom lavatory and bathing facilities, indoor and/or outdoor recreation areas, and an entrance kiosk.
- 3.212 TENT OR TRAILER SITE"** shall mean an area of land within a tent and trailer park that is or is intended to be occupied by one tent, camper trailer/tent trailer, truck camper or motorhome/recreational vehicle or park model trailer.
- 3.213 "THROUGH LOT"** see "LOT, THROUGH".
- 3.214 "TOP OF BANK"** (Slope) shall mean a point or line which is the beginning of a significant change in the land surface, then from which the land surface slopes downward. When two (2) or more slopes are located together, the slope that is highest and farthest away from the top of the slope shall be the slope considered for the top of bank.
- 3.215 "TOURIST ESTABLISHMENT"** shall mean any premises operated to provide sleeping accommodation for the travelling public or sleeping accommodation for the use of the public engaging in recreational activities and includes the services and facilities in connection with which sleeping accommodation is provided, and also includes a tourist cabin and a housekeeping cottage as well as docks, eating establishments and convenience stores but does not include:
- i) a camp operated by a charitable corporation approved under the Charitable Institutions Act;
 - ii) a summer camp within the meanings of the regulations under The Health Promotion and Protection Act; or
 - iii) a club owned by its members and operated without profit or gain.
- 3.216 "TRACTOR TRAILER TRUCK"** shall mean a self-propelled motor vehicle designed for the haulage of goods in an attached trailer but not for the carriage of any load when operating independently.

- 3.217 **"TRAILER"** see "Camper Trailer/Tent Trailer", "Truck Camper", "Park Model Trailer" and "Motor Home/Recreational Vehicle".
- 3.218 **"TRUCK CAMPER"** shall mean any unit so constructed that it may be attached upon a motor vehicle, as a separate unit, and capable of being utilized for the temporary living, sleeping or eating accommodation of persons.
- 3.219 **"USE"** shall mean the purpose for which any land, building or structure is arranged, designed, or intended to be used, occupied or maintained.
- 3.220 **"USE, ACCESSORY"** shall mean a use customarily incidental and subordinate to the principal use or building located on the same lot.
- 3.221 **"VETERINARY CLINIC"** shall mean a building or part of a building in which facilities are provided for the prevention, cure and alleviation of disease and injury to animals and in conjunction with which there may be facilities provided for the sheltering of animals during the treatment period.
- 3.222 **"WAREHOUSE"** shall mean a building or part of a building used for the storage and distribution of goods, wares, merchandise, substances, articles or things and may include facilities for a wholesale or retail commercial outlet but shall not include a truck terminal.
- 3.223 **"WASTE DISPOSAL SITE"** shall mean any land or land covered by water (such as in the case of a sewage lagoon) upon, into, in or through which a building or structure in which waste, exclusive of liquid industrial waste, is deposited or processed and any machinery or equipment or operation required for the treatment or disposal of waste and may include a sewage treatment plant or sewage lagoon.
- 3.224 **"WASTE MANAGEMENT SYSTEM"** shall mean all facilities, equipment and operations for the complete management of waste including the collection, handling, transportation, storage, processing and disposal thereof including recycling, and may include one or more waste disposal sites.
- 3.225 **"WATER FRONTAGE"** shall mean all property abutting a water body measured along the high water mark.
- 3.226 **"WATERBODY"** shall mean any bay, lake, wetland, canal or natural watercourse but excludes a drainage or irrigation channel.
- 3.227 **"WATERBODY, NARROW"** shall mean an area where the minimum average distance from shoreline to shoreline is 150 metres (492.1 ft.) for a lake and 15 metres (49.2 ft.) for a river.
- 3.228 **"WATERCOURSE"** shall mean any surface stream or river and includes a natural channel for an intermittent stream and a municipal drain as defined by "The Drainage Act", as amended.

3.229 "WAYSIDE PIT" shall mean:

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

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

3.231 "WETLANDS" shall mean lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens.

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

3.233 "WORKSHOP" shall mean a building or structure where manufacturing is performed by tradespeople requiring manual or mechanical skills and may include a carpenter's shop, a woodworker's shop, a locksmith's shop, a gunsmith's shop, a tinsmith's shop, an upholsterer's shop, a welder's shop or similar uses.

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

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

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

- 3.237 "YARD, SIDE"** shall mean the yard extending from the front yard to the rear yard between the side lot line and the nearest part of any building or structure on the lot.
- 3.238 "YARD, INTERIOR SIDE"** shall mean the side yard extending from the front yard to the rear yard between the side lot line and the nearest part of any building or structure on any lot and excluding any exterior side yard. The "minimum" interior side yard shall mean the minimum distance between an interior side lot line and the nearest wall of any principal or accessory building on the lot, according to the context in which the term is used.
- 3.239 "YARD, EXTERIOR SIDE"** shall mean the side yard of a corner lot in which the side yard extends from the front yard to the rear yard between the side street line and the nearest part of any building or structure on the corner lot. The "minimum" exterior side yard shall mean the distance between the exterior side lot line and the nearest wall of any principal or accessory building on the lot, according to the context in which the term is used.
- 3.240 "ZONE"** shall mean a designated area of land use shown on the Schedules of this By-law.

SECTION 4 - ADMINISTRATION

4.1 ZONING ADMINISTRATION

This By-law shall be administered by a person appointed by the Council of the municipality as the Chief Building Official.

4.2 ISSUANCE OF BUILDING PERMITS

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

4.3 APPLICATIONS FOR BUILDING PERMITS

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

- i) the true shape and dimensions of the lot to be used or upon which it is proposed to erect any building or structure;
- ii) the proposed location, height and dimensions of the building, structure or work in respect of which the permit is being applied for;
- iii) the location of every building or structure already erected or partly erected on such lot;
- iv) the proposed locations and dimensions of yards, landscaped open spaces, parking areas, and loading spaces required by this By-law;
- v) proposed grading or change in elevation or contour of the land and the proposed method for the disposal of storm and surface water from the land and from any building or structures thereon;
- vi) a statement signed by the owner or his agent duly authorized thereinto in writing, filed with the Chief Building Official, which statement shall set forth in detail the intended use of each building and structure or part thereof and giving all information necessary to determine whether or not every such building or structure conforms with the regulations of this By-law.

4.3.1 In addition to the above requirements, no building permit shall be issued for any building or structure which requires servicing unless the building permit application is accompanied by:

- i) approval in writing from the appropriate responsible authority for the proposed method of sewage disposal;
- ii) a well record from a qualified well driller demonstrating a water pumping capacity at a rate of and over a period of time acceptable to the Township.

4.4 INSPECTION OF LAND OR BUILDINGS

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

4.5 VIOLATIONS AND PENALTIES

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

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

4.6 OCCUPATION OF BUILDINGS

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

4.7 CERTIFICATE OF CONVERSION

Where a certificate for the conversion of a seasonal dwelling to a permanent dwelling is to be issued, the following regulations apply:

- i) a rezoning to a zone category deemed appropriate by the municipality shall be required;
- ii) the applicant shall prepare a site plan showing the location and size of all existing and proposed buildings and structures and the location of the existing or proposed sanitary sewage disposal system, as well;
- iii) the applicant shall comply with the regulations of the approving agency with respect to sewage disposal for year-round occupancy;
- iv) the applicant has been issued a building permit, where required, in accordance with the Ontario Building Code;
- v) the applicant has satisfied the municipality that the electrical and heating systems have been inspected and approved as adequate for permanent year-round occupancy, by the appropriate authority;
- vi) that the applicant has entered into an agreement with the municipality indicating that the municipality will not be held responsible for road maintenance, waste collection, insulation value or structural deficiencies, should the dwelling be located on a non-maintained or seasonally-maintained road.

4.8 VALIDITY, EFFECTIVE DATE AND EXISTING BY-LAWS

4.8.1 Validity

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

4.8.2 Effective Date

This By-law shall come into force and take effect upon being passed by the Council of the municipality.

4.8.3 Existing By-laws

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

4.8.4 Repeal of Existing Zoning By-law

By-law No. 8-79 as amended of the Corporation of the Township of Wollaston is hereby repealed.

4.9 APPLICATION

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

4.10 INTERPRETATION

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

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

4.11 ZONES

4.11.1 For the purpose of this By-law, the Municipality has been divided into zones, the boundaries of which are shown on the attached schedules.

4.11.2 The attached schedules are detailed maps for portions of the Municipality.

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

<u>ZONE</u>	<u>SYMBOL</u>	<u>PAGE NO.</u>
RURAL ZONE	RU	57
RURAL RESIDENTIAL ZONE	RR	59
LIMITED SERVICE RESIDENTIAL ZONE	LSR	61
WATERFRONT RESIDENTIAL ZONE	WR	64
MOBILE HOME RESIDENTIAL ZONE	MHR	66
RESIDENTIAL FIRST DENSITY ZONE	R1	68
RESIDENTIAL SECOND DENSITY ZONE	R2	70
COMMERCIAL ZONE	C	72
RECREATIONAL/RESORT COMMERCIAL ZONE	RRC	74
INDUSTRIAL ZONE	I	78
MINERAL EXTRACTIVE ZONE	MX	82
WASTE DISPOSAL ZONE	WD	84
COMMUNITY FACILITY ZONE	CF	87
OPEN SPACE ZONE	OS	89
ENVIRONMENTAL PROTECTION ZONE	EP	90

4.11.4 Where the boundary of any zone is uncertain, and the boundary is shown following a street, lane, railway right-of-way, electric transmission line, right-of-way or watercourse, then the centre line of the street, lane, railway right-of-way, electric transmission line, right-of-way or watercourse is the zone boundary.

4.11.5 Where the boundary line of a zone does not correspond to a property line, to the centre line of a street, highway line, right-of-way or watercourse, the location of said boundary line shall be scaled from the scale shown on the attached schedules.

4.11.6 Where the boundary of any zone is uncertain and notwithstanding the provisions of this subsection, the dimensions contained in any amending by-law shall apply.

4.11.7 Where the regulations of a zone include a requirement that the minimum yard of a lot or parcel of land shall be a specific number of metres, such minimum yard shall be determined by measuring at right angles from either the street line of the public street or the lot line abutting such yard in the direction of such lot or parcel of land a distance equal to the said specific number of metres in the relevant regulation of such zone.

4.11.8 Subject to the provisions of Section 5.28, the minimum lot area shall be as contained in the appropriate section of this By-law for the zone in which the lot is located or such larger area as may be required by the appropriate authority pursuant to the provisions of the Health Promotion and Protection Act.

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

SECTION 5 - GENERAL PROVISIONS

5.1 ACCESSORY BUILDINGS AND STRUCTURES

- 5.1.1** No person shall use an accessory building for human habitation except where a dwelling house or unit is permitted as an accessory use.
- 5.1.2** Except in accordance with the section of this by-law entitled Temporary Uses, no accessory building shall be erected prior to the erection of a principal building or structure.
- 5.1.3** The total lot coverage of accessory buildings and structures including detached private garages shall not exceed five (5) percent of the lot area except where a swimming pool or tennis court is provided, in which case the total lot coverage for accessory uses shall not exceed twenty (20) percent. In no case shall the lot coverage of all buildings on a lot exceed the maximum lot coverage of the principal use set out in the applicable provisions of this By-law.
- 5.1.4** Any accessory building which is not part of the main building (i.e. is detached) shall be erected to the rear of the projected front or exterior side wall of the main building. Where accessory buildings are located behind the main buildings, they shall be located in accordance with the provisions of the particular zone.
- 5.1.5** The minimum distance of any detached accessory building from a principal building shall be 3.0 metres (9.8 ft.).
- 5.1.6** Where an accessory building is attached to the main building, the front yard, side yard, rear yard and area requirements of this By-law shall be complied with as if the accessory building was part of the main building.
- 5.1.7** An accessory building shall not be built closer to any lot line than the minimum distance required by this By-law except that common semi-detached garages and private mutual docks may be erected on a mutual side lot line.
- 5.1.8** In the case of a sleeping cabin to be located on a lot which is at least two times the minimum lot frontage and lot area required by this By-law, a maximum gross floor area of 55.7 sq. m (600 sq. ft.) may be permitted.

5.2 DWELLING OR DWELLING UNIT AS AN ACCESSORY USE IN A NON-RESIDENTIAL SETTING

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

- i) An accessory single-detached dwelling house as a separate structure or an accessory dwelling unit shall be permitted, where such house or unit is a permitted use in this by-law, if occupied by the owner, caretaker, watchman or similar person, provided that such person is employed on the lot on which such dwelling house or unit is

- located and that the lot can be serviced by a potable water supply and sewage disposal system having the approval of the appropriate authorities.
- ii) An accessory dwelling house shall have a minimum gross floor area of 74.3 square metres (800 sq. ft.) and where there is more than one floor, a minimum ground floor area of 44.5 square metres (479.0 sq. ft.).
 - iii) A dwelling unit shall be permitted in a portion of a non-residential building, except in the case of a motor vehicle service station or motor vehicle sales agency where such dwelling unit shall not be permitted.
 - iv) An accessory dwelling unit as an apartment within a non-residential building shall have a minimum gross floor area of 55 square metres (592.0 sq. ft.).
 - v) An accessory dwelling house and an accessory dwelling unit shall each have parking spaces separate from and in addition to those required by the parking requirements of this by-law for the principal use.
 - vi) An accessory dwelling unit shall have separate bathroom and kitchen facilities from those of the non-residential use.
 - vii) An accessory dwelling unit shall have a separate building entrance to that provided for the non-residential use.
 - viii) Separate storage facilities containing a minimum of 2.8 sq. m (30 sq. ft.) shall be provided for any accessory dwelling unit.
 - ix) Notwithstanding the provisions of clause 5.2(ii) of this subsection, the gross floor area of the residential portion of a non-residential building in a commercial zone (i.e. the accessory dwelling unit) shall not exceed one hundred (100) percent of the non-residential floor area.

