

**Draft**

**Township of Georgian Bluffs**

**Zoning By-Law**

**2020-020**

**Council Approved Date:**

# Draft

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## How To Use This By-Law

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### Introduction

These pages explain the purpose of this Zoning By-law and how it should be used. These pages do not form part of the Zoning By-law passed by Council and are intended only to make the Zoning By-law more understandable and easier to reference.

### Purpose of this Zoning By-Law

The purpose of this Zoning By-law is to implement the policies of the *Township of Georgian Bluffs Official Plan* and the *County of Grey Official Plan*. The Official Plans contain general policies that affect the use of land throughout the Township. These policies specify where certain land uses are permitted and, in some instances, specify what regulations should apply to the development of certain lands.

The statutory authority to zone land is granted by the Ontario *Planning Act, R.S.O. 1990, c.P. 13*. The *Planning Act* specifies what a Zoning By-law can regulate. A Zoning By-law can:

- prohibit the use of land or buildings for any use that is not specifically permitted by the By-law;
- prohibit the erection or siting of buildings and structures on a lot except in locations permitted by the By-law;
- regulate the type of construction and the height, bulk, location, size, floor area, spacing, and use of buildings or structures;
- regulate the minimum frontage and lot area of a parcel of land;
- regulate the proportion of a lot that any building or structure may occupy;
- regulate the minimum elevation of doors, windows or other openings in buildings or structures;
- require parking and loading facilities be provided and maintained for a purpose permitted by the By-law; and,
- prohibit the use of lands and the erection of buildings or structures on land that is:
  - subject to flooding;
  - the site of steep slopes;
  - rocky, low-lying, marshy or unstable;
  - contaminated;
  - a sensitive groundwater recharge area or head water area;
  - the location of a sensitive aquifer;
  - a significant wildlife habitat area, wetland, woodland, ravine, valley or area of natural and scientific interest;
  - a significant corridor or shoreline of a lake, river or stream; or,
  - the site of a significant archaeological resource.

### How to Use this By-Law

In order to reference this By-law easily, a property owner should follow each of the steps listed below to determine what permissions apply to their particular property.

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## 1. Locate the Property on a Map

Maps in a Zoning By-law are called Schedules. The first step to using this By-law is to refer to the Zone Schedules that are contained at the back of the By-law as 'Schedule A' to determine in which zone category your property is located. The zone category will be indicated on the schedules by a symbol or abbreviation. For example, you may see a symbol such as R1 beside your property. This would indicate that your property is within the Residential One Zone. The zone symbols or abbreviations are explained in Section 3 of the By-law.

Section 3 also provides assistance to help you identify the zone boundaries on the Schedules. For example, if your property appears close to a zone boundary and you are not sure how to determine exactly where that boundary is located, refer to Section 3.6 of the By-law.

It should be noted that the *Niagara Escarpment Plan* is in place for areas of the Township. Where Niagara Escarpment Development Control is in effect, whose lands are shown as beige on Schedule A, a Development Permit is required from the Niagara Escarpment Commission for any proposed development. The Zoning By-law does not apply to lands within Niagara Escarpment Development Control. Any inquiries regarding development requirements on lands that are subject to Niagara Escarpment Development Control should be forwarded to the Niagara Escarpment Commission at:

Niagara Escarpment Commission  
1450 7<sup>th</sup> Avenue  
Owen Sound, Ontario  
N4K 2Z1

tel. 519-371-1001  
fax. 519-599-6326  
email. [necowensound@ontario.ca](mailto:necowensound@ontario.ca)  
web. [www.escarpment.org](http://www.escarpment.org)

## 2. By-Law Amendments

A Zoning By-law is not a static document; it is amended over time as demands and policies governing land use change. Before proceeding any further, you should verify that your property is not the subject of an earlier Zoning By-law amendment. While the Township strives to keep this By-law up-to-date, more recent amendments may not be included in the version of the By-law you are using. Township Planning Department Staff will be able to assist you in confirming if your property has been subject to a more recent By-law amendment.

## 3. Zone Provisions

The next step to using this By-law is to determine what uses are permitted on your property. Subsection 3 in Sections 8 to 18 of the By-law identify the permitted uses and zone requirements for each zone in the Township.

The definitions in Section 4 can assist you if you are not sure of the nature of a permitted use or how it has been defined for the purpose of this By-law. Uses not listed as permitted or otherwise provided for in this By-law shall be prohibited.



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The uses permitted in each zone are noted by the symbol '✓' in the column applicable to that zone and corresponding with the row for a specific permitted use in the applicable Permitted Uses table of each section. A number(s) following the symbol '✓', zone heading or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire zone. Special conditions are listed in the footnotes below the Permitted Use tables.

You have now identified the zone in which your property is located and have identified what uses are permitted on your property. The next step is to determine what standards may apply to the uses on your property. Subsection 4 in Sections 7 through 18 of the By-law identifies the zone requirements for each of the zone categories in the Township including standards for minimum lot area, minimum frontage requirements, minimum yard requirements, maximum lot coverage for principal and accessory buildings, maximum permitted building heights and in some cases, the minimum required landscaped open space on the lot. The exception is Section 7, which has a unique structure that implements the specific Cobble Beach zone provisions. The Diagrams in Schedule C can be used to assist in interpreting the language of the Zoning By-law.

Section 19 of the Zoning By-law contains provisions for Holding Zones and the conditions required to "lift" the holding symbol. Holding Zones can apply in various situations and are generally illustrated on the Schedules to this By-law. Holding Zones that are not mapped, but apply to lots with no access to a year-round municipally maintained road, are still applicable as per Section 19 of this By-law.

## 4. Zone Exceptions

The exception provisions apply to those lands that are zoned with an exception on the accompanying zone maps to this By-law. Exception provisions are set out in the tables located within each zone schedule.

- Column 1 sets out the Exception Number of each Zone Exception which corresponds to an area of the Township identified on the Zoning Schedules by the same number and zone, preceded by a dash and the number, denoting an exception. (i.e. R1-1)
- Column 2 sets out the Additional Permitted Uses in the Zone Exception, if applicable.
- Column 3 sets out the Only Uses Permitted in the Zone Exception, if applicable.
- Column 4 sets out the Uses Prohibited in the Zone Exception, if applicable.
- Column 5 sets out the Special Zone Requirements for the Zone Exception, if applicable.

All other provisions of the zone, unless specifically modified or amended by this section, continue to apply to the lands subject to this section.

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## 5. General Provisions

Now that you are aware of the uses permitted on your property and the specific zone requirements that apply to those uses, reference should be made to Section 5 of this By-law. Section 5 contains a more general set of standards known as 'General Provisions' that apply to all properties in all zones throughout the Township. For example, the general provisions contain standards that regulate the location of accessory structures on a lot and height exceptions, as well as providing guidelines for the potential expansion of legal non-conforming/non-complying uses. The General Provisions apply to all properties regardless of what zone the property is located in, unless otherwise specified.

## 6. Parking and Loading

Section 6 provides the parking and loading standards, in accordance with the *Accessibility for Ontarians with Disabilities Act, 2005*, for all uses permitted in the Township. If you are considering changing the use of your property or adding a new use to your property, you should review Section 6 and the *Accessibility for Ontarians with Disabilities Act, 2005* to ensure that you are aware of the parking standards for the proposed use.

## 7. Exceptions, Holding Zones and Temporary Uses

As noted in item #2 above, By-laws are not static documents and lands may be subject to a Zone Exception, a Holding Zone, or a Temporary Use. If a zone symbol is followed by a dash (-) and a number, the lands are subject to a Site Specific Exception and are subject to Site Specific Exception provisions in addition to all provisions of the applicable zone and general provisions, unless otherwise stated in the exception. These can be found in Subsection 4 or 5 of the relevant Sections. If the zone symbol is followed by an (H), the lands are subject to a holding symbol, which can be found in Section 19.

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## Description of By-Law Components

This By-law contains twenty Sections which provide the land uses and standards applicable to all lands within the Township. These Sections are as follows:

Section 1	Interpretation
Section 2	Administration
Section 3	Establishment of Zones
Section 4	Definitions
Section 5	General Provisions
Section 6	Parking and Loading Standards
Section 7	Cobble Beach Community
Section 8	Agricultural & Rural Zones
Section 9	Residential Zones
Section 10	Shoreline Residential Zone
Section 11	Commercial Zones
Section 12	Marine Commercial Zone
Section 13	Industrial Zones
Section 14	Institutional Zone
Section 15	Open Space Zones
Section 16	Environmental Protection Zone
Section 17	Airport Zone
Section 18	Planned Development Zone
Section 19	Holding Zones
Section 20	Enactment
	Schedules

The purpose of each of these Sections is described below.

### Sections 1 and 2 - Interpretation and Administration

These Sections of the By-law specify:

- what lands are covered by the By-law;
- that every parcel of land in the area covered by the By-law is to conform and comply with the By-law; and,
- what penalties can be levied against a person or a corporation if they contravene any provision in the By-law.

### Section 3 - Establishment of Zones

This Section establishes the zones that apply to the lands covered by the By-law. This Section also describes how to determine the location of the zone boundaries on the Schedules.

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## **Section 4 – Definitions**

This Section defines many of the words and terms used in the By-law. It is necessary to define words in a By-law because it is a legal document. These definitions will help provide clarity in the By-law and ensure that the By-law and its intent are applied consistently.

## **Section 5 - General Provisions**

This Section contains a number of regulations that apply to certain types of uses, buildings or structures regardless of where in the Township or in what zone they are located. For example, this section contains provisions dealing with the construction of accessory structures in any zone, or provisions to regulate the operation of home industries.

## **Section 6 - Parking and Loading**

Parking and loading facilities are required for almost all uses within the Township. This Section provides the requirements, in accordance with the *Accessibility for Ontarians with Disabilities Act, 2005*, for these facilities including such regulations as the number of spaces required for residential and commercial uses, minimum driveway width, minimum parking space size and the location of parking facilities on a lot.

## **Sections 7 to 18 - Zone Provisions**

Sections 7 to 18 identify the uses that are permitted in each zone category. The effect of these zones is to only permit certain uses in various parts of the Township. The only uses permitted in a zone are those that are specified in the By-law. If a use is not specifically mentioned as a Permitted Use in a zone then it is not permitted. Similarly, if a use is defined in Section 4 of the By-law but does not appear as a Permitted Use in any zone, then it is not a use permitted by the By-law.

Section 7, Cobble Beach Community is unique in that it is not a stand alone zone, however, Section 7 consolidates the various specific Zoning Provisions that have been approved for the Cobble Beach Resort Community. This section needs to be read in conjunction with the General Provisions as well as the underlying Zone Provisions.

Sections 7 to 18 also contain a number of regulations that control the placement, bulk and height of a building on a lot. These Sections also include regulations such as minimum lot size, minimum frontage, maximum building height, and the maximum coverage of buildings and structures on a lot.

## **Section 19 - Holding Zones**

This Section provides a consolidated list of properties that are subject to Holding Provisions and Temporary Use Zones.