5.3 ENVIRONMENTAL PROTECTION (EP) ZONES

5.3.1. Lands Zoned Environmental Protection

- i) Waterbodies and permanent watercourses have been zoned Environmental Protection (EP).
- ii) Lands that may pose a threat to life and property because of inherent physiographic characteristics such as floodplains, erosion hazards, poor drainage, organic soil, steep slopes or other similar physical limitations have been zoned Environmental Protection (EP).
- iii) Notwithstanding any other provisions of this By-law to the contrary, all lands within the Environmental Protection Zone may continue to be used for those uses existing as of the date of passage of this by-law.
- iv) Prior to issuing a building permit for any building or structure within the Environmental Protection Zone, the Township should be satisfied that no physical hazard exists which would cause harm to life or property. The Township may require technical reports to be submitted in support of any development (i.e. drainage reports, slope stability reports, environmental reports) and may require the written approval of the Conservation Authority.
- v) Lands zoned as Environmental Protection may be used in calculating minimum lot area but may not be used in calculating minimum lot frontage requirements.

5.4 ENVIRONMENTALLY SENSITIVE LANDS

- 5.4.1** Environmentally Sensitive Lands are those lands identified as natural heritage areas and systems having significant biological, geological, zoological or other unique natural features such as wildlife habitat, areas of natural and scientific interest, habitat of threatened or endangered species, woodlands and valley lands.
- 5.4.2** Environmentally Sensitive Lands are shown by an overlay on the attached schedules. Development of these lands shall be in accordance with the underlying land use designation.
- 5.4.3** The Conservation Authority, in consultation with the Township, may enact regulations under Section 28 of the Conservation Authorities Act to control development on lands with environmental sensitivity and/or natural hazards. All development or site alterations affected by these regulations must conform to these regulations where applicable.

5.5 EXISTING UNDERSIZED LOTS

Where a lot having a lesser lot area and/or lot frontage than that required herein is held under distinct and separate ownership from abutting lots, as shown by a registered conveyance in the records of the Registry or Land Titles Office on the date of passing of this By-law, or where such a lot is created as a result of an expropriation, such smaller lot may be used and a building or structure may be erected, altered or used on such smaller lot, provided that the parcel has a minimum frontage of fifty percent (50%) or more of the minimum frontage required by the zone in which the parcel is situated, provided that an adequate supply of potable water is available to service the proposed use, provided such erection, alteration or use does not contravene any other provisions of this by-law and provided that all relevant requirements of the appropriate authority are complied with.

5.6 EXTERNAL DESIGN

The following building materials shall not be used for more than 5 percent of the exterior vertical facing of any wall of any residential building within the Municipality:

- i) building paper;
- ii) asphalt roll-type siding;
- iii) insulbrick.

5.7 FRONTAGE ON A STREET

No person shall erect any building or structure in any zone, except in a Limited Service Residential (LSR) Zone, unless the lot upon which such building or structure is to be erected fronts upon a public street. For the purposes of this By-law a street does not include an unopened road allowance, a lane, or an unassumed road on a Registered Plan which has been deemed not to be a Registered Plan under the Planning Act. The above provisions shall not apply to prohibit the erection of any building on a lot on a registered plan of subdivision where a subdivision agreement has been entered into but in which the streets will not be assumed until the end of the maintenance period.

5.8 GARDEN SUITES

Notwithstanding any other provisions of this by-law to the contrary, garden suites shall be permitted subject to the following requirements;

- i) the gross floor area of living space in such dwelling shall consist of a minimum of 49 square metres (527.4 sq. ft.) and a maximum of 65 square metres (699.7 sq. ft.);
- ii) the dwelling unit shall be self contained and shall have a private entrance and separate culinary, sanitary, dining and sleeping area;
- iii) the sanitary sewage disposal, water supply and electrical services for the dwelling unit shall be derived from and connected to the services of the single-detached dwelling upon which lot the garden suite is situated, subject to the approval of the authorities responsible for the various services;
- iv) all of the provisions of the respective zones in which the garden suite is situated shall be complied with in addition to the following special criteria:
 - a) Rear Yard (Minimum) 4.5 metres (14.8 ft.)
 - b) Building Height (Maximum) 4.5 metres (14.8 ft.)
 - c) Separation Distance from the Principal Dwelling (Maximum) 4.5 metres (14.8 ft.)
- v) the owner/occupant of the detached dwelling and occupant of the garden suite upon which lot the garden suite is situated shall enter into an agreement with the Township pursuant to the Municipal Act stating that the owner of the detached dwelling and the occupant of the garden suite are related by blood or marriage, the age of the occupant of the garden suite, that no other individual(s) will occupy the garden suite and that the garden suite will be removed when it is no longer needed;
- vi) access from a public road to a garden suite shall be obtained by the driveway serving the principal dwelling on the lot;
- vii) a garden suite shall be located behind the principal dwelling house on the property;
- viii) the placement of a garden suite on a lot shall be subject to site plan control pursuant to the Planning Act to ensure all servicing, buffering, parking and other issues are addressed;
- ix) a temporary use zoning by-law is passed by Council in accordance with the provisions of the Planning Act. The by-law shall be in place for a period not exceeding ten (10) years.

5.9 HOLDING ZONES

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

5.9.1 Zone Regulations

Where a Holding zone is in effect, uses existing prior to the passing of this By-law and accessory uses thereto may be enlarged, reconstructed, renovated or replaced in accordance with the relevant zone regulations where such use is normally permitted.

5.9.2 General Provisions

All special provisions of this Section 5 "General Provisions" shall apply, where applicable to any land, lot, building, structure or use within zones subject to the aforementioned "Holding" criteria.

5.10 HOME INDUSTRY

5.10.1 Home industries are permitted in the Rural (RU) and Rural Residential (RR) zones only. Home Industries shall include craft shops, woodworking, repair and service shops, light manufacturing and similar type uses, and associated retail sales in accordance with the following:

- i) outdoor storage of goods or materials shall comply with the provisions of this by-law for outdoor industrial;
- ii) there is no display, other than a sign of a maximum size of 1.1 square metres (11.8 sq. ft.) to indicate to persons outside, that any part of the dwelling or accessory building is being used for a purpose other than residential. Furthermore, such a sign shall be set back a minimum of 3 metres (9.8 ft.) from any lot line;
- iii) the home industry is clearly secondary to the main residential use and does not change the residential character of the dwelling nor create or become a public nuisance; in particular in regard to noise, noxious odours, emission of smoke, traffic or parking;
- iv) where an interior side yard and/or rear yard abuts a residential zone, then such interior side yard and/or rear yard shall be a minimum of 15 metres (49.2 ft.). This 15 metre (49.2 ft.) area shall be maintained in an open space condition and the open storage of goods or materials shall not be permitted within this 15 metre (49.2 ft.) area;
- v) the home industry does not interfere with telecommunications reception;
- vi) a limited retail function may be carried on but no goods, wares or merchandise shall be publicly offered or exposed for sale on the premises outside of any buildings;
- vii) on-site parking is provided in accordance with the provisions of this by-law;
- viii) any accessory building or structure shall not exceed 50 sq. metres (538.2 sq. ft.);
- ix) not more than two (2) persons not residing in the residence on the lot shall be permitted;
- x) one commercial vehicle associated with the home industry is permitted.

5.11 HOME OCCUPATION

5.11.1 Home occupations are permitted in the Rural (RU), Rural Residential (RR), Limited Service Residential (LSR), Waterfront Residential (WR), Residential First Density (R1) and Residential Second Density (R2) zones only. Home occupations shall include personal service and

medical occupations such as hairstylists, day nurseries limited to 5 children or fewer, doctors' and dentists' offices in accordance with the following:

- i) there is no display, other than a sign of a maximum size of .55 square metres (6.0 sq. ft.) to indicate to persons outside that any part of the dwelling is being used for a purpose other than residential. Furthermore, such a sign shall be setback a minimum of 3 metres (9.8 ft.) from any lot line;
- ii) such home occupation is clearly secondary to the main residential use and does not change the residential character of the dwelling nor create or become a public nuisance; in particular, in regard to noise, obnoxious odours, emission of smoke, traffic or parking;
- iii) such home occupation does not interfere with telecommunications reception;
- iv) not more than 25 percent of the gross floor area of the dwelling is used for the purposes of home occupation uses except in the case of a bed and breakfast establishment in which situation the provisions of this by-law shall apply;
- v) home occupations shall be conducted entirely within the principal residence;
- vi) the home occupation may employ one (1) person in addition to persons residing in the residence.

5.11.2 Additional Provisions for Bed and Breakfast as a Home Occupation

- i) Where a bed and breakfast establishment is established as a home occupation, no more than 4 guest rooms shall be maintained for the accommodation of the public;
- ii) On-site parking shall be provided in accordance with the provisions of this by-law.

5.12 KENNELS

5.12.1 Kennels shall be permitted in the Rural (RU) and Rural Residential (RR) zones only.

5.12.2 The establishment and operation of kennels shall be in accordance with the Township's Kennel By-law No. 19-09.

5.13 LANDS ADJACENT TO WATERBODIES, WATERCOURSES, EMBANKMENTS, FLOODPLAINS AND ENVIRONMENTALLY SENSITIVE LANDS

Notwithstanding anything in this By-law to the contrary, no permit shall be issued for any building to be constructed within those areas delineated below without the prior written approval of the Conservation Authority having jurisdiction.

5.13.1 No building or structure, including a municipal drain (except where a municipal drain forms part of a road allowance) shall be located within the flood plain of a watercourse, notwithstanding that such watercourse is not shown on any schedule forming part of this By-law.

5.13.2 Notwithstanding anything in this By-law, no building, structure, or septic tank installation including the weeping tile field ('no development') shall be located:

- i) within 30 metres (98.4 ft.) of the highwater mark of a waterbody or permanent watercourse, notwithstanding that such body of water or watercourse is not shown on any schedule forming part of this By-law; or
- ii) within 15 metres (49.2 ft.) of the top of bank.

5.13.3 The provisions of subsections 5.13.1 and 5.13.2 shall not apply to buildings, structures and services requiring direct access to the water as an operational necessity such as a boathouse, marina, marine facility, or other similar structure.

5.13.4 Development that is proposed on lands adjacent to Environmentally Sensitive Lands shall be permitted provided that a satisfactorily completed Environmental Impact Statement, prepared in accordance with requirements of the Official Plan is submitted and approved by the Township and the County of Hastings in consultation with the Ministry of Natural Resources, the Conservation Authority and the Health Unit. The following measures of adjacency shall be used:

Fish Habitat	30 metres (98.4 ft.)
Significant Woodlands	50 metres (164.0 ft.)
Significant Valleylands	50 metres (164.0 ft.)
Significant Wildlife Habitat including habitat of endangered/threatened species	50 metres (164.0 ft.)
Areas of Natural and Scientific Interest	50 metres (164.0 ft.)

5.13.5 Major development proposals within 300 metres of Wollaston Lake shall be accompanied by a Lake Capacity Study prepared in accordance with the requirements of the Hastings County Official Plan and shall be reviewed by the appropriate authority prior to approval.

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

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

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

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

5.14 LANDS SEVERED BY PUBLIC UTILITY LINES

Where lands are acquired for the purpose of a public utility line and such acquisition deprives a parcel of land of street frontage, the part of such parcel so deprived of street frontage shall be deemed for the purpose of this By-law to have frontage on such street providing the land has a permanent right of access to such street.

5.15 LIMITED SERVICE RESIDENTIAL DEVELOPMENT

- 5.15.1** In a Limited Service Residential Zone, there is no commitment or requirement by the municipality to assume responsibility for ownership or maintenance of any private road. Due to road conditions of privately maintained roads, there is no commitment or requirement by the municipality to ensure that emergency vehicles are able to access privately owned roads. The intent of the Limited Service Residential Zone is to recognize residential development on private roads.

- 5.15.2** Development that is proposed on a waterfront lot located on an existing private road or with access by water only, shall be rezoned to a Limited Service Residential Zone before a building permit may be issued by the Township.

- 5.15.3** Legal access to the lot shall be proven, to the satisfaction of the Township, before a building permit may be issued.

- 5.15.4** A limited service agreement shall be entered into with the Township before a building permit may be issued. This shall ensure that the municipality does not maintain and will not be expected to maintain the private road leading to the property or perform any other services normally associated with public highways in the municipality.

5.16 LOADING SPACE REQUIREMENTS

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

- a) 280 sq. metres (3,014 sq. ft.) - 930 sq. metres (10,010.8 sq. ft.) 1 space

- b) exceeding 930 sq. metres (10,010.8 sq. ft.) 2 loading spaces plus a minimum of 1 additional loading space for each 1400 square metres (15,070.0 sq. ft.) or fraction thereof in excess of 930 sq. metres (10,010.8 sq. ft.) .
- ii) Each loading space shall be at least 9.0 metres (29.5 ft.) long, 3.5 metres (11.5 ft.) wide and have a vertical clearance of at least 4.0 metres (13.1 ft.).
- iii) The required loading spaces shall be provided on the lot occupied by the building or structure for which the said loading spaces are required and shall not form a part of any street or lane.
- iv) For any commercial or industrial use, no loading space or part thereof shall be located and no land shall be used for loading purposes within 1.5 metres (4.9 ft.) of any lot line, or within 3 metres (9.8 ft.) of any street line or boundary of any residential zone, or within 3 metres (9.8 ft.) of the lot line of a residential use.
- v) Access to loading spaces shall be by means of a driveway at least 6 metres (19.7 ft.) wide contained within the lot on which the spaces are located and leading to a street or lane located within or adjoining the zone in which the use is located.
- vi) The driveways and loading spaces shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles.
- vii) The loading requirements referred to herein shall not apply to any building in existence at the date of enactment of this By-law so long as the gross floor area as it existed at the date is not increased. If an addition is made, then additional loading spaces shall be provided up to the number required for such addition.

5.17 MINIMUM DISTANCE SEPARATION REQUIREMENTS

- i) A building permit for any non-agricultural use shall comply with the requirements of the Minimum Distance Separation Formulae (MDSI), as amended from time to time.
- ii) No livestock or manure storage facilities otherwise permitted in a Rural (RU) Zone shall be constructed, established or enlarged unless it complies with the Minimum Distance Separation Formulae (MDS II), as amended from time to time.
- iii) Notwithstanding the above, in no case shall a livestock facility be constructed, established or enlarged with less than the applicable minimum yards required for the zone in which such facility is to be constructed, established or enlarged.

5.18 MULTIPLE USES ON ONE LOT

Notwithstanding anything contained in this By-law, where any land or building is used for more than one purpose, all provisions of this By-law relating to each use shall be complied with, provided that no dwelling shall be located closer than three (3) metres (9.8 ft.) to any other building on the lot except an attached building accessory to such dwelling. A dwelling or dwelling unit as an accessory use will be allowed, where permitted by this By-law, in accordance with Section 5.2.

5.19 NON-COMPLIANCE OF EXISTING USES

5.19.1 Building on Existing Lots

Where a building has been lawfully erected prior to the date of the passing of this By-law on a lot having less than the minimum frontage and/or area, or having less than the minimum front yard, side yard, rear yard or usable open space required by this By-law, the said building may be enlarged, reconstructed, repaired or renovated provided said enlargement, reconstruction, repair or renovation does not serve to further reduce a required yard or required usable open space and provided all other provisions of this By-law are complied with.

5.20 NON-CONFORMING USES

5.20.1 Continuation of Existing Uses

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

5.20.2 Building Permit Issued

The provisions of this By-law shall not apply to prevent the erection or use for a purpose prohibited by this By-law of any building or structure, the plans for which have prior to the passing of this By-law been approved and a permit issued by the Municipality's Chief Building Official so long as the building or structure when erected is used and continues to be used for the purpose for which it was erected and provided that the erection of such a building or structure is commenced within one year after the day of the passing of this By-law and the building or structure is completed within a reasonable time after the erection thereof is commenced.

5.20.3 Restoration to a Safe Condition

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

5.20.4 Rebuilding or Repair or Strengthen to Safe Condition Permitted on Lands Zoned as Environmental Protection

Nothing in this By-law shall prevent the rebuilding or repair of any legal non-conforming building or structure that is damaged or destroyed, or the strengthening to a safe condition of any building or structure which does not conform to the provisions of this By-law, subsequent to the passage of this by-law, provided that the dimensions of the original building or structure are not increased and the use of the building or structure not altered.

5.21 OBNOXIOUS USES

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

- i) by the creation of noise or vibration in excess of the limits of the Environmental Protection Act;
- ii) by reason of the emission of gas, fumes, smoke, dust or objectionable odour in excess of the limits of the Environmental Protection Act, except in the case of agricultural uses operating in compliance with reasonable agricultural practices;
- iii) the incineration or disposal of biomedical wastes, organic or inorganic chemical wastes or radioactive wastes;
- iv) by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, motor vehicles, trailers, or parts of vehicles or trailers, machinery or other such material; or
- v) by any combination of those things described above in this section.

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

- i) refining coal oil or petroleum products;
- ii) tanning hides or skins;
- iii) manufacturing gas;
- iv) manufacturing glue.

5.21.3 Any use is prohibited which by its nature or the materials used therein is declared under the Health Protection and Promotion Act to be a health hazard.

5.21.4 The establishment and/or use of any track for the racing of motor vehicles, motorcycles, snowmobiles, go-carts or similar vehicles shall not be permitted.

5.22 OFF-STREET PARKING PROVISION

For every building or structure to be erected for, altered for, or its use converted to any of the uses specified in the following table, off-street parking facilities shall be provided and maintained in accordance with the following table and other provisions contained in this subsection unless otherwise specifically provided.

5.22.1 Minimum Parking Space Requirements

- i) Single-detached dwelling house
and duplex dwelling house - 1.5 spaces for every dwelling unit
- ii) Converted dwelling house,
semi-detached dwelling house - 1 space for every dwelling unit

iii)	Retirement dwelling house -	<ul style="list-style-type: none"> 1 – 30 units 0.5 spaces per unit 31 – 60 units 0.4 spaces per unit 61 – 100 units 0.3 spaces per unit more than 100 units 0.25 spaces per unit
iv)	Mobile home dwelling house -	1 space per mobile home site located a minimum of 2 metres (6.6 ft.) from the mobile home dwelling house
v)	Lodging house -	1 space per dwelling unit plus 1 space per lodging rooms
vi)	Other permitted residential uses -	1 space per dwelling unit including an accessory dwelling house or unit
vii)	Marina, public/private -	1 space for each 20 sq. metre (215.3 sq. ft.) of retail gross floor area plus 1 space for each boat slip
viii)	Funeral home -	<ul style="list-style-type: none"> a) 10 spaces; or b) 5.25 spaces per 100 sq. metres (1,076.4 sq. ft.) of gross floor area
ix)	Elementary or secondary school -	1.5 spaces per classroom, and one space for each 10 people of maximum design capacity of any gymnasium or auditorium contained therein
x)	Group home -	2 spaces plus 0.5 spaces for each resident that the home is licenced to accommodate
xi)	Long-term care facility -	1 space per 4 beds
xii)	Personal or merchandise service - shop or workshop	1 space for every 18.5 (199.1 sq. ft.) of gross floor area
xiii)	Community facilities not herein - specified; business, administrative or professional office, including a veterinary clinic	1 space for every 33 square metres (355 sq. ft.) of gross floor area.

xiv)	Tourist establishment	-	1 space per bedroom plus 1 space for any accessory dwelling unit plus the total spaces required for each additional use within the tourist establishment (eg. eating establishment, convenience retail store)
xv)	Bed and breakfast establishment	-	1 space per bedroom, in addition to the residential parking requirement for the dwelling unit in which the bed and breakfast is established
xvi)	Assembly hall, private or commercial club, or recreational use facility (excluding bowling alley and curling rink), place of worship or Similar place of assembly not herein specified	-	1 space for every 3 persons of design capacity
xvii)	Bowling alley and curling rink	-	2 persons per bowling lane or 2 persons per curling sheet plus such additional parking as is required for a lounge licensed in accordance with the Liquor Licence Act
xviii)	Convenience retail store	-	1 space for every 18.6 sq. metres (200 sq. ft.) of gross floor area or portion thereof
xix)	Day nursery	-	1 space per staff member
xx)	Eating establishment, or adult entertainment parlour, excluding a drive-through or take-out eating establishment	-	1 space for every 9 square metres (96.9 sq. ft.) of gross floor area or 1 space for every 4 persons of design capacity, whichever is the greater (a minimum of 10 spaces)
xxi)	Eating establishment, take-out	-	1 space for every 1 square metres (150.6 sq. ft.) of gross floor area
xxii)	Eating establishment, drive-through	-	each drive-up window shall have sufficient stacking room for six cars, and a by-pass lane shall be provided
xxiii)	Food Market	-	1 space for every 28 square metres (301.4 sq. ft.) of gross floor area
xxiv)	Golf course	-	24 spaces for each 9 holes of golfing facilities
xxv)	Bank	-	1 space for every 23 sq. metres (250 sq. ft.) of floor area devoted to general banking services for public use and office space

xxvi)	Other permitted commercial (non-retail) uses	-	1 space for every 33 sq. metres (355 sq. ft.) of gross floor area
xxvii)	Other commercial (retail) uses	-	1 space for every 28 square metres (301.4 sq. ft.) of gross floor area
xxviii)	Building supply outlet	-	1 space for every 28 square metres (391.4 sq. ft.) of retail floor space with a minimum of 6 spaces
xxix)	Motor vehicle sales agency	-	A minimum of 10 spaces plus 1 space for every employee working on the premises during the peak business period
xxx)	Automatic teller machine	-	2 spaces per machine for free-standing machines which are not located in association with a bank or other uses
xxxi)	Industrial, manufacturing, processing, fabricating, assembly or wholesale establishment	-	1 space for every 37 square metres (398.3 sq. ft.) of gross floor area plus 1 space for every 100 sq. metres (1,076 sq. ft.) of gross floor area or portion thereof for uses with more than 200 sq. metres (2,152 sq. ft.) of gross floor area
xxxii)	Warehouse or bulk storage yard	-	1 space for every employee working on the premises during the peak business period
xxxiii)	Post office	-	1 space for every 28 square metres (301.4 sq. ft.) of gross floor area
xxxiv)	Laundry and/or dry cleaning establishment	-	1 space per 9 square metres (96.9 sq. ft.) of gross floor area with a minimum of 4 spaces
xxxv)	Medical/dental clinic/ drugless practitioner	-	5 spaces per practice
xxxvi)	Nursery/Garden Centre/ Greenhouse	-	a minimum of 5 space plus 1 space for every employee working on the premises during the peak business period
xxxvii)	Museums and library	-	1 space for every 56 square metres (600 sq. ft.) of gross floor area
xxxviii)	Home occupation (other than a bed and breakfast establishment)	-	1 space per non-resident employee in addition to the applicable residential requirement of this By-law

xxxix) Uses permitted by this By-law other than those listed above but excluding accessory uses to single-detached dwelling houses	-	1 space for every 28 square metres (301.4 sq. ft.) of gross floor area
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5.22.2 Parking Requirements

- i) The parking requirements referred to herein shall not apply to any building in existence at the date of enactment of this By-law so long as the gross floor area as it existed at that date is not increased or the use changed. If an addition is made or the use is changed, then additional parking spaces shall be provided up to the number required for such addition.
- ii) Parking as required by this by-law shall be provided either on the same lot on which the principal use is located or, where this is not possible, on a lot within 60 metres (196.9 ft.) of the lot on which the principal use is located.
- iii) Each parking space must be readily accessible at all times and arranged in such a manner to provide access and maneuvering space for the parking and removal of a motor vehicle without the necessity of moving any other motor vehicle, except that this shall not apply in the case of a single-detached dwelling.
- iv) Ingress and egress to and from the parking aisles prescribed by this section shall be provided by a sufficient number of adequate, unobstructed driveways having a minimum width of six (6) metres (19.7 ft.), except that in the case of a single-detached dwelling, the width may be reduced to 3.5 metres (11.5 ft.).
- v) All off-street parking spaces, driveways and aisles required herein shall be constructed and maintained with a stable surface.
- vi) Where a ramp to parking aisles provides access from a street, such a ramp shall not be located closer than seven and one half (7.5) metres (24.6 ft.) from the street line and a level stopping space shall be provided between the ramp and the street grade so as to provide adequate vision to the street in both directions.
- vii) Where a lot, building or structure accommodates more than one type of use, the parking requirement for the whole building shall be the sum of the requirements for the separate parts of the lot, building or structure occupied by the separate types of uses.
- viii) Where the application of ratios results in a fraction of a parking space, the required number of spaces shall be increased to the next whole number.
- ix) In the case of a parking structure completely or partly below finished grade, it shall not be necessary to comply with the setback requirements of the particular zone, except that the minimum distance between such a structure and the street line shall be 7.5 metres (24.6 ft.).
- x) Where parking requirements are related to seating capacity and seating is by open benches, each .6 metres (2.0 ft.) of open bench shall be counted as one seat.
- xi) The lights used for illumination of parking spaces, aisles and driveways shall be so arranged as to divert the light away from adjacent lots and streets.
- xii) A structure not more than four and one half (4.5) metres (14.8 ft.) in height and not more than four and one half (4.5) square metres (48.4 sq. ft.) in area may be erected in the parking area for the use of parking attendants.

- xiii) No sign shall be erected in any parking area other than a directional sign, signs necessarily incidental to the efficient operation of a commercial parking lot, and a sign which gives the name of the owner. The maximum size of any such sign shall be one (1) square metre (10.8 sq. ft.).
- xiv) No gasoline pump or other service station equipment shall be located or maintained on any parking space or aisle.
- xv) In a residential zone, not more than 50 percent of the aggregate area of the side yards and rear yard shall be occupied by parking spaces, aisles or driveways.
- xvi) Ingress and egress to parking areas shall not pass through zones other than the zones requiring the parking area.
- xvii) Where off-street parking abuts a residential zone, a wooden fence at least 1.5 metres (4.9 ft.) in height shall be erected and maintained and the land within three (3) metres (9.8 ft.) of the residential zone shall be maintained in an open space condition.
- xviii) No parking or loading facility or part thereof shall be located and no land shall be used for the parking or storage of any vehicle within 1 metre (3.3 ft.) of any lot line or street line, or within 3 metres (9.8 ft.) of the boundary of any residential zone.
- xix) Notwithstanding provisions of this by-law to the contrary, where any building, structure, use or activity is permitted or is legally in existence at the date of passing of this By-law and is subsequently changed in use or enlarged or extended in floor area, number of employees, number of dwelling units, seating capacity or otherwise which results in the reduction of the minimum required parking facilities and/or number of parking spaces and such number of parking spaces or part thereof cannot be provided in accordance with the minimum requirements, then such required parking spaces or part thereof shall be subject to a cash-in-lieu contribution towards municipal parking facilities, the cost of which shall be established by the Council of the Township from time to time for the determined deficiency.