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## Section 20 - Enactment

This section contains the signatures of the Mayor and the Clerk who signed the By-law when it was passed by Council in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c.P. 13*.

## Schedules

The By-law contains three (3) Schedules. These Schedules are as follows:

<b>Schedule A</b>	Key Map and Maps 1-53
<b>Schedule B</b>	Wellhead Protection Areas and Intake Protection Zones
<b>Schedule C</b>	Zone Diagrams*

\*Note, Schedule C – Zone Diagrams is for reference purposes only and does not form part of this By-law.

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## Corporation of the Township of Georgian Bluffs

### By-Law number 2020-020

**Whereas** it is considered desirable to prohibit the use of land and the erection and use of buildings or structures except for certain purposes, and to regulate the type of construction and the height, bulk location, size, floor area, character and use of buildings in accordance with the provisions of section 34 of the *Planning Act, R.S.O. 1990, c.P. 13* as amended;

**Now therefore**, the Council of the Corporation of the Township of Georgian Bluffs enacts a Zoning By-law for the Township of Georgian Bluffs as follows:

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## Section 1 -- Interpretation

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### 1.1 Title

This By-law may be referred to as the "Township of Georgian Bluffs Zoning By-law" and applies to all areas within the Township of Georgian Bluffs.

### 1.2 Administration

This By-law shall be administered and enforced by Municipal Staff as appointed by the Council of the Corporation of the Township of Georgian Bluffs.

### 1.3 Conformity and Compliance with By-Law

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

No land, building or structure may be located or used such that the uses, buildings or structures on other lands would no longer comply with the provisions of this By-law.

### 1.4 Interpretation

The provisions of this By-law are the minimum requirements except where a maximum requirement applies.

Nothing in this By-law shall serve to relieve any person from any obligation to comply with the requirements of any other By-law of the Township of Georgian Bluffs or any requirement of the Province of Ontario or Government of Canada that may affect the use of lands, buildings or structures in the Township.

### 1.5 Building Permits and Municipal Licence

The requirements of this By-law, and all applicable law, must be met before a Building Permit, Certificate of Occupancy, or approval of an application for a Municipal Licence is issued for the use of land or the use, erection, addition to or alteration of any building or structure.

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## Section 2 -- Administration

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### 2.1 Enforcement

Any person who contravenes any provision of this By-law is guilty of an offence and upon conviction is liable to the fine(s) as provided for under the *Planning Act, R.S.O. 1990, c.P. 13* as amended.

### 2.2 Severability

A decision of a court that one or more of the provisions of this By-law are invalid in whole or in part does not affect the validity, effectiveness or enforceability of the other provisions or parts of the provisions of this By-law.

### 2.3 Effective Date

This By-law shall come into force the day it was passed if no appeals are received. If an appeal(s) is received, this By-law, or portions thereof, shall come into force upon the approval of the Local Planning Appeal Tribunal (LPAT) and in accordance with the provisions of the *Planning Act, R.S.O. 1990, c.P. 13* as amended.

### 2.4 Repeal of Former By-Laws

By-law No. 6-2003, as amended, and By-law 2018-084 of the Township of Georgian Bluffs, are hereby repealed;

### 2.5 Transition Provisions

This By-law does not apply to prevent the issuance of a Building Permit for a development for which an approval under the *Planning Act, R.S.O. 1990, c.P. 13* has been granted or a Minor Variance to a previous Zoning By-law, where the said development occurs in strict accordance with the plans originally filed with the Township in support of the application for development.



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## Section 3 -- Establishment Of Zones

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### 3.1 Zones

The Provisions of this By-law apply to all lands within the limits of the Township of Georgian Bluffs. All lands in the Township are contained within one or more of the following zones:

#### **Agricultural & Rural Zones**

AG        Agricultural  
RU        Rural

#### **Residential Zones**

R1        Residential One  
RM1      Residential Multiple One  
RMH      Residential Mobile Home

#### **Shoreline Residential Zone**

SR        Shoreline Residential

#### **Commercial Zones**

C1        General Commercial  
C2        Rural Commercial  
C3        Tourist Commercial  
C4        Highway Commercial

#### **Marine Commercial Zone**

CM        Marine Commercial

#### **Industrial Zones**

M1        Industrial  
MX        Extractive Industrial  
WD        Waste Disposal

#### **Institutional Zone**

I         Institutional

#### **Open Space Zones**

OS1      Open Space  
OS2      Golf Course

#### **Environmental Protection Zone**

EP        Environmental Protection

#### **Other Zones**

AP        Airport  
PD        Planned Development

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## 3.2 Lands Under Water

All lands under the waters of the lakes and rivers within the Township must adhere to the requirements of both federal and provincial legislation. The Township's jurisdiction ends at the Shore Road Allowance, and therefore cannot regulate lands under water.

## 3.3 Zone Symbols

The zone symbols may be used to refer to lots, buildings and structures and to the use of lots, buildings and structures permitted by this By-law.

## 3.4 Zone Schedules

The zones and zone boundaries are shown on Schedule A and Maps 1 through 53, which are attached to and form part of this By-law. Schedule B Maps identify Wellhead Protection Areas and Intake Protection Zones.

## 3.5 Determining Zone Boundaries

When determining the location of zone boundaries as shown on any schedule forming part of this By-law, the following provisions shall apply:

- a) a boundary indicated as following a Provincial Highway, County Road, road, lane, railway right-of-way, utility corridor or stream shall be the edge of such Provincial Highway, County Road, road, lane, railway right-of-way, utility corridor or stream;
- b) a boundary indicated as following lot lines or the municipal boundaries of the Township of Georgian Bluffs, or the boundary of an original Township lot shall follow such lot lines;
- c) where a boundary is indicated as running parallel to a road line and the distance from the road line is not indicated, the boundary shall be deemed to be parallel to such a road line and the distance from the road line shall be determined according to the scale shown on the Schedule;
- d) where a zone boundary follows a shore road allowance that has not been stopped up and closed, the zoning on the abutting lot shall be applied to the portion of the shore road allowance above the current water mark, as if it were part of the abutting lot, except where the shore road allowance is within an Environmental Protection Zone;
- e) where an original Township road allowance has not been zoned, the zoning of the adjacent lot shall apply to the road allowance or in the case of a road allowance with zoning on both sides, the zoning of the adjacent lots shall apply up to the centre of the road allowance; and,
- f) where none of the above provisions apply, the zone boundary shall be scaled from the legally approved Schedule(s).

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## 3.6 Site Specific Zones

Where a zone symbol on the attached Schedule(s) is followed by a dash and a number, such as R1-12, the symbol refers to a Site-Specific Exception that applies to the lands noted. Site-Specific Exceptions are listed in Sections 7 to 18 of this By-law. Where there is conflict between a general provision or general zone standard and the Site-Specific Exception, the regulations or uses contained in the exception shall prevail.

## 3.7 Holding Zones

Notwithstanding any other provision in this By-law, where a zone symbol is followed by the letter (h), no person shall use the land for any use other than the use which existed on the date this By-law was passed, until the (h) is removed in accordance with the policies of the Official Plan and the provisions of this By-law and/or the requirements of any amending By-law, and the requirements of the *Planning Act, R.S.O. 1990, c.P. 13*, as amended. Section 19 of this By-law provides a consolidated list of Holding Provisions.

## 3.8 Settlement Area Boundaries

Settlement Area boundaries have been illustrated on Schedule A for information purposes. Settlement Area boundaries for inland lakes and shoreline areas have not been included. The Settlement Area boundaries that have been included on Schedule A do not form part of this By-law. The Township and County Official Plans should be consulted for determining the exact extent of Settlement Area boundaries.

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## Section 4 -- Definitions

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For the purposes of this By-law, the definitions and interpretations given in this section shall govern unless the context requires otherwise.

**100-Year Lake Flood Level** means the peak instantaneous water level of Georgian Bay having a total probability of being equalled or exceeded during any year of 1%. The 100-year lake flood level of Georgian Bay around the shoreline of Georgian Bluffs is 177.9 metres Geodetic Survey of Canada.

**Access Ramp** means a sloped driveway used to access an elevated or underground parking area or parking lot.

**Accessory** means a use, separate building or structure, which is incidental, subordinate, exclusively devoted to and located on the same lot as the principal use, building or structure.

**Accessory Building or Structure** means:

- a) a detached building or structure above ground or below ground not used for human habitation, the use of which is naturally and normally incidental to, subordinate to and exclusively devoted to, a principal use or building and located on the same lot therewith; and,
- b) includes, amongst others, a detached private garage.

**Accommodation Units** means any room or group of rooms designed to provide accommodation to the traveling or recreational public including a room in a hotel, motel, resort, cottage establishment, or cabin or a tent or trailer site.

**Agricultural Use** means:

- a) the use of land, building or structure for the purpose of animal husbandry, horticulture, bee-keeping, dairying, fallow, fur farming and/or forestry and shall include market gardening, fruit farming, field crops, pasturage and poultry-keeping or any other farming use including;
  - i) the growing, raising, packing, treating, storing and sale of produce produced on the premises and other similar uses customarily carried on in the field of general agriculture and which are not obnoxious,
  - ii) the erection and use of greenhouses.

**Agricultural Supply Establishment** means the use of land and/or buildings or structures for the purpose of supply of goods, materials or services that are necessary to support agricultural uses as defined in this By-law. These may include such goods and services as the sale, processing and storage of seed, feed, fertilizer and chemical products, and animal and poultry health and breeding services.

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**Agriculture** means general farming and shall include:

- a) the breeding and rearing of livestock, poultry, fowl and fur-bearing animals;
- b) the general cultivation of land and associated production, processing and storing of field crops, fruits, and vegetables;
- c) agro-forestry and maple syrup production;
- d) tree nurseries;
- e) any other use customarily carried on in the field of general agriculture;
- f) the sale on the premises of produce grown or raised on the premises.

**Agriculture Building** means any building or structure customarily used in connection with a farm other than a residence.

**Airport Related Use** means any use that will require the use of air services or uses that generate demand for aviation related services directly or indirectly. Airport related use also encompasses commercial uses accessory to the Airport.

**Aisle** means that part of a parking area which provides on-site access to parking spaces, but does not include a driveway.

**Alter** when used in reference to a **building, structure** or **part thereof**, means:

- a) to change any one or more of the external dimensions of such building or structure; or
- b) to change the type of construction of the exterior walls or roof of such building or structure; or
- c) to change the use of such building or structure; or
- d) to change the number of uses or dwelling units contained therein.

**Alter** when used in reference to a **lot**, means:

- a) to change the boundary of such lot with respect to a road or lane; or
- b) to change any dimension or area, relating to such lot, which is covered herein by a zone provision; or
- c) to change the use of such lot; or
- d) to change the number of uses located thereon.

“Altered” and “alteration” shall have corresponding meanings.

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**Antenna Tower** means a structure designed to support antennas used to transmit or receive radio or television signals.