5.22.3 Special Needs Parking Requirements

- i) Special needs parking spaces shall be provided for all commercial uses at the rate of 1 space per 500 sq. metres (5,382.0 sq. ft.) with a minimum of 2 spaces being provided.
- ii) The special needs parking spaces shall have minimum dimensions of 4.0 metres (13.1 ft.) width by 6.0 metres (19.7 ft.) in length, and if two adjacent spaces are designated for the disabled, then the total width of both spaces together may be 6.5 metres (21.3 ft.) if a 1.5 metre (4.9 ft.) wide access aisle separates the two spaces.
- iii) Special needs parking spaces shall be the spaces located closest to the nearest accessible entrance(s) of the building on an accessible route; and
- iv) All special needs parking spaces shall be painted blue and be marked by an identifying marker consisting of the International Symbol for the disabled.
- v) If accessible parking spaces for side lift vans are provided, each space shall be at least 4.9 metres (16.1 ft.) wide.
- vi) A standard parking space parallel to the road edge or curb shall constitute an acceptable parking space provided it allows individuals to get in and out of either side of a vehicle and providing a sidewalk wheelchair ramp is located nearby.
- vii) A minimum vertical clearance of 2.9 metres (9.5 ft.) shall be provided at accessible parking spaces, passenger-loading zones, and along access routes.

- viii) Gradient for a special needs parking space shall not exceed 5 percent.
- ix) Wheelstops shall be placed to provide a minimum 0.8 metres (2.6 ft.) clear space for wheelchair access.
- x) Curb ramps, where required, shall be provided to permit access from the parking area to the sidewalk.

5.23 OUTSIDE STORAGE

- i) outside storage of goods or materials shall be permitted in those zones where permitted only if the goods are accessory to a use permitted in the zones and in accordance with other provisions of this by-law;
- ii) no outside storage area shall be visible from any street or from any adjacent lot, where the adjacent lot is located in a zone other than a Commercial or Industrial zone, and every outside storage area shall be visually screened, wherever necessary, in order to comply with this provision, consisting of a fence, wall or other barrier of not less than 2 metres in height and the buffer strip between a Commercial or Industrial and a Residential zone may function as a visual screen for an outside storage area;
- iii) this provision shall not apply to any outside storage area accessory to a permitted agricultural use;
- iv) every outside storage area shall be provided and maintained with a stable surface that has been treated to prevent the raising of dust or loose particles and is properly drained;
- v) no outside storage area shall be considered part of any landscaped open space or as part of a buffer;
- vi) no parking space, parking aisle or loading space required by this by-law shall be used for outside storage purposes;
- vii) an outside storage area shall not be permitted in a front yard or exterior side yard;
- viii) a landscaped strip, consisting of trees, shrubbery or a berm shall be located between the outside storage area and any point where the outside storage area is visible from a street; and
- ix) an outside storage area is in addition to and separate from any required off-street parking or loading space.

5.24 OUTDOOR FURNACES

An outdoor furnace shall be permitted to be located only within the Rural (RU) zone and shall comply with the following regulations:

- i) minimum setback from:

a)	a lot line abutting a residential zone	-	100 metres (328.1 ft.)
b)	any other lot line	-	60 metres (196.6 ft.)
- ii) no outdoor furnace shall be constructed or installed on a lot without the issuance of a building permit for construction from the Township.

5.25 PLANNED WIDTH OF ROAD

5.25.1 Notwithstanding any other provision contained in this By-law, no building or structure shall be hereafter erected in any zone closer than the sum of the front yard or exterior side yard requirement for such zone and the following where applicable:

- i) 15.5 metres (50.9 ft.) from the centre line of Provincial Highways and former County of Hastings roads; and
- ii) 10 metres (32.8 ft.) from the centre of the right-of-way of all other public roads in the Township.

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

5.26 PROHIBITIONS

5.26.1 No person shall use any land or erect any building or structure within a zone except for a permitted use established or erected in accordance with the regulations provided by this By-law for the zone in which it is located.

5.26.2 No person, except a public authority engaged in the implementation of public works or services shall reduce in area or frontage any lot already built upon, either by conveyance or alteration, so that the lot coverage of the building exceeds the maximum permitted by this By-law, or so that the area or frontage of the lot will be less than the minimum permitted by this By-law for the zone in which the lot is located.

5.26.3 Except in a commercial or industrial zone, not more than one permitted use shall be allowed on a lot unless specifically permitted in this By-law. This section shall not prohibit the establishment of a home occupation or home industry in conjunction with a dwelling where such use is permitted.

5.26.4 The purpose for which any land or building is used shall not be changed, no new building or addition to any existing building shall be erected and no land shall be severed from a lot, if such change, erection or severance creates a situation that contravenes any of the provisions of this By-law applicable to each individual remaining building, accessory building or lot.

5.26.5 Except as otherwise provided in this By-law, no building or structure shall be erected, altered, extended or enlarged except upon a lot nor shall any land be used for any permitted use unless it comprises a lot as defined herein; but this provision shall not prevent the use of any parcel or tract of land for agricultural purposes excluding the erection or enlargement of any building or structure except a fence.

- 5.26.6** No person shall erect or use any building as a dwelling upon any lot on which another building, used or intended to be used as a dwelling, already exists, or which is in the course of construction, or for which a building permit has not been issued.
- 5.26.7** Notwithstanding anything contained in this By-law, no person shall use or occupy any building for residential purposes:
- i) unless such building has been substantially completed and finished in all respects in accordance with the plans and specifications filed upon application for the building permit,
 - ii) unless such building is serviced with electricity, a pressure well water supply system, and an appropriate sanitary sewage disposal system. Alternate forms of servicing shall be subject to the approval of the Chief Building Official.
- 5.26.8** i) Notwithstanding anything contained in the By-law, no person shall use any building, structure or land for any purpose that would have a negative impact on groundwater resources in the Municipality. As part of the building permit, severance or rezoning process, the applicant may be required to obtain Ministry of Environment approval for any use.

5.27 PUBLIC USES AND UTILITIES

- 5.27.1** Notwithstanding anything contained in this By-law, the Township or any local board thereof, any telephone or telecommunications company, any transportation system owned, operated, or authorized by or for the Township, any Department of the Federal or Provincial Government or any Conservation Authority established by the Government of Ontario, may, for purposes of public service, use any land or erect or use any building or structure in any zone except Environmental Protection or Environmental Protection Wetland provided:
- i) that such use, building or structure, shall be in compliance with the height, coverage, landscaped open space and yard regulations prescribed for such a zone;
 - ii) that there shall be no open storage of goods, materials, or equipment in the yards of any residential zone; and
 - iii) that any building or structure erected or used in any residential zone shall be of a character and shall be maintained in general harmony with the buildings of the type permitted in the said zone.
- 5.27.2** Nothing in this By-law shall prevent the use of any land as a public park, a public street or for the location of a properly authorized traffic sign or signal, or any sign or notice of any Township, Provincial or Federal government department or authority.
- 5.27.3** The minimum distances of buildings or structures owned or operated by any utilities from any lot line shall be 2.5 metres (8.2 ft.) and from the centreline of any road shall be 10 metres (32.8 ft.).
- 5.27.4** Where in a zone in this by-law under the heading of "Permitted Uses" a public use is specifically permitted within a zone, then such use shall only be permitted within that zone.

5.27.5 Where in this by-law a public use is not specifically referred to in any zone, then such public use shall be permitted in any zone.

5.28 REPLACEMENT OF BUILDINGS OR STRUCTURES

A building or structure, including a legal non-conforming and/or legal non-complying building or structure, may be replaced with a new building or structure in the case of partial or complete destruction caused by fire, lightning, explosion, tempest, flood or act of God, or demolition by order of the Township, the local Health Unit, or other authority for safety, health or sanitation requirements, providing such building or structure is serviced by a well and sewage disposal system approved by the appropriate responsible authority. The provisions of Section 5.19 shall apply in the case of the reconstruction of a legal non-complying building or structure.

5.29 RESIDENTIAL EXTERIOR SIDE YARDS

Notwithstanding any provisions of this By-law to the contrary, the minimum required exterior side yard may be reduced to a minimum of three (3) metres (9.8 ft.) provided that for every one (1) metre or part thereof, the exterior side yard is reduced below the minimum requirement, the minimum front yard shall be correspondingly increased by the same distance.

5.30 SIGHT TRIANGLES

Unless otherwise specified in this By-law, on a corner lot, within the triangular space formed by the street lines and a line drawn from a point in one street line to a point in the other street line, each point being measured nine (9) metres (29.5 ft.) along the street lines from the point of intersection of the street lines, no building or structure which would obstruct the vision of drivers of motor vehicles shall be erected and no trees, shrubs, hedges, fences or walls shall be planted, erected or maintained of greater height than one (1) metre (3.3 ft.) above the centre line of the adjacent road at the lowest point. Where the two street lines do not intersect at a point, the point of intersection of the street lines shall be deemed to be the intersection of the tangents to the street lines.

5.31 SPECIAL RESIDENTIAL SETBACKS FROM NON-RESIDENTIAL USES

5.31.1 Waste Disposal Sites

- i) No new dwelling unit shall be permitted within the 500 metre (1,650 ft.) area of influence of an existing or closed/abandoned waste disposal site without the approval of the Ministry of Environment and the Township, provided the residential use is a permitted use on the lands within the area of influence.
- ii) Where a waste disposal facility is the subject of a Certificate of Approval, the setback is to be measured from the boundary of the waste fill area or of the treatment facility as defined in the Certificate of Approval.
- iii) Where a waste disposal facility has no Certificate of Approval, the setback is to be measured from the edge of the property on which the facility is located.

5.31.2 Areas of Mineral Extractive Preservation

No new residential use shall be located within the following setback area:

- i) 150 metres (500 ft.) of an area zoned Extractive Industrial (MX), where the zoning permits only removal and processing of sand, gravel or other approved aggregate;
- ii) 300 metres (1,000 ft.) of an area zoned Extractive Industrial (MX), where the zoning permits only removal and processing of sand, gravel or other approved aggregate, but where extraction is occurring or approved below the groundwater table;
- iii) 500 metres (1,650 ft.) of an area zoned Extractive Industrial (MX), where the zoning permits a quarry use;

unless a lesser distance is approved by the Ministry of the Environment and/or the Ministry of Natural Resources and the Township, and provided the residential use is a permitted use on the lands within the setback area.

5.31.3 A minor variance shall be approved for residential uses proposed within the area of influence of WD zones and the setback areas of MX zones.

5.32 STORAGE AND PARKING OF MOTOR VEHICLES

5.32.1 Abandoned, unused and/or discarded motor vehicles, railway cars, trucks, bus or coach body container, farm implements and similar abandoned equipment shall not be located or stored in any zone. For the purposes of this section, 'abandoned' shall mean a discontinuance of use for a period of six months or more.

5.32.2 No land in the Township shall be used for the parking of a motor vehicle which is undergoing repairs unless :

- i) such repairs are effected within an enclosed building; or
- ii) such repairs are effected while the vehicle is parked in a location such that it is not visible from any adjacent lands which are not occupied by the owner of the vehicle; and
- iii) such repairs are being undertaken at a motor vehicle service station or body shop.

5.32.3 No land in the Township shall be used for the outside storage of motor vehicle parts unless such motor vehicle parts are stored in a location such that they are not visible from any adjacent lands which are not occupied by the owner of such parts.

5.32.4 No tractor trailer truck shall be parked on a continuous basis within a residential zone as established in this by-law.

5.32.5 A maximum of one motor home/recreational vehicle, truck camper, park model trailer or camper trailer/tent trailer shall be permitted to be parked or stored on a lot in a residential zone.

5.33 SWIMMING POOLS

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

- i) no part of such pool shall be located closer to any lot line or street line than the minimum distance required for an accessory building located on such lot;
- ii) such pool is located in an interior side yard or rear yard only;
- iii) any building or structure required for changing clothing or for pumping or filtering facilities, or other similar accessory uses shall meet all of the accessory building requirements of the zone in which the pool is located;
- iv) no water-circulating or treatment equipment such as pumps or filters is located closer than 3 metres (10 ft.) to any side or rear lot line;
- v) such pool is considered to be part of the developed space for the purpose of calculation of lot coverage; and
- vi) swimming pools shall meet all requirements regarding fencing, etc. of the Ontario Building Code.

5.34 TEMPORARY USES

- i) Nothing in this By-law shall prevent the use of any land, or the erection or use of any building or structure for a construction camp, work camp, tool shed, scaffold, or other building or structure including a temporary sales or rental office, which is incidental to and necessary for construction work of the premises, but only for so long as such use, building or structure is necessary for such construction work which has not been finished or abandoned. For the purposes of this section, "abandoned" shall mean the expiration or revocation of the building permit pursuant to the provisions of the Ontario Building Code RSO 1992, as amended, and regulations thereto.
- ii) A tent, camper trailer/tent trailer, motor home/recreational vehicle, or park model trailer may be used for a temporary residential use on a lot for the purposes of providing accommodation while construction of a principal building on the same lot is being undertaken, provided that:
 - a) such temporary accommodation is used for a maximum period of 6 months in any calendar year; and
 - b) such use is subject to issuance of a permit by the Township at a cost to be determined by the Township, and such permit can be renewed one time; and
 - c) a building permit has been issued and is in effect for the lot on which construction is taking place.
- iii) a crafters'/farmers' market may operate on a temporary basis at any location within the Township, subject to receipt of a permit from the Township.
- iv) a portable canteen may operate on a temporary basis at any location within the Township, subject to receipt of a permit from the Township.

5.35 TRUCK, BUS AND COACH BODIES

5.35.1 Except as otherwise specifically permitted in this By-law, no truck, bus, coach body, motorized vehicle or storage container of any kind, other than a dwelling unit erected and used in accordance with this and all other by-laws of the Township shall be used for human habitation or storage of goods and materials within any area affected by this by-law, whether or not the same is mounted on wheels or other form of mounting or foundation.

5.36 TRUCK TRAILER BOXES

5.36.1 No truck trailer box shall be used for the purposes of human habitation or the carrying on of business.

5.37 WATERTAKING PERMITS

All lands that are the subject of an application to the Ministry of the Environment for a Permit to Take Water under the Ontario Water Resources Act RSO 1990, Chapter 0.40 and the Environmental Bill of Rights, Statutes of Ontario, 1993, Chapter 28, shall be subject to an amendment to this by-law and shall be zoned to a special Open Space Zone.

5.38 YARD ENCROACHMENTS AND HEIGHT EXCEPTIONS

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

- i) sills, belt courses, chimneys, cornices, eaves, gutters, parapets, pilasters or other ornamental features, provided however that the same shall not project more than .6 metres (2 ft.) into any required yard;
- ii) drop awnings, clothes poles, garden trellises, TV or radio antennae including satellite dish antennae, or similar accessories;
- iii) fences, solar collectors, parking lots, retaining walls, gatehouses in industrial zones, driveways, patios and other such uses as specifically permitted in this By-law;
- iv)
 - a) signs, provided however that the same shall be erected in accordance with the provisions of any Sign By-law of the Township, County or the Ministry of Transportation;
 - b) in lieu of a municipal sign by-law:
 - in a residential (R1 and R2) zone, there shall be no display other than a sign of a maximum size of 0.55 square metres (6.0 sq. ft.) to indicate that any part of a dwelling is being used for a purpose other than residential. Furthermore, such a sign shall be set back a minimum of 3 metres (9.8 ft.) from any lot line;
 - in a rural residential (RR) zone and mobile home residential (MHR) zone, a sign of a maximum size of 1.1 square metres (11.8 sq. ft.) to indicate a business name may be erected but shall set back a minimum of 3 metres (9.8 feet) from any lot line.
 - in an industrial, rural, or commercial zone, one temporary, portable roadside sign per lot frontage may be located with the written

approval of the property owner and Council. The temporary portable sign shall be located on private property and shall not interfere with parking or traffic circulation on the site or adjoining roadway;

- v) light standards, fuel pump islands and fuel pumps of motor vehicle service stations, provided however that the same shall be erected in accordance with the applicable provisions of this By-law;
- vi) fire escapes, provided however that the same shall project into any required side or rear yard a distance of not more than 1.5 metres (4.9 ft.); and
- vii) accessory buildings, provided however that the same shall be erected in accordance with the applicable provisions of this By-law.

5.38.2 Notwithstanding the yard provisions of this By-law to the contrary, canopies, steps and unenclosed and uncovered decks and porches may project into any required front or rear yard a maximum distance of 1.5 metres (4.9 ft.). This however, does not permit a balcony and/or porch to extend into a required yard if in fact the balcony and/or porch is an addition to the house intended to circumvent the intent of this section.

5.38.3 Notwithstanding any other provisions of this By-law to the contrary, a railway spur shall be permitted in an industrial zone within a required yard. Where such yard abuts a residential zone, the railway spur shall conform to the yard and setback requirements of the zone in which it is located.

5.38.4 Notwithstanding the height provisions herein contained, nothing in this by-law shall apply to prevent the erection, alteration or use of the following accessory buildings or structures provided the principal use is a use permitted within the zone in which it is located: a church spire, barn, silo, belfry, flag pole, light standard, clock tower, chimney, water tank, windmill, radio or television antenna, air conditioner duct, incidental equipment required for processing and external equipment associated with internal building equipment.

5.39 YARDS - MARINE FACILITIES AND DOCKS

5.39.1 Marine facilities shall not be permitted to locate closer than 1.5 metres (4.9 ft.) to any interior side lot line.

5.39.2 Private mutual docks (i.e. shared by two landholdings) may be permitted to be located at the mutual lot line.

5.39.3 Private communal docks (i.e. used by more than two landholdings but not a commercial dock) shall not be permitted to locate closer than 20 metres (65.6 ft.) of any interior side lot line shared with a residential zone.

SECTION 6 - RU – RURAL ZONE

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

6.2 PERMITTED USES

- i) a single-detached dwelling house,
- ii) an agricultural use, including a livestock facility,
- iii) a conservation use, including forestry, reforestation and other activities connected with the conservation of soil or wildlife,
- iv) a wood lot,
- v) a wayside pit and/or quarry,
- vi) an open space use,
- vii) a kennel,
- viii) an apiary,
- ix) a fur farm,
- x) a riding club or boarding stable,
- xi) a greenhouse,
- xii) a golf course,
- xiii) a recreational use,
- xiv) a nursery/garden centre/greenhouse,
- xv) a place of worship,
- xvi) a saw and/or planing mill,
- xvii) a passive recreational outdoor use,
- xviii) a warehouse,
- xix) a grain drying facility,
- xx) a livestock assembly area or a livestock exchange,
- xxi) a farm implement and supply dealer,
- xxii) an agricultural produce sales outlet,
- xxiii) a hunt camp,
- xxiv) a use, building or structure accessory to the above uses, including a single-detached dwelling house or unit as an accessory use to agriculture,
- xxv) a home occupation,
- xxvi) a home industry.

6.3 ZONE REGULATIONS

a) For the Principal Building

- | | | |
|------|---------------------------|-----------------------|
| i) | Lot Area (Minimum) | 4 hectares (10 acres) |
| ii) | Lot Frontage (Minimum) | 45.7 metres (150 ft.) |
| iii) | Building Height (Maximum) | |
| | a) Agricultural Uses | 45 metres (147.6 ft.) |
| | b) All other uses | 25 metres (82.0 ft.) |

- iv) Front Yard and Exterior Side Yard (Minimum) 20 metres (65.6 ft.)
- v) Interior Side Yard (Minimum) 5 metres (16.4 ft.)
- vi) Rear Yard (Minimum) 20 metres (65.6 ft.)
- vi) Setback from any waterbody/water course (Minimum) 30 metres (98.4 ft.)
- vii) Off-street parking shall be provided in accordance with the provisions of this by-law.
- viii) Livestock facilities shall be located in accordance with the provisions of this by-law.

b) For Accessory Buildings Not Attached to the Principal Building

- i) Rear Yard (Minimum) 3.0 metres (9.8 ft.)
- ii) Interior Side Yard (Minimum) 3.0 metres (9.8 ft.)
- iii) Exterior Side Yard (Minimum) 20 metres (65.6 ft.)
- iv) No accessory building or structure shall be located less than 3 metres (9.8 ft.) from any interior side lot line or rear lot line.
- v) No accessory building or structure shall be greater than 4.5 metres (14.8 ft.) in height.

c) For an Accessory Dwelling House or Dwelling

Notwithstanding the above provisions, an accessory dwelling house or dwelling unit shall comply with the provisions of Section 5.2 of this by-law.

6.4 GENERAL PROVISIONS

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

6.5 SPECIAL RU – RURAL ZONES

6.5.1 RU-1 (Part Lots 14 and 15, Concession 7, Township of Wollaston)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RU-1 and shown on the attached schedules, the following special provisions shall apply:

Zone Requirements

- i) lot frontage on a private road (minimum) 50.0 metres (164.0 ft.)

All other provisions this by-law shall apply.

SECTION 7 - RR - RURAL RESIDENTIAL ZONE

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

7.2 PERMITTED USES

- i) a single-detached dwelling house,
- ii) a bed and breakfast establishment,
- iii) a mobile home dwelling house on a permanent foundation,
- iv) a kennel,
- v) a use, building or structure accessory to the above uses,
- vi) a home occupation,
- vii) a home industry.

7.3 ZONE REGULATIONS

a) For Single-detached Dwellings

- | | | |
|-------|--|------------------------------------|
| i) | Lot Area (Minimum) | 4000 sq. metres (43,057.1 sq. ft.) |
| ii) | Lot Frontage (Minimum) | 45.7 metres (150.0 ft.) |
| iii) | Front Yard (Minimum) | 20 metres (65.6 ft.) |
| iv) | Rear Yard (Minimum) | 10 metres (32.8 ft.) |
| v) | Interior Side Yard (Minimum) | 3 metres (9.8 ft.) |
| vi) | Exterior Side Yard (Minimum) | 20 metres (65.6 ft.) |
| vii) | Setback from any waterbody/
watercourse (Minimum) | 30 metres (98.4 ft.) |
| viii) | Gross Floor Area (Minimum) | 74.3 sq. metres (800.0 sq. ft.) |
| ix) | Lot Coverage (Maximum) | 30 percent |
| x) | Building Height (Maximum) | 11 metres (36.1 ft.) |
| xi) | Off-street parking shall be provided in accordance with the provisions of this by-law. | |

b) For Mobile Home Dwelling Houses

A mobile home dwelling house, as defined in this by-law and erected on a permanent foundation, may be permitted to locate on a lot having a minimum lot area of 4,000 sq. metres (43,057.1 sq. ft.) and a minimum lot frontage of 45.7 metres (150.0 ft.), provided the mobile home dwelling house has a minimum size of 74.3 sq. metres (800 sq. ft.) and is serviced with both a septic sewage disposal system and a source of potable water that meet the requirements of Section 4.3.1 of this by-law.

c) For Accessory Buildings Not Attached To The Principal Building

- | | | |
|----|---------------------|--------------------|
| i) | Rear Yard (Minimum) | 3 metres (9.8 ft.) |
|----|---------------------|--------------------|

ii)	Interior Side Yard (Minimum)	3 metres (9.8 ft.)
iii)	Exterior Side Yard (Minimum)	3 metres (9.8 ft.)
iv)	Building Height (Maximum)	4.5 metres (14.8 ft.)

7.4 GENERAL PROVISIONS

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

7.5 SPECIAL RR RURAL RESIDENTIAL ZONES

7.5.1 RR-1 (Lot 17, Concession 8; Lots 9 and 10, Concession 1; Lot 18, Concession 16; Lot 23, Concession 16; Lot 71, Concession WHR, Township of Wollaston)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-1 and shown on the attached schedules, the following special provisions shall apply:

Permitted Uses

The following shall be the only permitted use:

- i) a mobile home on a permanent foundation.

All other provisions of this by-law shall apply.

7.5.2 RR-2 (Lot 23, Concession 5, Township of Wollaston)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RR-2 and shown on the attached schedules, the following special provisions shall apply:

Zone Provisions

i)	lot frontage (minimum)	137.2 m (450 ft.)
ii)	lot area (minimum)	4.2 ha (10.3 acres)

All other provisions of this by-law shall apply.

SECTION 8 - LSR - LIMITED SERVICE RESIDENTIAL ZONE

- 8.1** Within a LSR - Limited Service Residential Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

In a Limited Service Residential Zone, there is no commitment or requirement by the Township to assume responsibility for ownership or maintenance of any private road. Due to road conditions of privately maintained roads, there is no commitment or requirement by the Township to ensure that emergency vehicles are able to access privately owned roads. The intent of the Limited Service Residential Zone is to recognize residential development on private roads.

8.2 PERMITTED USES

- i) a single-detached dwelling house,
- ii) a seasonal dwelling house,
- iii) a use, building or structure accessory to the above uses, including one sleeping cabin as defined in this by-law,
- iv) a home occupation.