**Arena** means a building housing ice making equipment and infrastructure capable of enclosing an artificial ice surface intended for year round recreational use and may include uses such as special events and competitions, circuses, concerts, conventions, weddings/banquets/anniversaries, auctions, restaurants, flea markets and trade shows or exhibits with a retail component.

**Assembly Hall** means 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.

**Attached** means a building otherwise complete in itself, which depends, for structural support or complete enclosure, upon a division wall or walls shared in common with an adjacent building or buildings.

**Auction Sales Facility** means a building, structure or lands used for the storage of goods and materials which are to be sold on the premises by public auction, and for the sale of the said goods and materials by public auction on an occasional basis. This includes an auction for local produce or local livestock.

**Auditorium** means a building or part of a building, in which facilities are provided for athletic, civic, educational, political, religious or social purposes and shall include an arena or similar facility or use.

**Banquet Hall** means a building or part thereof which contains kitchen facilities and is used for the gathering of groups of people for a specific function which may include the consumption of food and drink.

**Basement** means that portion of a building which has at least one-half of its height, from finished floor to finished ceiling or to the undersides of the floor joists of the storey next above, as the case may be, above the adjacent average finished grade level adjacent to the exterior walls of the building.

**Bed and Breakfast Establishment** means a home occupation within a single family dwelling wherein not more than three rooms are rented and meals are served to overnight guests for commercial purposes.

**Boarding or Lodging House** means a dwelling in which lodging, with or without meals, is supplied for gain to three or more persons other than the lessee, tenant or owner but does not mean a bed and breakfast establishment, cottage establishment, hotel, motel, hospital or similar commercial or institutional use.

**Boat Launching Ramp** means a facility used for the launching of boats or vessels into a waterbody.

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**Boat Lift** means a structure located in a waterbody that is used to elevate a boat or vessel and is attached to the lands under water.

**Boat Slip** means a single parking space for boats or other marine vessels forming part of a dock, boathouse or other mooring facilities.

**Boathouse, Dryland** means an accessory building used for the storage of marine vessels, other forms of watercraft and boating equipment, all-terrain vehicles and snowmobiles, which is not located within, nor does have water access to a waterbody. A dryland boathouse shall not include living space for human habitation or sleeping space.

**Body Massage Parlour** means any premises or part thereof where a body massage is performed, offered or solicited in pursuance of a trade, calling, business or occupation, but does not include any premises or part thereof where the body massages are performed for the purpose of medical or therapeutic treatment and are performed or offered by persons otherwise duly qualified, licensed or registered to do so under the laws of the Province of Ontario.

**Bowling Alley** means a building or part thereof consisting of bowling lanes which may also include additional activities and/or a restaurant operated in conjunction with and subordinate to the bowling lanes.

**Building** means a structure consisting of any combination of walls, roof and floor or any structural system serving the function thereof, including all associated plumbing, works, fixtures, service systems and carports but not including tents and awnings.

**Building, Ancillary** means a building adjacent to another building that is considered a main building.

**Building Height** means the vertical distance between the average natural grade at the front of the building, and:

- a) the highest point of the roof surface of a flat or domed roof, or any other roof with a cupola except in the case of a boathouse or boatport; or
- b) the deck line of a mansard roof; or
- c) the midpoint between the eaves and the peak for any roof structure that has a peak.

When applied to a detached garage, height shall be the measurement on each side of the building from the average finished grade to the midpoint between the eaves and the peak.

**Building Materials, Conventional** means materials used for construction purposes. Suggested materials for storage containers shall include:

- a) Walls: wood siding, vinyl siding, stucco, etc.
- b) Corners, window and door frames: wood
- c) Roof: metal, rolled roofing, etc.

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**Building Permit** means a building permit issued by the Chief Building Official of the Corporation of the Township of Georgian Bluffs.

**Building Supply and Lumber Outlet** means a building or structure in which building or construction and home improvement materials are offered or kept for sale at retail and may include the fabrication of certain materials related to home improvements.

**Bulk Fuel Depot** means lands used for the bulk storage, distribution and sale of fuel for commercial purposes but does not include retail sales to the general public.

**Bulk Sales Establishment** means the use of lands, buildings or structures for the purpose of buying and selling fuel, oil, wood, coal, lumber, building materials, ice and allied commodities but does not include any manufacturing, assembling or processing uses.

**Business or Professional Office** means any building or part thereof in which one or more persons are employed in the management, direction or conducting of an agency, business, brokerage, labour or fraternal organization.

**Campground** means land used for the parking and temporary use of commercial campsites occupied by tents, trailer, motor homes, truck campers and recreational vehicles, as well as accessory uses and facilities such as administrative offices, sanitary facilities, an accessory marina and an accessory convenience store, but does not include a mobile home park.

**Camp Site** means a parcel of land within a campground that is maintained as a site for the location and temporary occupation of a tent, travel trailer, motor home, recreational vehicle or truck camper, but not a mobile home dwelling.

**Cemetery** means land that is set apart or used for the interment of human remains or in which human bodies have been buried and may include a columbarium or mausoleum but does not include any building for public assembly.

**Clinic** means an establishment used by two or more qualified health practitioners including physicians, dentists, chiropractors, physiotherapists and their staff for the purposes of consultation, diagnosis and office treatment but does not include a public or private hospital or office located in the medical professional's residence.

**Clinic, Veterinary** means the premises of a veterinary surgeon where animals are treated or kept.

**Cold Storage Locker** means a facility designed to store and preserve food products and goods which require refrigeration.

**Commercial Club** means a private, for-profit organization which provides social, cultural, athletic and/or recreational activities.



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**Community Centre** means any tract of land or building, or buildings or any part of any buildings used for community activities whether used for commercial purposes or not, the control of which is vested in the Municipality, a local board or agent thereof.

**Commercial Greenhouse Operations** means the use of any land or building primarily engaged in retailing nursery and garden products, such as flowers, shrubs, trees, fruits, vegetables and/or similar vegetation and associated gardening tools.

**Cold Storage Locker** means a facility designed to store and preserve food products and goods which require refrigeration.

**Comply** means that a use, building, structure or other feature meets the provisions of this By-law.

**Concrete Batching Plant** means an industrial facility used for the production of concrete, or concrete products, used in building or construction, and includes facilities for the administration or management of the business, the stockpiling of bulk materials used in the production process or of finished products manufactured on the premises and the storage and maintenance of required equipment, but does not include the retail sale of finished concrete products.

**Conservation** means the preservation and protection of the natural environment.

**Conservation Authority** means the Grey Sauble Conservation Authority.

**Construct** means to build, erect, place, reconstruct or relocate and may include:

- a) any preliminary operation such as excavating, filling or draining; or
- b) altering any existing building or structure by an addition, expansion, extension or other structural change; or
- c) any work which requires a building permit.

"Constructed" and "construction" shall have corresponding meanings.

**Contractor's Yard** means the use of lands, buildings or structures by any building tradesperson or contractor where equipment and material are stored or where a tradesman or contractor performs shop or assembly work.

**Convenience Store** means a retail commercial establishment supplying groceries and other daily household necessities to the immediate surrounding area.

**Cooking Facilities** means equipment used to prepare or cook food.

**Corporation** means the Corporation of the Township of Georgian Bluffs.

**Council** means the Council of The Corporation of the Township of Georgian Bluffs.

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**Covered Entrance** means a roofed structure (having a maximum area of 6 m<sup>2</sup> measured from the exterior edges of the roof's overhang to the exterior wall of the building) that is located over a building entrance and projects from the building, and that is open on three sides. For the purposes of this By-law, a covered entrance shall not include a porch or screened porch.

**Custom Workshop** means a building or structure or part thereof where the manufacturing of small quantities of articles is performed by a trades person requiring manual or mechanical skills, but does not include machining, stamping or forging of materials.

**Day Care Centre** means a premises that receives more than five persons, primarily for the purpose of providing temporary care or guidance, or both temporary care and guidance, for a continuous period not exceeding 24 hours. Care may be provided for children, seniors and/or persons with disabilities.

**Deck** means an open, non-roofed and unenclosed accessory structure which is designed for lounging or sunbathing and is attached to a building.

**Density** means the ratio of dwelling units to 1 net hectare of lot area.

**Detached** when used in reference to a building, means a building which is not dependent on any other building for structural support or enclosure.

**Dock** means a structure for the mooring of boats, attached to or forming part of the mainland or used in conjunction with a use on the mainland or attached to, touching or forming part of a ramp.

**Dock, Main** means the portion of a dock projecting into the water from the current water mark, in the case of a dock with one or more fingers.

**Drive-Through Service Facility** means a building or structure or part thereof where goods and/or services are offered to the public within a parked or stationary vehicle by way of a service window or kiosk, where goods, money or materials are exchanged. Kiosks within a parking garage or associated with a surface parking area are not considered to be drive-through service uses.

**Driveway** means a defined area providing access for motor vehicles from a municipally maintained road or private road or a lane to facilities such as a parking area, parking lot, loading space, private garage, building or structure.

**Driving Range** means a public or private area operated for the purpose of developing golfing techniques, including miniature golf courses, but excluding golf courses.

**Dry Cleaners Establishment** means a building or part of a building used for the business of dry cleaning, dry dyeing, cleaning, spotting, stain removal or pressing of articles and / or goods of fabric, through the use of only non-combustible and non-flammable solvents which emit no odours or fumes.

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**Dwelling** means a building or part of a building occupied or capable of being occupied, in whole or in part as the home, residence or sleeping place of one or more persons either continuously, permanently, temporarily or transiently.

**Dwelling, Accessory** means a use, separate building, or structure, which is usually incidental, subordinate, exclusively devoted to and located on the same lot as the principal use, building or structure but not including a building or structure which is used as a dwelling unless specifically permitted.

**Dwelling, Apartment** means a building consisting of three (3) or more dwelling units, which units have a common entrance from street level and the occupants of which obtain access to their dwelling units through common halls.

**Dwelling, Attached** means a self-contained dwelling, which is attached to another building.

**Dwelling, Detached** means a detached building containing only one dwelling unit, unless otherwise specified in this By-law.

**Dwelling, Duplex** means a dwelling divided horizontally into two separate dwelling units, each such dwelling unit having an independent entrance either directly from outside the building or through a common vestibule.

**Dwelling, Fourplex** means a building which consists of two (2) attached duplex dwellings, or a building containing only two storeys exclusive of basement, divided vertically into four (4) dwelling units with either one or two complete walls in common with adjoining units and an independent entrance, either directly or through a common vestibule.

**Dwelling, Mobile Home** means any dwelling that is designed to be mobile, and constructed or manufactured to provide a permanent residence for one or more persons in accordance with C.S.A. Standard Z240 or Z241, but does not include a travel trailer or tent trailer or trailer otherwise designed.

**Mobile Home, Double-Wide** means a mobile home which is manufactured in two (2) parts which, when assembled on a lot, becomes a single structural unit having a width of six (6) metres or more and length of not less than ten (10) metres.

**Mobile Home, Park** means a parcel of land containing two or more mobile home sites and which is under single management and ownership.