8.3 ZONE REGULATIONS

a) For the Principal Building

- | | | |
|-------|--|------------------------------------|
| i) | Lot Area (Minimum) | 4000 sq. metres (43,057.1 sq. ft.) |
| ii) | Lot Frontage on a Private Road and/or
A Navigable Waterway (Minimum) | 46 metres (150.1 ft.) |
| iii) | Lot Width at Rear Lot Line | 46 metres (150.1 ft.) |
| iv) | Front Yard (Minimum) | 10 metres (32.8 ft.) |
| v) | Rear Yard (Minimum) | 10 metres (32.8 ft.) |
| vi) | Interior Side Yard (Minimum) | 3 metres (9.8 ft.) |
| vii) | Exterior Side Yard (Minimum) | 3 metres (9.8 ft.) |
| viii) | Setback from any Waterbody/
Waterbody | 30 metres (98.4 ft.) |
| ix) | Gross Floor Area (Minimum) | 74.3 sq. metres (800 sq. ft.) |
| x) | Lot Coverage (Maximum) | 30 percent |
| xi) | Building Height (Maximum) | 11 metres (36.1 ft.) |
| xii) | Off-street parking shall be provided in accordance with the provisions of this by-law. Where the LSR zone is located on an island, off-street parking shall be provided in accordance with this By-law on the mainland, and to the satisfaction of the Township that sufficient land and mooring facilities are available to accommodate parking for the island residential use. | |

b) For Accessory Buildings Not Attached To The Principal Building

- | | | |
|----|---------------------|--------------------|
| i) | Rear Yard (Minimum) | 3 metres (9.8 ft.) |
|----|---------------------|--------------------|

- ii) Interior Side Yard (Minimum) 3 metres (9.8 ft.)
- iii) Exterior Side Yard (Minimum) 3 metres (9.8 ft.)
- iv) Building Height (Maximum) 4.5 metres (14.8 ft.)

c) Vegetative Buffer Adjacent To The Shoreline

- i) a natural vegetative buffer strip 15 metres (49.2 ft.) in width shall be maintained.

d) For Lots on a Narrow Water Body

Where a lot (with or without road frontage) fronts on a narrow water body as defined in this by-law, the required water frontage shall be 50 metres (164.0 ft.).

8.4 GENERAL PROVISIONS

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot building, structure or use within the LSR - Limited Service Residential Zone.

8.5 SPECIAL LSR - LIMITED SERVICE RESIDENTIAL ZONES

8.5.1 LSR-1 (Lot 13, Concession 7, Township of Wollaston)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned LSR-1 and shown on the attached schedules, the following special provisions shall apply:

Permitted Uses

The following shall be the only permitted use:

- i) one seasonal dwelling on a lot with a ground floor area not exceeding 140 sq. m (1,506.99 sq. ft.).

Zone Provisions

- i) No new building or extension or enlargement to an existing building will be permitted where a building opening, window or first floor elevation is below the 1 in 100 year flood elevation of Wollaston Lake.

All other provisions of this by-law shall apply.

8.5.2 LSR-2 (Lot 4, Concession 13, Township of Wollaston)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned LSR-2 and shown on the attached schedules, the following special provisions shall apply:

Permitted Uses

The following shall be the only permitted use:

- i) a mobile home on a permanent foundation.

All other provisions of this by-law shall apply.

SECTION 9 - WR - WATERFRONT RESIDENTIAL ZONE

9.1 Within a WR - Waterfront Residential Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

9.2 PERMITTED USES

- i) a single-detached dwelling house,
- ii) a use, building or structure accessory to the above use,
- iii) a home occupation,
- iv) a home industry.

9.3 ZONE REGULATIONS

a) For the Principal Building

i)	Lot Area (Minimum)	4,000 sq. metres (43,057.1 sq. ft.)
ii)	Lot Frontage (Minimum)	46 metres (150.1 ft.)
iii)	Water Frontage (Minimum)	46 metres (150.1 ft.)
iv)	Front Yard (Minimum)	20 metres (65.6 ft.)
v)	Rear Yard (Minimum)	30 metres (98.4 ft.)
vi)	Interior Side Yard (Minimum)	3 metres (9.8 ft.)
vii)	Exterior Side Yard (Minimum)	20 metres (65.6 ft.)
viii)	Setback from any Waterbody/ Watercourse	30 metres (98.4 ft.)
ix)	Gross Floor Area (Minimum)	74.3 sq. metres (800 sq. ft.)
x)	Lot Coverage (Maximum)	30 percent
xi)	Building Height (Maximum)	11 metres (36.1 ft.)
xii)	Off-street parking shall be provided in accordance with Section 5.31.	

b) For Accessory Buildings Not Attached To The Principal Building

i)	Rear Yard (Minimum)	3 metres (9.8 ft.)
ii)	Interior Side Yard (Minimum)	3 metres (9.8 ft.)
iii)	Exterior Side Yard (Minimum)	3 metres (9.8 ft.)
iv)	Building Height (Maximum)	7.0 metres (23.0 ft.)

c) Vegetative Buffer Adjacent To The Shoreline

- i) a natural vegetative buffer strip 15 metres (49.2 ft.) in width shall be maintained.

d) For Lots on a Narrow Water Body

Where a lot (with or without road frontage) fronts on a narrow water body as defined in this by-law, the required water frontage shall be 50 metres (164.0 ft.).

9.4 GENERAL PROVISIONS

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

9.5 SPECIAL WR - WATERFRONT RESIDENTIAL ZONES

SECTION 10 - R1 - RESIDENTIAL FIRST DENSITY ZONE

10.1 Within a R1 - Residential First Density Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

10.2 PERMITTED USES

- i) a single-detached dwelling house,
- ii) a group home,
- ii) a public park,
- iii) a use, building or structure accessory to the above uses,
- iv) a home occupation.

10.3 ZONE REGULATIONS

a) For a Single-detached Dwelling

- i) Lot Area (Minimum) 4,000 sq. metres (43,057.1 sq. ft.)
- ii) Lot Frontage (Minimum) 45 metres (147.6 ft.)
- iii) Front or Rear Yard 7.5 metres (24.6 ft.)
- iv) Interior Side Yard (Minimum) 2 metres (6.7 ft.)
- v) Exterior Side Yard (Minimum) 4.5 metres (14.8 ft.)
- vi) Gross Floor Area (Minimum) 74.3 sq. metres (800 sq. ft.)
- vii) Setback from any Waterbody/
Watercourse 30 metres (98.4 ft.)
- viii) Lot Coverage (Maximum)
(all buildings) 25 percent
- ix) Building Height (Maximum) 11.0 metres (36.1 ft.)
- x) Undeveloped Open Space (Minimum) 30 percent
- xi) Off-street parking shall be provided in accordance with the provisions of this by-law.

b) For Accessory Buildings Not Attached To The Principal Building

- i) Rear Yard (Minimum) 2.5 metres (8.2 ft.)
- ii) Interior Side Yard (Minimum) 2.5 metres (8.2 ft.)
- iii) Exterior Side Yard (Minimum) 4.5 metres (14.8 ft.)
- iv) Building Height (Maximum) 4.5 metres (14.8 ft.)

c) For a Group Home

- i) Occupancy:
A group home shall occupy the whole of the residential dwelling.
- ii) Floor Area (Minimum) (including staff and/or receiving family):
 - 18 square metres (193.8 sq. ft.) of gross floor area per adult resident;
 - 9 square metres (96.9 sq. ft.) of gross floor area per child resident.

- iii) Rear Yard Amenity Area (Minimum):
 - 14 square metres (150.7 sq. ft.) for each group home resident, exclusive of staff or receiving family, and not less than a total of 100 square metres (1,076.4 sq. ft.) for each group home.
- iv) Separation Distance (Minimum):
 - 500 metres (1,640.4 ft.) from any other group home.
- v) Off-street parking shall be provided in accordance with the provisions of this by-law.

10.4 GENERAL PROVISIONS

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot building, structure or use within the R1 - Residential First Density Zone.

10.5 SPECIAL R1 - RESIDENTIAL FIRST DENSITY ZONES

SECTION 11 - R2 - RESIDENTIAL SECOND DENSITY ZONE

11.1 Within a R2 - Residential Second Density Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

11.2 PERMITTED USES

- i) a single-detached dwelling house,
- ii) a semi-detached dwelling house,
- iii) a duplex dwelling house,
- iv) a converted dwelling house,
- v) a lodging house,
- vi) a group home,
- vii) a public park,
- viii) a use, building or structure accessory to the above uses,
- ix) a home occupation, according to the provisions of this by-law,
- x) a home industry.

11.3 ZONE REGULATIONS

a) For a Single-detached Dwelling

According to the provisions of the R1 Zone of this by-law.

b) For a Semi-Detached Dwelling, A Duplex Dwelling, A Lodging House and a Converted Dwelling

- | | | |
|-------|--|-------------------------------------|
| i) | Lot Area (Minimum) | 6,000 sq. metres (64,585.6 sq. ft.) |
| ii) | Lot Frontage (Minimum) | 60 m (196.8 ft.) |
| iii) | Front Yard or Rear Yard (Minimum) | 10 metres (32.8 ft.) |
| iv) | Interior Side Yard (Minimum) | 3 metres (9.8 ft.) |
| v) | Exterior Side Yard (Minimum) | 7.5 metres (24.6 ft.) |
| vi) | Setback from any Waterbody | |
| | Watercourse (Minimum) | 30 metres (98.4 ft.) |
| vii) | Gross Floor Area (Minimum) | 74.3 sq. metres (800 sq. ft.) |
| viii) | Lot Coverage (Maximum) | 30 percent |
| ix) | Building Height (Maximum) | 11 metres (36.1 ft.) |
| x) | Undeveloped Open Space (Minimum) | 25 percent |
| xi) | Off-street parking shall be provided in accordance with the provisions of this by-law. | |

c) **For a Converted Dwelling and a Lodging House**

- i) No addition or enlargement shall be made to the external walls or roof of the dwelling.
- ii) No external stairway other than an open fire escape shall be provided.
- iii) Such dwelling shall be certified by the Chief Building Official to be structurally suitable for use as a converted dwelling or lodging house.
- iv) The 3-metre (9.8 ft.) strip immediately adjacent to any lot line shall be landscaped.
- v) Off-street parking shall be provided in accordance with the provisions of this by-law.
- vi) The sewage disposal system shall be inspected and approved by the appropriate authority.

d) **For a Group Home**

- i) Occupancy:
A group home shall occupy the whole of the residential dwelling.
- ii) Floor Area (Minimum) (including staff and/or receiving family):
 - 18 square metres (193.8 sq. ft.) of gross floor area per adult resident;
 - 9 square metres (96.9 sq. ft.) of gross floor area per child resident.
- iii) Rear Yard Amenity Area (Minimum):
 - 14 square metres (150.7 sq. ft.) for each group home resident, exclusive of staff or receiving family, and not less than a total of 100 square metres (1,076.4 sq. ft.) for each group home.
- iv) Separation Distance (Minimum):
 - 500 metres (1,640.4 ft.) from any other group home.
- v) Off-street parking shall be provided in accordance with the provisions of this by-law.

e) **For Accessory Buildings Not Attached To The Principal Building**

- | | | |
|------|------------------------------|-----------------------|
| i) | Rear Yard (Minimum) | 2.5 metres (8.2 ft.) |
| ii) | Interior Side Yard (Minimum) | 2.5 metres (8.2 ft.) |
| iii) | Exterior Side Yard (Minimum) | 7.5 metres (24.6 ft.) |
| iv) | Building Height (Maximum) | 4.5 metres (14.8 ft.) |

11.4 GENERAL PROVISIONS

All special provisions of Section 5 "General Provisions" shall apply , where applicable, to any land, lot, building, structure or use within the R2 - Residential Second Density Zone.

11.5

SPECIAL R2 - RESIDENTIAL SECOND DENSITY ZONES**11.5.1 R2-1 (Several location in Plan 290 (Coe Hill), Township of Wollaston)**

Notwithstanding any provisions of this by-law to the contrary, on lands zoned R2-1 and shown on the attached schedules, the following special provisions shall apply:

Permitted Uses

The following use shall be permitted, in addition to all other uses permitted in the R2 zone:

- i) A four-plex dwelling house.

All other provisions of this by-law shall apply.

SECTION 12 - C - COMMERCIAL ZONE

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

12.2 PERMITTED USES

- i) an arena or community centre,
- ii) a day nursery,
- iii) an automatic or coin-operated car wash,
- iv) a retail store including a gift shop, craft shop, antique shop or convenience retail store,
- v) a car wash, automatic or coin-operated,
- vi) an equipment sales/rental and repair establishment,
- vii) a service shop including a personal and merchandise service shop,
- viii) a building supply outlet,
- ix) a laundry and/or dry cleaning shop including coin operated establishments,
- x) an eating establishment including a tea room, take-out restaurant and drive-in restaurant,
- xi) a food market,
- xii) a tavern,
- xiii) a Liquor Control Board or Brewer's Retail outlet,
- xiv) a bank and/or trust company, including an automatic teller machine (ATM),
- xv) a printing or publishing establishment,
- xvi) a business, administrative and/or professional office,
- xvii) a theatre, cinema or other place of entertainment,
- xviii) a farm implement dealer, including the sale and service of agricultural equipment,
- xix) a funeral home,
- xx) a clinic, including a veterinary clinic,
- xxi) a bake shop,
- xxii) a bottle return depot,
- xxiii) a private or commercial club,
- xxiv) an auction outlet,
- xxv) an amusement arcade,
- xxvi) outside storage,
- xxvii) a public or private parking area, including parking facilities associated with the principal use(s) permitted under this section,
- xxviii) a self-storage building,
- xxix) a recreational establishment, commercial,
- xxx) a marine/snowmobile dealer,
- xxxii) a farm implement and supply dealer,
- xxxiii) a motor vehicle service station or sales agency, or a gas bar,
- xxxiiii) a dwelling unit in the form of an apartment located on the second storey of such building or at the rear of such building if the accessory unit is located on the main floor as an accessory use in a building in which commercial uses are permitted,

except motor vehicle service stations or other uses involving the sale of gasoline or other similar petroleum products, in accordance with the provisions of this by-law, xxxiv) a use, building or structure accessory to the above uses.