**Mobile Home, Single-Wide** means a mobile home having a width greater than 4 metres and less than 6 metres and a length not less than ten (10) metres and not greater than twenty-one (21) metres.

**Dwelling, Semi-detached** means a building divided vertically by a common wall above finished grade into two separate dwelling units, each such dwelling unit having an independent entrance either directly from outside the building or through a common vestibule.

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**Dwelling, Townhouse** means a building divided vertically both above and below grade into no less than three nor more than eight separate dwelling units attached by common walls extended from the base of the foundation to the roof line, with each such dwelling unit having two independent entrances at grade directly from outside the building.

**Dwelling, Triplex** means the whole of a building divided into three separate dwelling units, each of which has an independent entrance either directly or through a common vestibule.

**Dwelling Unit** means a room or rooms which function as a housekeeping unit used or intended to be used as a domicile by one or more persons, in which only one kitchen, living quarters and sanitary facilities are provided for the exclusive use of the residents and with a private entrance from outside the building or from a common hallway or stairway.

**Dwelling Unit, Accessory** means a separate dwelling unit, that is part of a building whose principle use is non-residential.

**Dwelling Unit, Secondary** means a second dwelling unit located within a detached, semi-detached or townhouse dwelling or ancillary building, which is clearly secondary or subordinate to the main dwelling unit.

**Eave** means the part of a roof, on any and all sides of a building or structure, that meets or overhangs the walls or supports of a building or structure.

**Emergency Service Facility** means a building that houses emergency personnel, their supplies and vehicles and may include an ambulance response facility, fire station or police station.

**Equipment and Material Storage Area** means a specifically designated area where the owner/operator stores equipment used for the day-to-day operations of a construction business including such items as tools, forms and general non-vehicular construction equipment. This does not include a transfer area for lumber, sand, gravel or aggregate materials.

**Equipment Sales and Rental** means the use of lands, buildings or structures thereof, in which machinery and equipment are offered for sale or kept for rent, lease or hire, under agreement for compensation.

**Equipment Storage Building** means a building or buildings used for individuals for the purpose of equipment storage.

**Erect** means to build, construct, reconstruct, alter or relocate including any preliminary physical operation such as excavating, grading, piling, cribbing, filling or draining, or structurally altering any existing building or structure by an addition, deletion, or expansion.

**Existing** means legally existing, being a reality or an actuality as of the date of passing of this By-law.

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**Farm Gate Sales** means an entry-level approach to direct farm marketing involving the sale of locally grown produce and goods.

**Farm Supply Outlet** means the use of lands, buildings or structures, or part thereof, for the purpose of selling products directly related to agricultural production and without limiting the generality of the foregoing, shall include seed, fertilizer, feed and pest control products.

**Financial Institution** means a premises where financial services are offered to the public and may include an automated banking machine.

**Finished Grade** means the average elevation of the finished ground level adjacent to the wall or walls in question, which is determined by taking the arithmetic mean of the levels of the finished ground surface at every location of change of grade.

**Floor** means the lower interior surface of a room in a building or structure on which one stands.

**Floor, Area** means the area of the floor of a building measured from the exterior of the exterior walls.

**Floor, Ground** means the first floor of a building that is not a basement or cellar.

**Floor Area, Gross** means the aggregate of the floor area measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, and in the case of a dwelling unit, excluding any porches, verandas or unenclosed sunrooms, any floor below the first storey, cellar or detached garage.

**Forestry** means the raising and/or harvesting of timber for the purpose of producing commercial or non-commercial wood products but shall not include the manufacturing or processing of such products.

**Free-standing** means a structure that is unenclosed and not attached to a dwelling or other building.

**Funeral Home** means a building designed for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the dead human body for interment or cremation.

**Garage, Attached** means a structure attached to a dwelling which is used for the sheltering of private motor vehicles and storage of household equipment incidental to the residential occupancy and which is fully enclosed and roofed.

**Garage, Detached** means a detached accessory building or portion of a dwelling house which is designed or used for the sheltering of private motor vehicles and storage of household equipment incidental to the residential occupancy and which is fully enclosed and roofed and excludes a carport or other open shelter.

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**Gazebo** means a free-standing, roofed accessory structure that is open, screened or glassed and which is utilized for recreational purposes in conjunction with the main building, but not including a sauna.

**Golf Course** means a public or private premises which is used for the purpose of playing golf. This definition may include a par-3 golf course, a driving range, a miniature golf course or any similar use and may include maintenance buildings, pro shop, accessory retail, clubhouse, restaurant and banquet hall as accessory uses.

**Grain Elevator** means a building, container, structure or receptacle in which grain is received for storage, but does not include:

- (a) premises where a producer receives or stores grain as farm feed for the producer's own livestock or poultry, or
- (b) premises where a producer stores and sells grain actually produced by the producer, or
- (c) premises where a terminal, transfer or processor grain elevator is licensed under any Act of the Parliament of Canada.

**Grain Dryer** means a structure used for the drying and storage of grains produced on local farm properties.

**Group Home** means a single housekeeping unit in a residential dwelling in which 3 to 6 unrelated residents excluding staff or receiving family, live as a family under responsible supervision consistent with the requirements of its residents. The home is licensed or approved under the Provincial statute in compliance with municipal By-laws.

**Heavy Equipment Sales and Services** means a building or part of a building or structure in which heavy machinery and equipment are offered or kept for sale, rent, lease or hire under agreement for compensation, but shall not include any other establishment defined or classified in this By-law.

**Height** means the vertical distance between the average natural grade at the front of the structure or feature, and the top of the structure or feature. Building Height is defined separately.

**High Water Mark** means the mark on the shore of a lake where the presence and action of water is so continuous as to leave a distinct mark either by erosion, destruction of terrestrial vegetation or other easily recognizable characteristics.

**Home Industry** means a use accessory to a permitted farm use or rural non-residential use which may include, amongst others, a carpentry shop, a metal working shop, a plumbing shop, an electrical shop, a welding shop, a storage building for boats, automobiles or other similar use.

**Home Occupation** means any occupation for gain or support conducted entirely within a dwelling by members residing in such dwelling.

**Hotel** means a premises in which temporary lodging or sleeping accommodation are provided to the general public and may include accessory services such as restaurants, meeting

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facilities, recreation facilities, convention, banquet facilities and staff accommodations; and includes a hostel.

**Human Habitation** means a place occupied by humans designed for living and including but not limited to, sleeping, eating or food preparation, including a den, library, sewing-room, exercise room, hobby room, or enclosed sunroom.

**Hunt Camp** means a building or structure occupied on a temporary basis for the purpose of conducting activities related to hunting and/or fishing.

**Individual On-site Water Services** means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

**Individual On-site Sewage System** means individual, autonomous sewage system within the meaning of O.Reg. 350/06, under the *Building Code Act, 1992* that are owned, operated and managed by the owner of the property upon which the system is located.

**Industry, Dry** means the use of land, building or structure for the manufacturing, assembly, storage or processing of goods or materials in which the industry is not dependant on connection to a municipal water and sewage treatment system. Waste water discharge is limited to employee washrooms, washing of vehicles, testing equipment or similar ancillary uses.

**Industrial, Extractive** means a gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock, other than metallics, ores, or other prescribed material as defined and licensed by the *Aggregate Resources Act, R.S.O. 1990, Chapter A.8*, and shall include the processing of natural materials including screening, sorting, washing, crushing, accessory buildings and other similar operations, but shall not include a ready mix plant, hot mix plant or a temporary road construction yard.

**Industrial, General** means any industrial manufacturing establishment, warehouse or storage yard, not otherwise defined in this By-law.

**Industry, Light** means the use of land, building or structure for the manufacturing, assembly, storage, or processing of component parts of finished products suitable for wholesale or retail trade but does not include food, beverage, tobacco, rubber, leather, textile and knitting, printing, metal fabrication or similar industries, if these industries involve stamping, presses, furnaces, machinery, or the emission of any air, water or noise pollution that creates a nuisance outside of the building or structure or beyond the limits of the lot.

**Industrial Plant** means a building or structure in which a product is fabricated and from which such product is shipped to a wholesale or retail outlet.

**Inland Lake** means a lake which is not considered a part of the Georgian Bay waterbody.

**Institutional** means the use of land, buildings or structures or part thereof, for a non-commercial purpose by an organization, group or association for religious, charitable,

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educational, health or welfare purposes, but does not include, amongst others, lands used as a campground or lands containing sleeping cabins or housekeeping cottages.

**Kennel** means an establishment where dogs, cats or other small domestic animals or household pets are bred or raised primarily for the purpose of sale, or are trained or boarded for gain or profit, but does not include a veterinary clinic.

**Kitchen** means a room or part of a room where food is stored, prepared or cooked or which has cooking appliances and a sink.

**Lake** means a natural or man-made body of water surrounded by land.

**Landscaped Open Space** means the open space at grade on a lot accessible by walking and which is suitable for the growth and maintenance of grass, flowers, trees, bushes, natural vegetation and other landscaping and includes any surfaced walk or similar area but does not include any driveway or ramp, whether surfaced or not, any curb, retaining wall, parking area or any open space beneath or within any building or structure.

**Landscaping Strip** means an open space free of buildings or structures which is used for the growing and maintenance of grass, flowers, shrubs or other landscaping or natural vegetation.

**Lane** means a public thoroughfare, whether or not improved for use, and which affords only a secondary means of access for vehicular traffic to abutting lots and which is not intended for general traffic circulation.

**Laundromat** means a building or structure where the service or coin-operated laundry machines, using only water, detergents and additives, are made available to the public for the purpose of laundry cleaning.

**Legal** means as legally existing at the date of adoption of this Zoning By-law.

**Library** means a building containing printed, electronic and pictorial material for public use for purposes of study, reference and recreation.

**Loading Space** means an off-street space on the same lot as the building, or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which abuts upon a road, lane or other appropriate means of access.

**Loft** means a storage area within a sloping roof. If the area is used for any purpose other than storage, the area within the sloping roof shall be considered a storey.

**Long-Term Care Home** means any premises maintained and operated for persons requiring nursing care, and which is licensed under *The Long-Term Care Homes Act, 2007, S.O. 2007, c. 8*, as amended.

**Lot** means:



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- a) a parcel of land or contiguous parcels of land under one ownership, and which is described in a deed or other document legally capable of conveying an interest in land and which deed is on record in the Registry Office or Land Titles Office for the Grey Registry Division, or
- b) a parcel of land shown as a lot or block on a Registered Plan of Subdivision, but a Registered Plan of Subdivision for the purposes of this paragraph does not include a Registered Plan of Subdivision which has been deemed not to be a Registered Plan of Subdivision under the By-law passed pursuant to Section 50(4) of the *Planning Act, R.S.O. 1990, c.P. 13* or a predecessor thereof.

**Lot, Corner** means a lot situated at the intersection of two or more roads, or at the intersection of a road and a railway right-of-way, or a lot abutting on one or more parts of the same road, in which an interior angle of less than one hundred and thirty-five (135) degrees is contained, between the front and side lot lines abutting by the said road or roads.