12.3 ZONE REGULATIONS

a) For All Uses Except A Motor Vehicle Service Station

- | | | |
|-------|--|------------------------------------|
| i) | Lot Area (Minimum) | 4000 sq. metres (43,057.1 sq. ft.) |
| ii) | Lot Frontage (Minimum) | 45 metres (147.6 ft.) |
| iii) | Front Yard (Minimum) | 6 metres (19.7 ft.) |
| iv) | Rear Yard (Minimum) | 6 metres (19.7 ft.) |
| v) | Interior Side Yard (Minimum) | 3 metres (9.8 ft.) |
| vi) | Exterior Side Yard (Minimum) | 8 metres (26.2 ft.) |
| vii) | Setback from any Waterbody | |
| | Watercourse (Minimum) | 30 metres (98.4 ft.) |
| viii) | Lot Coverage (Maximum) | 40 percent |
| ix) | Building Height (Maximum) | 11 metres (36.1 ft.) |
| x) | Off-street parking and off-street loading facilities shall be provided in accordance with the provisions of this by-law. | |
| | Access to an accessory dwelling unit shall be separate from access to a commercial use. | |

b) For Accessory Buildings Not Attached To The Principal Building

- | | | |
|------|--|-----------------------|
| i) | Rear Yard (Minimum) | 1.5 metres (4.9 ft.) |
| ii) | Interior Side Yard (Minimum) | 1.5 metres (4.9 ft.) |
| iii) | Exterior Side Yard (Minimum) | 3 metres (9.8 ft.) |
| iv) | Building Height (Maximum) | 4.5 metres (14.8 ft.) |
| v) | Minimum distance from any other building on the lot shall be 3 metres (9.8 ft.) provided that in no case shall any overhang, eaves or gutter project into this required minimum area which shall be clear of any obstruction from the ground to the sky. | |

c) For Lands Abutting A Residential Zone

Notwithstanding the above provisions, where an interior side yard and/or rear yard abuts a residential zone then such interior side yard shall be a minimum of 5 metres (16.4 ft.) and such rear yard shall be a minimum of 9 metres (29.5 ft.). The 1 metre (3.3 ft.) strip immediately adjacent to the rear and/or interior side lot line shall be landscaped.

d) For an Accessory Dwelling House or Dwelling

Notwithstanding the above provisions, an accessory dwelling house or dwelling unit shall comply with the provisions of Section 5.2 of this by-law.

12.4 GENERAL PROVISIONS

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

12.5 SPECIAL C - COMMERCIAL ZONE

12.5.1 C-1 (Coe Hill, Township of Wollaston)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned C-1 and shown on the attached schedules, the following special provisions shall apply:

Permitted Uses

The following uses shall be permitted in addition to all other permitted uses in the Commercial zone:

- i) 5 accessory dwelling units.

All other provisions of this by-law shall apply.

12.5.2 C-2 (Coe Hill, Township of Wollaston)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned C-2 and shown on the attached schedules, the following special provisions shall apply:

Permitted Uses

The following uses shall be the only permitted uses in the C-2 Commercial zone:

- i) 2 principal buildings including one building which is restricted in use to a tourist establishment with a maximum of 3 bedrooms and a second building which is restricted in use to a clinic.

All other provisions of this by-law shall apply.

12.5.3 C-3 (Coe Hill, Township of Wollaston)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned C-3 and shown on the attached schedules, the following special provisions shall apply:

Permitted Uses

The following uses shall be permitted in addition to all other permitted uses in the Commercial zone:

- i) 3 accessory dwelling units.

All other provisions of this by-law shall apply.

SECTION 13 - RRC - RECREATIONAL/RESORT COMMERCIAL ZONE

13.1 Within a RRC Recreational/Resort Commercial Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

13.2 PERMITTED USES

- i) a marina, including a boat sales and service establishment and the sale of parts and petroleum products incidental thereto,
- ii) a tent and trailer park, including camper trailers/tent trailers, truck campers, motorhomes/recreational vehicles and park model trailers,
- iii) a tourist establishment including lodges, housekeeping cottages and tourist cabins,
- iv) a gift shop,
- v) an eating establishment,
- vi) outside storage,
- vii) a convenience retail store,
- viii) a miniature golf course, driving range or other similar recreationally oriented use,
- ix) a public or private park,
- x) a building, use or structure accessory to the above uses,
- xi) one dwelling house or dwelling unit as an accessory use for the owner or operator of a principal use, in accordance with the provisions of this by-law.

13.3 ZONE REGULATIONS

a) For All Principal Buildings or Uses

- i) Lot Area (Minimum) 4000 sq. metres (43,057.1 sq. ft.)
- ii) Lot Frontage (Minimum) 45 metres (147.6 ft.)
- iii) Front Yard (Minimum) 8 metres (26.2 ft.)
- iv) Rear Yard (Minimum) 8 metres (26.2 ft.)
- v) Interior Side Yard (Minimum) 3 metres (9.8 ft.)
- vi) Exterior Side Yard (Minimum) 8 metres (26.2 ft.)
- vii) Setback from any Waterbody/
Watercourse (Minimum) 30 metres (98.4 ft.)
- viii) Lot Coverage (maximum) 40 percent
- ix) Building Height (Maximum) 11 metres (36.1 ft.)
- x) Off-street parking and off-street loading facilities shall be provided in accordance with this by-law.
- xi) Access to an accessory dwelling unit shall be separate from access to a recreational/resort commercial use.
- xii) All means of ingress and egress shall have a minimum width of 6 metres (19.7 ft.) and in the case of a corner lot, no means of ingress or egress shall be located within 15 metres (49.2 ft.) of the intersection of the street lines, or, where a corner is rounded, the points at which the extended streetlines meet.

b) For Accessory Buildings Not Attached To The Principal Building

i)	Rear Yard (Minimum)	1.5 metres (4.9 ft.)
ii)	Interior Side Yard (Minimum)	1.5 metres (4.9 ft.)
iii)	Exterior Side Yard (Minimum)	8 metres (26.2 ft.)
iv)	Building Height (Maximum)	4.5 metres (14.8 ft.)

c) For Lands Abutting a Residential Zone or Residential Use

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

d) For A Marina

Notwithstanding the above provisions, a marina use shall be subject to the following special provisions in addition to all other applicable provisions of this by-law.

- i) Where a rear yard and/or interior side yard abuts a navigable body of water, then such rear yard and/or interior side yard may be reduced to zero metres from established setbacks to highwater marks.
- ii) No entrance channel, turning basin, dock, communal dock or boat mooring area shall be located closer than 60 metres (196.9 ft.) to a residential zone, a residential use or a street line.
- iii) Facilities for the refuelling of marine craft shall be provided at a separate pier or dock area from boat mooring facilities.
- iv) Catwalks shall have a minimum width of .6 metres (2 ft.) and boat mooring docks shall have a minimum width of 1.2 metres (3.9 ft.).
- v) A minimum of one parking space shall be provided for every two boat slips.

e) For A Tent and Trailer Park

Notwithstanding the above provisions, a tent and trailer park use shall be subject to the following special provisions in addition to all other applicable provisions of this by-law:

i)	Lot Area (Minimum)	4.0 hectares (9.9 acres)
ii)	The minimum distance of buildings or structures or a tent or trailer site from any lot line shall be 15 metres (49.2 ft.).	
iii)	The minimum distance of buildings or structures or a tent or trailer site from the centre of a public road allowance shall be 25 metres (82.0 ft.).	
iv)	Building Height (Maximum)	4.5 metres (14.8 ft.)

v)	Park Density (Maximum)	30 tents/trailers per gross hectare to a maximum of 50 sites
vi)	Site Area (Minimum)	200 sq. metres (2,142.8 sq. ft.)
vii)	Site Frontage (Minimum)	6 metres (19.7 ft.)
viii)	Maximum Number of Trailers on a Site	1 travel trailer
ix)	Usable Waterfront (Minimum)	2 m/site (6.68 ft./site)
x)	Lot Coverage (Maximum)	25 percent
xi)	The creation of a new tent/trailer park or the expansion of the area and/or density of an existing park shall require an amendment to this by-law.	

f) For Housekeeping Cottages and Tourist Cabins

Notwithstanding the above provisions, housekeeping cottages and tourist cabins shall be subject to the following special provisions in addition to all other applicable provisions of this by-law.

i)	Lot Area (Minimum)	2.0 hectares (4.9 acres)
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g) For an Accessory Dwelling House or Dwelling Unit

Notwithstanding the above provisions, an accessory dwelling house or dwelling unit shall comply with the provisions of Section 5.2 of this by-law.

h) For All Development

Notwithstanding the above provisions, all development shall be subject to the following special provisions in addition to all other applicable provisions of this by-law.

i)	No site, building or structure except a marine facility for launching and/or servicing of boats or a water pump house is permitted within 30 metres (98.4 ft.) of the highwater mark of any water body.	
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13.4 GENERAL PROVISIONS

All other special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land lot, building, structure or use within the RRC Recreational/Resort Commercial Zone.

13.5 SPECIAL RRC - RECREATIONAL/RESORT COMMERCIAL ZONES**13.5.1 RRC-1 (Part Lots 52, 53 and 54, Concession West Hastings Road (WHR), Township of Wollaston)**

Notwithstanding any provisions of this by-law to the contrary, on lands zoned RRC-1 and shown on the attached schedules, the following special provisions shall apply:

Permitted Uses

The following shall be the only permitted use:

- i) a tourist establishment consisting of a maximum of 12 tourist cabins.

All other provisions of this by-law shall apply.

SECTION 14 - I - INDUSTRIAL ZONE

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

14.2 PERMITTED USES

- i) a manufacturing or processing plant including storage and self-storage warehousing,
- ii) a lumber mill, saw and/or planing mill, dry kiln, chipper, repair depot,
- iii) a cartage or express truck terminal,
- iv) a feed and seed mill,
- v) an assembly operation,
- vi) a motor vehicle body shop, service station and sales agency,
- vii) outside storage,
- viii) an equipment sales, rental and repair establishment,
- ix) a bulk storage yard,
- x) a merchandise service shop,
- xi) a nursery/garden centre/greenhouse,
- xii) any business, administrative or professional offices accessory to a permitted industrial use, including a union hall,
- xiii) a building supply outlet,
- xiv) an accessory dwelling unit for a caretaker or security guard, in accordance with the provisions of this by-law,
- xv) a building, use or structure accessory to the above uses including a retail outlet for the purpose of selling goods manufactured, stored and/or assembled on the premises, provided such outlet is part of the principal building, and occupies not more than five (5) percent of the gross floor area of the principal building.

14.3 ZONE REGULATIONS

a) For All Principal Buildings or Uses

- i) Lot Area (Minimum) 4000 sq. metres (43,057.1 sq. ft.)
- ii) Lot Frontage (Minimum) 45 metres (147.6 ft.)
- iii) Front Yard (Minimum) 8 metres (26.2 ft.)
- iv) Rear Yard (Minimum) 8 metres (26.2 ft.)
- v) Interior Side Yard (Minimum) 3 metres (9.8 ft.)
- vi) Exterior Side Yard (Minimum) 8 metres (26.2 ft.)
- vii) Setback from any Waterbody/
Watercourse (Minimum) 30 metres (98.4 ft.)
- viii) Lot Coverage (Maximum) 40 percent
- ix) Building Height (Maximum) 15 metres (49.2 ft.)
- x) Off-street parking and off-street loading facilities shall be provided in accordance with this by-law.
- xi) A sight triangle of 15 metres (49.2 ft.) (minimum) shall be provided on a corner lot.

b) For Accessory Buildings Not Attached To The Principal Building

i)	Rear Yard (Minimum)	1.5 metres (4.9 ft.)
ii)	Interior Side Yard (Minimum)	1.5 metres (4.9 ft.)
iii)	Exterior Side Yard (Minimum)	8 metres (26.2 ft.)
iv)	Building Height (Maximum)	4.5 metres (14.8 ft.)

c) For Lands Abutting A Residential Zone or Residential Use

Notwithstanding the provisions of this section, where an interior side yard and/or rear yard abuts a residential zone then such interior side yard and/or rear yard shall be a minimum of 22 metres (72.2 ft.). This 22 metre (72.2 ft.) area shall be maintained in an open space condition and the open storage of goods or materials shall not be permitted within this 22 metre (72.2 ft.) area.

d) For Lands Abutting a Public or Private Road Allowance or Opposite a Residential Zone

Where any lot line in an I Zone abuts a public road allowance or a private road allowance or where the lot on the opposite side of a street or a public or private road allowance is in a residential zone, a buffer planting strip adjoining such abutting lot line shall be provided on the I Zone lot.

Contents

The buffer/planting strip shall consist of an earth berm and/or a continuous unpierced hedgerow of tree, evergreens or shrubs, not less than 2.0 metres (6.6 ft.) high and 3 metres (9.8 ft.) wide immediately adjoining the lot line or portion thereof along which such planting strip is required. The earth berm shall not be greater than a 3:1 slope.

Maintenance

A buffer/planting strip shall be planted, nurtured and maintained by the owner or owners of the lot on which the strip is located.

Landscaped Open Space

A buffer/planting strip referred to in this subsection may form a part of any landscaped open space required by this By-law.

Interruption for Driveways or Pedestrian Walks

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

e) **For an Accessory Dwelling Unit**

Notwithstanding the above provisions, an accessory dwelling unit shall comply with the provisions of Section 5.2 of this by-law.

14.4 GENERAL PROVISIONS

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

14.5 SPECIAL I - INDUSTRIAL ZONES

14.5.1 I-1 (Lot 16, Concession 9, Township of Wollaston)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned I-1 and shown on the attached schedules, the following special provisions shall apply:

Permitted Uses

The following shall be the only permitted use:

- i) a sheet metal fabricating shop.

All other provisions of this by-law shall apply.

14.5.2 I-2 (Lot 18, Concession 8, Township of Wollaston)

Notwithstanding any provisions of this by-law to the contrary, on lands zoned I-2 and shown on the attached schedules, the following special provisions shall apply:

Permitted Uses

The following shall be the only permitted use:

- i) a woodworking shop and showroom.

All other provisions of this by-law shall apply.

SECTION 15 - MX - MINERAL EXTRACTIVE ZONE

15.1 Within a MX - Mineral Extractive Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

15.2 PERMITTED USES

- i) a pit or quarry, including drilling and blasting,
- ii) open space, conservation, forestry and agricultural uses,
- iii) the processing of mineral aggregates, including aggregate crushing, screening and washing,
- iv) asphalt plants, ready-mix concrete plants and aggregate transfer stations,
- v) a single-detached dwelling accessory to an extractive use,
- vi) a wayside pit or quarry,
- vii) buildings, uses or structures accessory to the above uses.

15.3 ZONE REGULATIONS

a) For Excavation Area and Storage Uses

- i) Setback from rear and interior side lot lines (Minimum) 15 metres (49.2 ft.)
- ii) Setback from front and exterior side lot lines (Minimum) 30 metres (98.4 ft.)
- iii) Setback from residential, commercial, community facility or industrial zone or use (Minimum) 30 metres (98.4 ft.)
- iv) Setback from any road right-of-way (Minimum) 30 metres (98.4 ft.)
- v) Setback from any waterbody or watercourse (Minimum) 30 metres (98.4 ft.)

b) For Open and Enclosed Pit or Quarry Processing Operations

- i) Setback from rear and interior side lot lines (Minimum) 30 metres (98.4 ft.)
- ii) Setback from front and exterior side lot lines (Minimum) 30 metres (98.4 ft.)
- iii) Setback from residential, commercial, community facility or industrial zone or use (Minimum) 90 metres (295.3 ft.)
- iv) Setback from any road right-of-way (Minimum) 30 metres (98.4 ft.)
- v) Setback from any waterbody or watercourse (Minimum) 30 metres (98.4 ft.)

c) **For Accessory Buildings to Pit or Quarry Operations**

- | | | |
|------|--|-----------------------|
| i) | All yards (Minimum) | 30 metres (98.4 ft.) |
| ii) | Setback from residential, commercial, community facility or industrial zone or use (Minimum) | 90 metres (295.3 ft.) |
| iii) | Setback from any road right-of-way (Minimum) | 30 metres (98.4 ft.) |

d) **For Conservation, Forestry and Agricultural Uses**

- i) The zone regulations contained in the Rural Zone of this By-law shall apply.

e) **For Open Space Uses**

- i) The zone regulations contained in the Open Space Zone of this By-law shall apply.

f) **Landscaping**

- i) A strip of land not less than 15 metres (49.2 ft.) in width shall be reserved for landscaping purposes between any MX zone and any adjacent commercial, community facility or industrial zone or use and along any adjacent streetline or lot line. Where an MX zone abuts a residential zone, or a roadway is the only separation between two such areas, then no aggregate extraction use shall be made of any kind within 30 metres (98.4 ft.) of the abutting lot line and no parking use shall be made of any land within 7.5 metres (24.6 ft.) of the abutting lot line. The intervening land shall be kept in an open space condition with grass, trees and shrubs and retained as part of the normal operation of the extraction activity.

15.4 **GENERAL PROVISIONS**

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

15.5 **SPECIAL MX - MINERAL EXTRACTIVE ZONES**

SECTION 16 - WD - WASTE DISPOSAL ZONE

16.1 Within a WD - Waste Disposal Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure of any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

16.2 PERMITTED USES

- i) a sanitary landfill site,
- ii) a sewage treatment plant,
- iii) a sewage lagoon,
- iv) a waste transfer station,
- v) a waste processing facility including the recycling and reprocessing of waste materials into new products,
- vi) a recycling depot,
- vii) a facility for the temporary storage of tires,
- viii) a salvage yard,
- ix) agricultural, open space, conservation and forestry uses, excluding dwellings,
- x) buildings, uses or structures accessory to the above uses.

16.3 ZONE REGULATIONS

a) For Agricultural, Conservation and Forestry Uses

- i) The zone regulations of the Rural Zone of this By-law shall apply.

b) For Open Space Uses

- i) The zone regulations of the Open Space Zone of this By-law shall apply.

c) For a Salvage Yard

- i) Lot Area (Minimum) 2 ha (4.9 acres)
- ii) Lot Frontage (Minimum) 60 metres (196.6 ft.)
- iii) Yard Requirements:
 - a) All yards (Minimum) 15 metres (49.2 ft.)
- iv) A strip of land not less than 15 metres (49.2 ft.) in width shall be reserved for landscaping purposes between any salvage yard site and any adjacent community facility, commercial or industrial zone or use, and along any adjacent street line or adjoining lot line. Where a salvage yard site abuts a residential zone or use or a roadway is the only separation between two such areas, then no salvage yard use of any kind shall be made within 30 metres (98.4 ft.) of the adjacent lot line. The land reserved for landscaping purposes shall be kept in an open space condition with grass, trees and shrubs and maintained as part of the normal operation of the salvage yard activity.

- v) No land shall be used for the storage or mechanized processing of goods, wares, merchandise, articles or things within 300 metres (984.3 ft.) of any residential or commercial zone or use, nor closer than 100 metres (328.1 ft.) to a lot line or a street line. Without limiting the generality of this subsection, mechanized processing includes the use of machinery or equipment to crush, compact, separate, refine, incinerate or similarly treat goods, wares, merchandise, articles or things.
- vi) The salvage yard site shall be sufficiently screened by a fence, a berm or a combination of the two so that waste materials being stored or processed on the site are not visible from adjacent roads. The screening shall extend a minimum of 3 metres (9.8 ft.) above grade or to a height equal to that of the goods, wares, merchandise, articles or things being stored or processed within the salvage yard site, whichever is the greater. All fences shall be constructed of an opaque material and shall be painted or otherwise preserved and kept painted from time to time, so as to maintain the fences in good condition.
- vii) An accessory weighing scale and recording office shall be permitted no closer than 30 metres (98.4 ft.) to a street line.
- viii) A salvage yard site shall not be located on land covered by water or subject to flooding and shall be so located that no direct drainage leads to a watercourse.
- ix) No open burning shall be permitted.
- x) No salvage yard shall be located closer than 30 metres (98.4 ft.) to any waterbody or watercourse.
- xi) Prior to the storage or processing of any goods, wares, merchandise, articles or things all fluids shall be drained and disposed of in a manner approved by the Ministry of the Environment if they are not stored for the purposes of resale.

d) For All Other Waste Disposal Uses

- i) No person, including the municipality, shall establish, alter, enlarge or extend a sanitary landfill site, a sewage treatment plant, a sewage lagoon, a transfer station, or a waste processing facility unless a Provincial Certificate of Approval has been issued by the Ministry of the Environment.
- ii) All waste disposal sites shall be established and operated in accordance with the requirements of the Environmental Protection Act and the Environmental Assessment Act.
- iii) A strip of land not less than 15 metres (49.2 ft.) in width shall be reserved for landscaping purposes between any sanitary landfill site, sewage treatment plant, sewage lagoon, transfer station or waste processing facility and any adjacent commercial, community facility or industrial zone or use and along any adjacent street line or adjoining lot line. Where such uses abut a residential zone or an existing residential use or a roadway is the only separation between two such areas, then no waste disposal use shall be made of any kind within 30 metres (98.4 ft.) of the abutting lot line. The land reserved for landscaping purposes shall be kept in an open space

condition with grass, trees, and shrubs and maintained as part of the normal operation of the waste disposal activity.

16.4 GENERAL PROVISIONS

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

16.5 SPECIAL WD - WASTE DISPOSAL ZONES

SECTION 17 - CF - COMMUNITY FACILITY ZONE

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

17.2 PERMITTED USES

- i) any undertaking established or maintained by a governmental board, authority, agency or commission,
- ii) a place of worship, with accessory uses including a cemetery and a dwelling unit,
- iii) a cemetery,
- iv) any undertaking of a utility company, such as a natural gas company or telecommunications company,
- v) a school,
- vi) a community centre or arena,
- vii) a day nursery,
- viii) a library,
- ix) an elderly person's centre,
- x) a public park,
- xi) a charitable camp,
- xii) a museum or art gallery,
- xiii) an active outdoor recreational use, including a fairground,
- xiv) a municipal/public utilities yard,
- xv) any other community facility use,
- xvi) buildings, uses or structures accessory to the above uses.

17.3 ZONE REGULATIONS

a) For All Principal Buildings

- | | | |
|-------|--|------------------------------------|
| i) | Lot Area (Minimum) | 4000 sq. metres (43,057.1 sq. ft.) |
| ii) | Lot Frontage (Minimum) | 45 metres (147.6 ft.) |
| iii) | Front Yard (Minimum) | 10 metres (32.8 ft.) |
| iv) | Rear Yard (Minimum) | 10 metres (32.8 ft.) |
| v) | Interior Side Yard (Minimum) | 7.5 metres (24.6 ft.) |
| vi) | Exterior Side Yard (Minimum) | 10 metres (32.8 ft.) |
| vii) | Setback from any Waterbody/
Watercourse (Minimum) | 30 metres (98.4 ft.) |
| viii) | Lot Coverage (Maximum) | 40 percent |
| viii) | Building Height (Maximum) | 15 metres (49.2 ft.) |
| ix) | Off-street parking shall be provided in accordance with the provisions of this by-law. | |

b) For Accessory Buildings Not Attached To The Principal Building

- | | | |
|----|---------------------|----------------------|
| i) | Rear Yard (Minimum) | 1.5 metres (4.9 ft.) |
|----|---------------------|----------------------|

ii)	Interior Side Yard (Minimum)	1.5 metres (4.9 ft.)
iii)	Exterior Side Yard (Minimum)	10 metres (32.8 ft.)
iv)	Building Height (Maximum)	4.5 metres (14.8 ft.)

c) **For Lands Abutting A Residential Zone or Residential Use**

Notwithstanding the above provisions, where a rear yard and/or interior side yard abuts a residential zone or existing residential use then such interior side yard shall be a minimum of 10 metres (32.8 ft.) and such rear yard shall be a minimum of 15 metres (49.2 ft.). The 1 metre (3.3 ft.) strip immediately adjacent to the rear yard and/or interior side yard shall be landscaped.

17.4 GENERAL PROVISIONS

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

17.5 SPECIAL CF - COMMUNITY FACILITY ZONES

SECTION 18 - OS - OPEN SPACE ZONE

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

18.2 PERMITTED USES

- i) open space and conservation uses, including forestry, reforestation and other activities connected with the conservation of soil and wildlife,
- ii) agriculture/agricultural uses,
- iii) a woodlot,
- iv) a passive outdoor recreational use,
- v) an accessory dwelling or dwelling unit for a caretaker or security guard, in accordance with the provisions of this by-law,
- vi) building, uses or structures accessory to the above uses, including an accessory commercial building or use to serve an open space use.

18.3 ZONE REGULATIONS

a) For All Uses

- | | | |
|------|---|-----------------------|
| i) | Distance of Buildings or Structure from any Lot Line (Minimum) | 10 metres (32.8 ft.). |
| ii) | Distance of Buildings or Structures from the Centre Line of any Road (Minimum) | 30 metres (98.4 ft.). |
| iii) | Distance of any Buildings or Structures from any Waterbody or Watercourse (Minimum) | 30 metres (98.4 ft.). |
| iv) | Building Height (Maximum) | 6 metres (19.7 ft.) |
| v) | Lot coverage (Maximum) | 50 percent |

18.4 GENERAL PROVISIONS

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

18.5 SPECIAL OS - OPEN SPACE ZONES

SECTION 19 - EP - ENVIRONMENTAL PROTECTION ZONE

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

19.2 PERMITTED USES

- i) existing agricultural uses,
- ii) a conservation area, excluding any buildings,
- iii) a use that was in existence on or before the date of passage of this by-law,
- iv) a building or structure required by a public authority for flood or erosion control or for conservation or wildlife management purposes,
- v) buildings, uses or structures accessory to the above uses, excluding any buildings, subject to the approval of Council in consultation with the Conservation Authority and the Ministry of Natural Resources.

19.3 ZONE REGULATIONS

- i) Setback of Buildings or Structures from any Lot Line 10 metres (32.8 ft.).
(Minimum)
- ii) Setback from any Waterbody or Water Course 30 metres (98.4 ft.).
(Minimum)
- iii) Distance between Buildings and Environmental
Protection Lands 15 metres (49.2 ft.).
- iv) All applications for development adjacent to Environmental Protection lands shall be dealt with on a site-by-site basis at the time of application.
- v) Additional zone regulations shall be established by Council at the time of application in consultation with the Conservation Authority and the Ministry of Natural Resources.

19.4 GENERAL PROVISIONS

All special provisions of Section 5 General Provisions shall apply, where applicable, to any land, lot, building, structure or use within the EP - Environmental Protection Zone.

19.5 SPECIAL EP - ENVIRONMENTAL PROTECTION ZONES

TOWNSHIP OF WOLLASTON

ZONING BY-LAW _____

APPENDIX "A"

MINIMUM DISTANCE SEPRATION FORMULAE IMPLEMENTATION GUIDELINES