**Lot, Existing** means a lot which existed as of the date of the passing of this By-law.

**Lot, Interior** means a lot, other than a corner lot or a through lot.

**Lot, Through** means a lot bounded on opposite sides by roads or opposite sides by navigable waterways.

**Lot, Waterfront** means a lot which has direct frontage or access to a waterbody, including where a lot is separated from a waterbody by a shore road allowance.

**Lot Area** means the total horizontal area within the lot lines of a lot, excluding the horizontal area of such lot covered by water, or between the rim of the banks of a river or watercourse, provided that and except as otherwise provided only the lot area lying within the zone in which a proposed use is permitted may be used in calculating the minimum lot area under the provisions of this By-law for such permitted use. In the case of corner lots having a street line rounding of a radius six metres (twenty feet) or less, the lot area of such lot shall be calculated as if the lot lines were produced to their point of intersection.

**Lot Coverage** means that percentage of the total lot area covered by buildings or structures, including accessory buildings or structures, but shall not include swimming pools or septic systems.

**Lot Frontage** means the horizontal distance between the side lot lines, such distance being measured perpendicularly to a line joining the middle of the front lot line with either the middle of the rear lot line or the apex of the triangle formed by the side lot lines at the minimum distance from the front lot line at which erection of buildings or other structures is permitted by this By-law.

**Lot Line** means any boundary of a lot or the straight-line projection thereof into the water.

**Lot Line, Exterior Side** means any lot line other than a front or rear lot line which abuts a road or road allowance.

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**Lot Line, Front** means:

- a) the lot line that abuts the road, but in the case of any lot abutting a shore road allowance, the front lot line shall be the line that abuts the shore road allowance
- b) in the case of a corner lot or through lot, the shorter lot line that abuts a road shall be deemed to be the front lot line and the longer lot line that abuts a road shall be deemed an exterior side lot line, but,
- c) in the case of a corner lot or through lot with two lot lines of equal length abutting roads, the lot line that abuts the wider road shall be deemed to be the front lot line, but where the roads are of equal width, the lot line which abuts a Provincial Highway shall be deemed to be the front lot line, and in the case of both roads being under the same jurisdiction and of the same width, the owner of the lot may designate which road line shall be the front lot line.
- d) in the case where a lot abuts only a road cul-de-sac, all of the frontage on the road cul-de-sac shall be deemed to be the front lot line.
- e) Where the lot does not abut a public street, the front lot line shall be that lot line that abuts the vehicle access to the lot.

**Lot Line, Interior Side** means a lot line other than a front or rear lot line which is not a road line.

**Lot Line, Rear** means the lot line farthest from or opposite to the front lot line or in the case of a triangular lot the intersection of the two side lot lines shall be the point from which the minimum rear yard requirement is measured.

**Maintenance Garage, Accessory** means a premises where vehicles are repaired or maintained, and is an accessory use to the main use on the property.

**Maintenance or Works Depot** means a building or facility where maintenance or works equipment is stored.

**Major Event** means an exhibition, concert, sporting event, festival or other organized event held for profit or otherwise when attendance is expected to exceed 1000 persons.

**Manufacturing** means the use of land, buildings or structures for the assembly or development of a product.

**Manure, Liquid Facility** means a building or structure in which animal waste is stored in a liquid state.

**Manure, Solid Facility** means a building or structure or area of land where animal waste is stored in a solid state.

# Draft

**Marina** means a commercial establishment or premises, containing docking facilities, mooring or launching facilities where boats or boat accessories are berthed, stored, serviced, repaired, constructed or kept for sale or rent and where facilities for the sale of marine fuels or lubricants, accessory retail sales and a taxi and/or barging service are provided and where waste water pumping facilities may be provided. For the purposes of this definition, launching facilities include marine facilities and marine railways.

**Marine Facility** means accessory building or structure, which is used to take boats into or out of a navigable waterway, or to moor boats. This definition includes a launching ramp, boatlift, or dock but does not include any building used for human habitation.

**Marine Railway** means a railed structure that contains a carriage used to pull boats or vessels onto shore from the water.

**Marine Vessel** means a craft designed to float on the water including a boat, a barge or a ship.

**Marine Vessel Sales & Service Establishment** means buildings, lands, or structures or part thereof used for the sale and service of Marine Vessels.

**Marine Vessel Sales, Service and Construction** means a premises where boats, marine vessels and boat accessories are built, stored, serviced, repaired or kept for sale, or where facilities for the servicing of boats and other marine watercraft are provided.

**Marine Vessel Storage** means a building used for the storage of marine vessels.

**Minimum Opening Elevation** means the minimum elevation below which no doors, windows or other openings in building or structures shall be permitted.

**Mobile Home Park** means land which has been provided and designed for the location of two or more occupied mobile home dwellings.

**Model Home** means a dwelling which is part of a newly or partially constructed development and is furnished and decorated to be shown to prospective purchasers.

**Mooring Facility, Commercial** means a marine facility which is used to provide parking and/or mooring or docking facilities and services for the travelling public or on a seasonal basis for recreational boating or for boats or vessels exceeding 7.5 metres and which contain cooking and washroom facilities.

**Mooring Facility, Residential** means a marine facility which is used to provide parking and/or mooring facilities for residential water access properties for boats or vessels not exceeding 7.5 metres.

**Motel** means a premises used to provide temporary accommodation to the travelling public with the rooms containing individual interior sanitary conveniences and being accessed from the outside, including motor course or tourist courts. Such premises may include accessory services such as restaurants, meeting facilities, recreation facilities, banquet

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facilities and accommodation for staff. All required parking is at grade and direct access is available from the parking area to the individual rooms.

**Motor Home** means a motor vehicle with permanently attached living quarters, engine and chassis, used for temporary accommodation.

**Motor Vehicle Body Shop** means the use of land, buildings, or structures, for the painting or repairing of motor vehicle bodies, exterior and undercarriage, and in conjunction with which there may be a towing service and motor vehicle rental for customers while a motor vehicle is under repair.

**Motor Vehicle Dealership** means a building or structure where a franchised dealer displays motor vehicles for sale or rent and in conjunction with which there may be used motor vehicle sales or rentals, a motor vehicle repair garage, a motor vehicle service station, a motor vehicle fuel bar or a motor vehicle body shop, but shall not include any other establishment otherwise defined or classified in this By-law.

**Motor Vehicle Fuel Bar** means a premises containing one or more pump islands, each consisting of one or more motor vehicle fuel pumps, and a shelter, which shall include the sale of oils, antifreeze, gasoline additives, propane, natural gas and small accessories required for the operation of motor vehicles, boats and snowmobiles and shall not be used for repairs, oil changes or greasing. A Motor Vehicle Fuel Bar may also contain facilities for washing vehicles by production line methods which may include a conveyor system or similar mechanical devices.

**Motor Vehicle Sales Establishment** means the use of lands, buildings or structures for the display and sale of new and/or used motor vehicles including motor homes, and may include the servicing, repair, cleaning, polishing and lubrication of motor vehicles, the sale of automotive parts and the leasing or renting of motor vehicles.

**Motor Vehicle Service Station** means a building or a clearly defined space on a lot where gasoline, diesel fuel, oil, grease, anti-freeze, tires, tubes, tire accessories, electric light bulbs, spark plugs, batteries and related automotive parts may be sold and installed and up to five (5) motor vehicles may be displayed for sale, or where motor vehicles may be oiled, greased, washed or have their ignition adjusted, tires inflated or batteries charged, or where only minor or running repairs essential to the actual operation of motor vehicles are executed or performed, but shall not include, amongst others, an automatic washing establishment.

**Motor Vehicle Washing Establishment** means an establishment having facilities for washing vehicles by production line methods which may include a conveyor system or similar mechanical devices. This definition may also include a self-service operation.

**Municipal Office** means an office used by the Corporation of the Township of Georgian Bluffs or the County of Grey.

**Municipal Sewage Services** means sewage services provided by a Public Authority.

**Municipal Water Services** means water services provided by a Public Authority.

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**Museum** means a building or buildings used, or to be used for the preservation of a collection of paintings or other works of art, or of objects of natural history, or of mechanical, scientific or philosophical inventions, instruments, models or designs, and dedicated to the recreation of the public, together with any libraries, reading rooms, laboratories and other offices and premises used or to be used in connection therewith.

**Mushroom Operations** means the use of lands, buildings, or structures for the growing, harvesting, cleaning, packaging and shipping of mushrooms.

**Natural Grade** means the original, natural and un-altered grade of land.

**Natural Shoreline** means the un-altered shoreline along a waterbody.

**Navigable Waterway** means a natural or man-made waterbody capable of carrying a marine vessel and that can provide access to a lot without basting or dredging.

**Niagara Escarpment Commission** means the statutory body of the Province of Ontario responsible for administering and implementing the *Niagara Escarpment Plan (2017)* in accordance with the *Niagara Escarpment Planning and Development Act, R.S.O. 1990, c. N.2*.

**Niagara Escarpment Plan** means the Provincial Land Use Plan prepared under the *Niagara Escarpment Planning and Development Act, R.S.O. 1990, c. N.2*. The *Niagara Escarpment Plan (2017)* provides land use planning policies for the maintenance of the Niagara Escarpment and lands in its vicinity substantially as a continuous natural environment and to ensure that only such development occurs as is compatible with that natural environment.

**Non-Complying** means a lot, building or structure that does not fulfill the zone requirements for the zone in which the lot, building, structure is located.

**Non-Conforming** means an existing use or activity of any land, building or structure which does not conform with the permitted uses or activities, of this By-law for the Zone in which such existing land, building or structure is located, so long as it continues to be used for that purpose.

**Noxious Use** means a use which, from its nature or operation, creates a nuisance or is liable to become a nuisance or offensive by the creation of noise or vibration, or by reason of the emission of gas, fumes, dust or objectionable odour, or by reason of the matter, waste or other material generated by the use, and shall include any uses which may be declared to be a noxious or offensive trade or business under the public *Health Protection and Promotion Act, R.S.O. 1990, c. H.7* as amended.

**Nursery or Greenhouse, Commercial** means 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.

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**Office** means a room or suite of rooms designed, intended or used for the conduct of a profession, occupation, or business, but shall not include the office of a veterinarian, the retailing of merchandise, the manufacturing, repairing, or storage of goods or any place of assembly or amusement.

**Open Storage Area** means land used for the outside storage of equipment, goods or materials in conjunction with a non-residential use located on the same lot. This definition shall not include a parking area, a delivery space or a loading space or any use otherwise defined in this By-law.

**Outside Display or Sales Area** means an outdoor open space area where product or merchandise is displayed and/or sold and/or where services are provided in conjunction with a business located within a building or structure on the same lot.

**Outdoor Storage** means a principal use on a property and may include, but not be limited to, the storage of vehicles, travel trailers, recreational vehicles, camper trailers, accessory items for heavy equipment and boats, but shall not include uses requiring the storage of hazardous or noxious materials.

**Park, Private** means a recreational area other than a Public Park and may include therein one or more swimming pools, wading pools, picnic areas, refreshment rooms, tent camping areas, boating facilities, tennis courts, bowling greens, golf courses, or similar open space uses.

**Park, Public** means a recreational area owned or controlled by the Corporation of the Township of Georgian Bluffs or by any Board, Commission or other Authority established under any statutes of the Province of Ontario.

**Parking Area** means an area or areas of land or a building or part thereof which is provided and maintained upon the same lot or lots upon which the principal use is located for the purpose of storing motor vehicles, but shall not include any area where motor vehicles for sale or repair are kept or stored.

**Parking Garage** means a building or part thereof that is used as a Parking Area.

**Parking Lot** means a Parking Area forming the principal use of a lot.

**Parking Space** means an area or areas of land or a building or part thereof which is provided and maintained upon the same lot or lots upon which the principal use is located for the purpose of storing motor vehicles.

**Peak** means the highest point of a roof other than a flat roof.

**Personal Service Establishment** means a building or part of a building in which persons are employed in furnishing services and otherwise administering to individual and personal needs of patrons such as barber shops, beauty parlours, hair dressing shops, and shoe repair shops.

# Draft

**Pit** means a place where unconsolidated gravel, stone, sand, earth, clay, fill or other material is being or has been removed by means of an excavation to supply materials for construction, industrial or manufacturing purposes, but does not include a wayside pit. This definition shall not include:

- a) any excavation incidental to the construction of a building or structure for which a building permit has been issued; or
- b) any asphalt plant, cement manufacturing plant or concrete batching plant; or
- c) any wayside pit.

**Place of Entertainment** means a motion picture or other theatre, arena, auditorium, public hall, recreation centre, billiard room, bowling alley, ice or roller skating rink, or similar facility but does not include any place of entertainment otherwise defined or classified in this By-law.

**Place of Worship** means premises used by one or more religious groups for the practice of religious services.

**Plant, Hot Mix** means a building or structure used for the manufacturing of asphalt and aggregate in a form suitable for the immediate use in the paving of roads or driveways.

**Plant, Ready Mix** means a building or structure used for the manufacturing of concrete in a form suitable for the immediate use in the construction of buildings, structures, roads or driveways.

**Porch** means a roofed structure that is attached to a building and is open along one or more sides. For the purpose of this By-law, a Porch may include entrances to a building but shall not constitute a covered entrance.

**Porch, Screened** means a Porch that is enclosed on one or more sides by insect-screening.

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

**Portable Saw Mill** means any equipment for the cutting or sawing of timber to finished lumber, but does not include any other form of wood processing equipment.

**Post Office** means a premise used to provide the service of receiving, conveying and delivering the mail and related components by Canada Post.

**Premises** means the area of a building and/or lot occupied by a business or enterprise. In a multiple tenancy building occupied by more than one business, each business area shall be considered a separate premises.

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**Principal or Main Building** means any building, in which the activities are consistent with the principal use/purposes of the building lot and shall include a barn or silo used in conjunction with a farm.

**Principal Use** means the primary use for which a lot building or structure is used, or is intended to be used.

**Private Club** means a non-profit, non-commercial organization, which carries on social, cultural, athletic and/or recreational activities.

**Private Home Day Care** means the temporary care and custody for reward or compensation of not more than six persons in a provincially licensed home day care outside a flood plain, or not more than five persons within a flood plain or in an unlicensed home day care in a private residence other than the home of a parent or guardian of any such person for a continuous period not exceeding 24 hours. Care may be provided for children, seniors and/or persons with disabilities.

**Provincial Highway** means an improved public road under the jurisdiction of the Ministry of Transportation.

**Public Authority** means any Federal, Provincial, County or Municipal agencies, and includes any commission, board, authority or department established by such agency and shall include Hydro One Networks and Ontario Power Generation Inc.

**Public Self Storage Facility** means a premises where individual, indoor storage areas are made available to the public for the temporary storage or keeping of goods.

**Public Use** means any use of land, buildings or structures by or on behalf of a Public Authority.

**Public Works Yard** means any land, building and/or structure owned by a public agency and used for the storage, maintenance and/or repair of material, equipment, machinery and/or motor vehicle used in connection with civic works.

**Pumphouse** means a building used to house a water pump and pressure tank.

**Quarry** means a place where consolidated rock has been or is being removed by means of an open excavation and processed to supply material for construction, industrial or manufacturing purpose but does not include a wayside quarry or open pit mine.

**Queuing Lane** means an area of land that is used exclusively for motor vehicles whose occupants are waiting to be provided with goods, materials or services.

**Ramp** means a structure for the sole purposes of providing access to a dock from the mainland or free-standing deck, which is attached to, touching or forms part of the mainland or free-standing deck, and is also attached to, touching or forms part of the dock, and shall not be used for the mooring of boats.

**Reconstruct** means to repair, restore, renovate or replace a building or structure, to be used



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for the same purpose. "Reconstruction" and "Reconstructing" shall have corresponding meanings.

**Recreation, Passive Outdoor** means an activity or use of land carried out for recreational purposes. No buildings or structures including docks shall be permitted. The uses shall be limited to conservation areas and trail systems. Generally, these areas have environmental features and shall be preserved in their natural state.

**Recreational Trail** means a trail used for recreational purposes, including walking, running, cycling, horseback riding and similar uses, but shall not include the use of motorized vehicles.

**Recreational Vehicle** means a vehicle designed to provide temporary living accommodation but does not include a mobile home dwelling, travel trailer, or other vehicle defined herein.

**Recreational Vehicle Sales and Service Operation** means buildings, lands, or structures or part thereof used for the sale and service of recreation vehicles including snowmobiles, boats and all terrain vehicles.

**Refreshment Vehicle** means any vehicle, trailer, cart or other structure not placed on a permanent foundation which is equipped for cartage, storage and the preparation of food stuffs, beverages, confections and such items are offered directly for consumption to the general public, and includes a chip wagon, mobile canteen and other refreshment vehicles.

**Resort** means an establishment, including a lodge that provides accommodation and services, which can include facilities for meals, liquor, entertainment, docking, meetings and conventions as well as other various recreational facilities. These include, but are not limited to, equipment rentals, supplies, and services in conjunction with recreational activities.

**Restaurant** means premises in which the principal business is the preparation and serving of food and refreshments to the public for consumption at tables within or outside the building and which may include the preparation of food in a ready-to-consume state for consumption off the premises.

**Restaurant, Drive-In** means an eating establishment where facilities are available to serve meals to the customer for consumption in the customer's motor vehicle, parked in an area designed for that purpose.

**Retail Store** means a building or part of a building in which goods, wares, merchandise, substances or articles are kept for sale, but does not include any manufacturing, processing, construction uses or outdoor storage.

**Retail Use** means the use of lands, buildings or structures in which on-farm goods are kept for sale within the agricultural and rural zones.

# Draft

**Riding School or Boarding Stable** means an area of land which is used as an educational centre for horses and riders, training, breeding, handling, care and the boarding of horses and the staging of equestrian events, but does not include the racing of horses.

**River** means a large natural stream of water flowing in a channel to a lake or other such river.

**Road** means a highway as defined under the *Highway Traffic Act, R.S.O. 1990, c. H.8* or the *Municipal Act, 2001, S.O. 2001, c. 25* that is open and is maintained by the Corporation of the Township of Georgian Bluffs. This definition shall not include a lane or a private right-of-way. "Road allowance" shall have a corresponding meaning, unless specifically defined.

**Road, Municipally Maintained** means a thoroughfare for vehicular traffic, which may also include provisions for pedestrian traffic, under the jurisdiction of and maintained by the Township of Georgian Bluffs, County of Grey or Province of Ontario.

**Road, Private** means a legal private right-of-way over private property or Crown Land which affords access to abutting lots and is not maintained by a public body.

**Road Allowance, Shore** means an allowance around a lake laid out as part of an original Township survey.

**Road Allowance, Township** means an allowance for a road laid out as part of an original Township survey, that is not a shore road allowance.

**Road Line** means the limit of the road or road allowance and is the dividing line between a lot and road.

**Roof** means the exterior surface and its supporting structures on the top of a building or structure.

**Roof, Flat** means a roof which has no pitch.

**Roof, Gambrel** means a symmetrical two-sided roof with two slopes on each side. The upper slope is positioned at a shallow angle, with the lower slope is steep.

**Roof, Mansard** means a roof that has four sloping sides, each of which becomes steeper halfway down.

**Satellite Dish** means a bowl-shaped antenna from which signals are transmitted to or received from a communications satellite.

**Sawmill** means a building or structure containing equipment for the cutting and planing of timber. Also permitted as an accessory use to the sawmill, is the open storage of both raw materials and finished products.

**Scaffold** means a temporary structure for holding workers and materials during the erection or repair of a building or structure.

# Draft

**School** means a Provincially approved institution for academic instruction and may include a public, private or separate school, a vocational school, or a post secondary school such as a college or university.

**Service Shop** means a building or part of a building, not otherwise defined or classified in this By-law, for the servicing or repairing of articles, goods or materials, as well as facilities for accessory retail sales.

**Setback** means the shortest horizontal distance from a specified line , to the nearest part of any building or structure on a lot.

For setbacks from waterbodies, setback means the horizontal distance measured at right angles from the High Water Mark and/or the 100-Year Lake Flood Level elevation, to the nearest part of any building or structure on the lot.

**Sewage Lagoon** means a licensed open facility for the treatment of sewage.

**Shopping Centre** means a group of more than two (2) commercial uses, designed, developed and managed as a unit by a single owner, tenant or group of tenants, as opposed to a business comprising unrelated individual uses, and has an off-street parking area provided on the site.

**Sight Triangle** means a theoretical triangular area that is clear of any obstruction and is formed between points measured along a lot line a prescribed distance from the intersection of a street, highway or railway corridor.

**Sign** means a visual medium and its supporting structure and component parts, used or capable of being used to draw interest for identification, information, advertising, service, activity, business, good, etc.

**Silo** means a tall tower or pit on a farm used to store grain.

**Sleeping Area** means the upper half storey of a one and one half storey detached garage, used for sleeping, that does not contain any cooking facilities or an area for the preparation or servicing of food, and shall not contain any cooking or warming devices, fridges, ovens, stoves, or any other cooking related appliances.

**Sleeping Cabin** means an accessory building, or part of an accessory building where permitted, used for sleeping that does not contain any cooking facilities or an area for the preparation or serving of food including warming devices, fridges, ovens, stoves, or any other cooking related appliances. A sleeping cabin may contain a washroom. A sleeping cabin shall not be permitted to have a loft, basement or cellar. A sleeping cabin is not a dwelling unit.

**Solid Waste Disposal or Management Facility** means a landfill site where garbage, refuse, domestic or industrial waste, exclusive of liquid industrial waste, is disposed of or dumped.

# Draft

**Special Event** means an exhibition, concert, sporting event, festival or other organized event held for profit or otherwise when attendance is expected to be between 300 and 1000 persons.

**Special Event, Minor** means a small gathering or event of invited attendance of less than 300 persons.

**Stairs** means an uncovered structure which provides access to a Deck, Porch or Building entrance not located at grade.

**Staff Accommodation Facilities** means a building or portion of a building used to provide accommodation for persons employed on the property.

**Storage Container** means the trailer portion of a tractor-trailer unit or transport truck without the running gear, or a rail or seaway container which is traditionally used for the shipping and transportation of goods and materials.

**Storey** means a storey that is part of a building between the surface of one floor and the ceiling above. However, a cellar does not count as a storey.

**Storey, Attic** means that portion of a building that is enclosed and situated wholly or partly within the roof but which is not a one-half storey.

**Storey, Basement** means any storey below the first storey which is at least 50% above finished grade along wall face at the front of the building.

**Storey, Cellar** means any storey below the first storey which is more than 50% below finished grade (measured from finished floor to finished ceiling).

**Storey, First** means the storey with its floor closest to finished grade and having its ceiling at least 1.5 metres above finished grade, but is not a basement.

**Storey, Half** means that portion of a building situated above the first storey that is wholly or in part within the roof and when used with reference to a one and one half storey boathouse, means that portion of the boathouse situated between a sloping roof and a floor above the first storey below, of a boathouse.

**Straight Line Projection** means the projection of a side lot line over the water.

**Street, Improved Public or Public Street** shall mean a highway:

- a) as defined under the *Public Transportation and Highway Improvement Act, R.S.O. 1990, Chapter P.50*, and the *Municipal Act, R.S.O. 1990, Chapter M.45*;
- b) which has been assumed for public use and is maintained year-round by the municipality or any other public authority.

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**Street, Arterial** shall mean a public street with a minimum right of way width of 20 metres, designed to accommodate a flow of traffic through a community and connecting the community to an external public street.

**Street, Neighbourhood or Local** shall mean a public street with a minimum right of way width of 15 metres designed for access to internal uses within a community or urban center.

**Structure** means anything that is erected, built or constructed of parts joined together or requiring a foundation to hold it erect but shall not include free standing walls, hedges and fences.

**Swimming Pool** means a structure other than a hot tub, which holds water exceeding 91 cm in depth at any point and is used for recreational purposes.

**Temporary Sales Structure** means a temporary structure or building which is used for the sale, rental or lease of dwellings, dwelling units or non-residential building or structures that have been / are to be constructed as part of the same development.

**Temporary Structure** means a structure intended for removal or demolition within a prescribed time.

**Tent** means a structure or other fabric, or synthetic materials supported by a pole or poles, rope or other device.

**Tool Shed** means a building used for the storage of household or construction tools.

**Trailer** means a vehicle that is at any time drawn upon a highway by a motor vehicle, another motor vehicle or any device or apparatus not designed to transport persons or property, temporarily drawn, propelled or moved upon such highway, and except a side car attached to a motorcycle, and shall be considered a separate vehicle and not part of the motor vehicle by which it is drawn and, for the purposes of this By-law, does not include a mobile home dwelling.

**Trailer, Cargo** means a trailer used for the storage and transportation of goods and materials but shall not include a tractor trailer.

**Trailer, Construction** means a Trailer used for the coordination of construction activities, storage of construction materials, or temporary accommodation for individuals engaged in construction activities.

**Trailer, Recreation** means a structural unit designed, intended and used for travel, recreation or vacation and which is capable of being draw by a motor vehicle and shall include tent trailers, park model trailers or similar transportable accommodation used for living, sleeping or eating on a temporary or occasional basis but does not include a mobile home dwelling.

**Trailer, Tractor** means a trailer that requires a fifth wheel hitch, used for the transportation of large quantities of goods and materials to various markets.

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**Trailer and Tent Site** means that specified area within a Campground upon which a trailer, motor home or tent is to be located.

**Trailer and Tent Site, Area** means the total horizontal area within the boundary lines of a trailer and tent site.

**Trailer and Tent Site, Frontage** means the width of a trailer and tent site between the side lines of the site measured along a line at right angles to the centre line of the site with the front of the site being that point at which primary vehicular or pedestrian access is provided to the site.

**Trailer, Travel or Tent** means any trailer which is designed to be temporarily utilized for living, shelter and sleeping accommodation, with or without cooking facilities and which has running gear and towing equipment permanently attached and a current licence and is not permanently affixed to the ground.

**Transportation Depot** means any building or land where buses, trucks or tractor-trailers are rented, leased, kept for hire, stored or parked for commercial purposes.

**Transport Terminal** means the use of land, buildings or structures for the operation of a business which provides motor vehicles for the delivery of large quantities of goods and materials including, amongst others, livestock, raw materials for manufactured goods and materials, finished manufactured goods and materials, the storage of motor vehicles directly related to the business and the general maintenance of such motor vehicles.

**Travel Trailer and Recreational Vehicle Storage** means a building used for the storage of Travel Trailers and Recreational Vehicles.

**Truck Camper** means an add-on living quarter which is temporarily attached to a motor vehicle.

**Undisturbed Open Space** means that portion of a lot predominantly unaltered and maintained in its natural pre-development state, with vegetation and landscape reflective of the natural character of the area.

**Use** means:

- a) Any purpose for which a building or other structure or a parcel of land may be designed, arranged, intended, maintained, or occupied; or,
- b) Any activity, occupation, business or operation carried on, or intended to be carried on, in a building or other structure or on a parcel of land.

**Vehicle** means a motor vehicle, trailer, traction engine, farm tractor, road building machine and any vehicle drawn, propelled or driven by any kind of power, including muscular power, but does not include the cars of electric or steam railways running only upon rails.

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**Vehicle, Motor** means an automobile, a motorcycle, a motor assisted bicycle unless otherwise indicated in the *Highway Traffic Act, R.S.O. 1990, c. H.8*, and any other vehicle propelled or driven otherwise than by muscular power, but does not include a street car or other motor vehicle running only upon rails, a power-assisted bicycle, a motorized snow vehicle, a traction engine, a farm tractor, a self-propelled implement of husbandry or a road-building machine, as per the *Highway Traffic Act, R.S.O. 1990, c. H.8*.

**Wall** means an upright structure that encloses or divides an area or land, or an area within a building or structure.

**Wall, Front** means the wall of a building that is closest to the front lot line.

**Warehouse** means a building or part of a building used for the storage and distribution of goods, wares, merchandise, substances, articles or things and may include facilities for a wholesale or retail commercial outlet, but shall not include a transport terminal.

**Warehouse, Retail** means a building, or part of a building, used for the storage and distribution of goods, wares, merchandise, substances or things, available for retail sale to the general public, but shall not include a Transportation Terminal or Warehouse.

**Waste Disposal Site** means:

- (a) any land upon, into, in or through which, or building or structure in which, waste is deposited, disposed of, handled, stored, transferred, treated or processed, and
- (b) any operation carried out or machinery or equipment used in connection with the depositing, disposal, handling, storage, transfer, treatment or processing of waste.

**Water Access Lot** means a lot that has frontage on a waterbody and is not capable of obtaining access from a Provincial Highway, road, or private road.

**Waterbody** means a natural or artificial body of water, but does not include water confined within a structure or building.

**Watercourse** means a water body or the natural channel for a perennial or intermittent stream of water including a river or stream.

**Wayside Pit or Quarry** means a temporary pit or quarry opened and used by or for a Public Authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

**Welding and/or Hydraulic Repair Shop** means the use of land, building or structure for the purpose of repairing machinery, vehicles and equipment, including the repair of the hydraulic systems and may include as a secondary use the fabrication of parts for equipment as well as the making of wrought iron products.

**Wellness Centre** means a premises used to improve beauty and wellness through styling, cutting or chemical treatment of hair and through skin and body treatments, including pedicures, manicures, facials, microdermabrasion, waxing, laser, hydrotherapy, anti-aging, skin rejuvenation therapy, aromatherapy, stone therapy massage and relaxation massage.

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**Workshop** means a building or structure where manufacturing is performed by tradesmen 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 commercial welder's shop, or similar uses.

**Wrecking or Salvage Yard** means a place where motor vehicles are wrecked or disassembled and resold, a place where second-hand goods, including waste paper, bottles, automobile tires, clothing, other scrap materials and salvage are collected to be sorted and a place where used lumber and used building materials are stored for sale or resale.

**Yard** means an open, uncovered space on a lot, appurtenant to a building or structure and unoccupied by buildings or structures except as specifically permitted in this By-law.

**Yard, Exterior Side** means the yard of a corner lot extending from the exterior side lot line to the nearest side wall of the main building or structure on the lot but does not include any portion of the front or rear yards.

**Yard, Front** means a yard extending across the full width of the lot between the front lot line and the nearest front wall of the main building or structure on the lot for which the yard is required. On islands where there is only one lot, all yards shall be considered as the front yard.

**Yard, Interior Side** means a yard extending from the front yard to the rear yard between the interior side lot line and the nearest side wall of the main building or structure on the lot for which the yard is required, but does not include any portion of the front or rear yards.

**Yard, Rear** means a yard extending across the full width of the lot between the rear lot line and the nearest rear wall of the main building or structure on the lot for which the yard is required.

**Yard, Required** means the minimum yard required by the provisions of this By-law.

**Zone** means the category of use or activity of land, buildings, structures or activities permitted by this By-law.

**Zone Boundary** means the limits of a zone.



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## Section 5 -- General Provisions

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### 5.1 Accessory Buildings, Structures and Uses

#### 5.1.1 Permitted Uses

Where this By-law provides that a lot may be used and a building or structure may be erected or used for a purpose, that purpose shall include any accessory building or structure or accessory use provided that a principal building or structure is already in existence on the lot.

Accessory buildings shall not be used for any occupation for gain or profit conducted within or accessory to a dwelling unit or lot except as specifically permitted in accordance with this By-law.

#### 5.1.2 Human Habitation

The use of any accessory building or structure for human habitation is not permitted. The following exceptions apply:

- a) A sleeping cabin, where permitted by this By-law.
- b) A sleeping area is permitted within the half storey of a one and one half storey detached garage, where permitted by this By-law.
- c) Accessory buildings and structures are permitted to contain a washroom.

#### 5.1.3 Setback and Yard Requirements

Except as otherwise provided by this By-law, any accessory building or structure shall comply with the yard requirements of the zone within which it is located. This provision shall not apply to prevent the construction of land-based and water-based accessory structures in the front yard as may otherwise be permitted in this By-law.

The requirements for accessory buildings, structures and uses established by this By-law are as follows:

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Table 5.1 Requirements for Accessory Buildings, Structures and Uses (1)

	<b>AG and RU Zones</b>	<b>R1, RM1, RMH and SR Zones AG and RU Zones 0.8 ha and under</b>
Accessory Structure Lot Coverage (excluding swimming pools)	For AG and RU lots over 0.8 hectares – 1%	5%
Accessory Building Height	n/a	5.0 metres
Accessory Structure Encroachments	For drop awnings, clothes poles, flag poles, garden trellises, retaining walls less than 1.0 metres in height, fences 2.0 metres or less in height, signs or similar uses which comply with this By-law are permitted in any required yard	
Accessory Building Separation and Road Setback	From all other buildings – 2.0 metres From a Private Road or Unopened Road Allowance – 4.0 metres	
Interior Side Yard	2.0 metres	
Rear Yard	2.0 metres	
Front Yard and Exterior Side Yard	A detached garage is permitted in the front yard or exterior side yard provided the detached garage complies with the minimum required front yard of the zone	For lots abutting a lake or river, a permitted detached accessory building or structure may be located in the front yard but shall comply with the minimum required front yard for the zone

## Footnotes for Table 5.1

- (1) Nothing in Table 5.1 shall be deemed to permit a lot coverage greater than the maximum lot coverage permitted in the applicable zone, which shall include both main and all accessory buildings and structures.

### 5.1.4 Shoreline Accessory Structures – Land-Based

In the case of a waterfront lot, a dryland boathouse, pumphouse, gazebo, hot tub or whirlpool may be located in the front yard provided the dryland boathouse, pumphouse, gazebo, hot tub or whirlpool complies with the minimum required side yard for a principal building and the accessory building requirements of this By-law and may also be subject to Grey Sauble Conservation Authority regulations. The following regulations shall apply:

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## 5.1.4.1 Pumphouse

A pumphouse shall be permitted in the front yard of a Shoreline Residential Zone subject to the following provisions:

- a) The maximum floor area of a pumphouse shall not exceed 4.0 square metres.

## 5.1.4.2 Dryland Boathouse, Boat Lift or Dock

- a) A dryland boathouse, dock, ramp and boat lifts are only permitted as an accessory use, unless specifically permitted as a principal use.
- b) A dryland boathouse shall be permitted in the front yard.
- c) A dryland boathouse shall be setback a minimum of 2.0 metres from an interior side lot line.
- d) A dryland boathouse shall be setback a minimum of 0 metres from the front lot line on a Shoreline Residential Lot.
- e) A dock and ramp shall be setback a minimum of 5.0 metres from a side lot line, and from the straight line projection of the side lot line, from where it meets the front lot line.
- f) A dryland boathouse shall be limited to 8.0 metres in length and 3.7 metres in width.

## 5.1.4.3 Boat Launching Ramps & Marine Railways

Boat launching ramps and marine railways shall be permitted as an accessory use to a property abutting a navigable waterway, provided they are setback a minimum 5.0 metres from a side lot line, and from the straight line projection of the side lot line, where it meets the front lot line at the water.

## 5.1.5 Sleeping Cabins

Sleeping cabins shall be permitted on lands within all Shoreline Residential, Agricultural and Rural Zones, subject to the following regulations:

- a) On lots less than 0.4 hectares in lot area, no sleeping cabins shall be permitted.
- b) On lots 0.4 to 0.8 hectares in lot area, a maximum of one (1) sleeping cabin shall be permitted.
- c) On lots greater than 0.8 hectare in lot area, a maximum of two (2) sleeping cabins shall be permitted.

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- d) The maximum floor area of a sleeping cabin shall be twenty-eight (28) square metres.
- e) A sleeping cabin shall not include a kitchen or any cooking facilities.
- f) On a lot in the Shoreline Residential Zone where a sleeping cabin is permitted, the sleeping cabin location must meet the front yard setback requirement for the principal use and the accessory structure yard requirements for all other yards, of the zone in which the sleeping cabin is located.
- g) The maximum height of a sleeping cabin is 4.5 metres. Height shall be measured in accordance with the definition of building height.
- h) A sleeping cabin shall be limited to one (1) storey in height.
- i) A sleeping cabin shall not be permitted to have a loft, basement, or cellar.
- j) Sleeping accommodations are permitted on the upper half storey of a one and one half storey detached garage. Where sleeping accommodations exist in a detached garage, they shall be considered a sleeping cabin for the purposes of this By-law and shall be subject to the provisions of Section 5.1.5, except for Section 5.1.5 g) h) and i), and must comply with all minimum yard requirements of the principal use for the zone in which it is located.

## 5.1.6 Swimming Pools

Notwithstanding any other provisions of this By-law to the contrary, a swimming pool shall be permitted as an accessory use subject to the following:

- a) The swimming pool shall be subject to the minimum yard requirements for the principal building.

## 5.1.7 Storage Containers

Storage containers are accessory uses and shall only be permitted within the Agricultural, Rural, Highway Commercial and Industrial Zones.

- a) Notwithstanding the provisions of this By-law, storage containers shall adhere to their respective zone requirements for principal building setbacks, and shall be used exclusively for the storage of goods and materials and may not be used for human habitation, work areas, shops, office uses or retail sales. Storage containers must be completely clad in conventional building materials such that the metal walls and roof are not visible, and shall not be permitted to be located within the front yard.

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- b) The maximum lot coverage in the Agricultural and Rural Zones is one (1) %. For storage containers in other zones, maximum lot coverage for that respective zone applies.
- c) The temporary use of storage containers shall be permitted in all zones and within the front yard for a maximum of fifteen (15) days to allow for storage and waste disposal during activities such as renovations or moving.

## 5.2 Antennae, Towers, Satellite Dishes

Radio and television antenna towers, satellite dishes and dish antennas and other similar structures are permitted in any zone provided they meet the minimum requirements of the zone in which they exist and are not located in any required front yard or required exterior side yard.

## 5.3 Construction Uses

Only a tool shed, construction trailer, travel trailer, dock or scaffold incidental to construction is permitted in all zones within the Township on the lot where a building permit has been issued and construction is occurring and only for so long as it is necessary for the work in progress and until the work is completed or abandoned. For the purpose of this section, abandoned means the discontinuation of work for more than one hundred and eighty (180) consecutive days, or the failure to maintain a current building permit, and shall not exceed eighteen (18) months.

## 5.4 Dwelling Units Per Lot

- a) Unless specifically permitted by this By-law, only one dwelling unit shall be permitted per lot.

## 5.5 Environmental Protection Zone

- a) Lands zoned Environmental Protection may be included in the calculation of lot area and yard requirements, if located above the high water mark.
- b) Lands below the high water mark shall not be included as part of the lot area calculations.
- c) The minimum required setback from an Environmental Protection Zone shall be fifteen (15) metres.

### 5.5.1 Provincially Significant Wetlands

No person shall erect any building or structure within a Provincially Significant Wetland (PSW) as identified by the Ministry of Natural Resources and Forestry and as shown in Schedule A to this By-law. Any proposed development within one hundred and twenty (120) metres of a PSW may require an Environmental Impact Study (EIS). The Township in consultation with Grey Sauble

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Conservation Authority (GSCA) and other applicable agencies may waive the requirement for the EIS.

Please note: PSW's and their one hundred and twenty (120) metre adjacent lands are subject to Ontario Regulation 151/06, Development, Interference with Wetlands and Alterations to Shorelines and Watercourses, as administered by GSCA. Where development and site alteration works are proposed within the ON. 151/06 area a permit may be required from GSCA. The Conservation Authority should be contacted to determine the extent of the regulated area and the requirement of a permit prior to development and site alteration occurring. The PSW boundaries are determined by the Ministry of Natural Resources and Forestry using the Ontario Wetland Evaluation System. Any disputes regarding the PSW boundary should be directed to the Ministry of Natural Resources and Forestry.

## 5.6 Setback from Waterbodies and Watercourses

The minimum required setback from a waterbody or watercourse shall be 15 metres, unless otherwise permitted by this By-law.

### 5.6.1 Setback From Georgian Bay Shoreline

Notwithstanding any other provision in this By-law, no part of the habitable area of any main building or accessory building shall be located within fifteen (15) metres of the 100-year lake flood level of the Georgian Bay shoreline.

In addition to the above, and notwithstanding any other provision in this By-law, no detached, non-habitable accessory building, swimming pool, deck, gazebo, pergola, detached private garage or any other detached accessory building or structure with non-habitable floor area shall be located closer than six (6) metres from the 100-year lake flood level of the Georgian Bay shoreline except for a dryland boathouse, dock, boat lift, boat launching ramp, marine railway, waterline and heat pump loop.

This provision shall not prevent:

- a) The expansion of the habitable living area of a main building or accessory building that existed prior to the passing of this By-law, provided the additional habitable living area is not located closer to the water's edge than the main building or accessory building on the lot and provided the expansion complies with all other applicable provisions of this By-law.
- b) The erection of a second storey over any building or structure that existed in any location on a lot prior to the passing of this By-law, provided the additional floor area complies with all other applicable provisions in this By-law.
- c) The replacement of a building or structure that existed prior to the passing of this By-law.

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- d) The expansion of an accessory building or structure that existed prior to the passing of this By-law, provided the additional area is not located closer to the water's edge than the existing accessory building or structure on the lot and provided the expansion complies with all other applicable provisions of this By-law.

## **5.7 Frontage on a Municipally Maintained Road, Private Road or Navigable Waterway**

- a) No person shall erect any building or structure in any zone after the date of passing of this By-law, unless the lot upon which such building or structure is to be erected has frontage of at least fifteen (15) metres upon, and has direct access to, a year-round municipally maintained road. For the purposes of this section, a municipally maintained road shall also include a Provincial Highway or County Road.
- b) The provisions of Section 5.7 a), shall not prevent the erection of a permitted building or structure on a lot in a registered plan of subdivision or plan of condominium where a properly executed subdivision agreement or condominium agreement has been entered into with the Township, notwithstanding that the subdivision road or roads will not be assumed by the Township until the end of the maintenance period.
- c) The provisions of Section 5.7 a), shall not apply to prevent the expansion, renovation, reconstruction or other structural alteration of a legally existing building or structure or the establishment of permitted accessory buildings or structures, where a legally existing development is located on a lot which does not have frontage upon a municipally maintained road, provided the use of such building or structure does not change and is permissible within the zone in which it is located and complies with all other applicable provisions of the By-law.
- d) Notwithstanding Section 5.7 a) and b), where an existing lot of record does not front onto a municipally maintained road the lot shall be subject to a holding provision.

A building permit may be issued for a building or structure following the lifting of the holding provision. the lifting of the holding provision shall only occur upon the following:

- i) The lot meets all of the other requirements of this By-law and has access by way of a legal private right-of-way, that may include a condominium.
- ii) The landowner enters into a "no demand for service agreement" with the Township.
- e) Notwithstanding Section 5.7 a), where a lot is accessed only by navigable water, a building permit may be issued provided that the lot in question meets all other requirements of this By-law and is a lot as defined herein.

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## 5.8 Height Exceptions

Notwithstanding the height provisions of this By-law to the contrary, nothing in this By-law shall apply to prevent the erection, alteration, or use of a silo, a church spire, a belfry, a flag pole, a chimney, a water tank, a radio or television tower or antenna, an air conditioner duct, incidental equipment required for processing, external equipment associated with internal equipment or machinery and conveying equipment, which exceeds the maximum height requirements provided the main or principal use is permitted within the zone in which it is located and provided all other applicable provisions of this By-law are complied with.

## 5.9 Home Industry

Where a home industry is a permitted use, the following provisions shall apply:

- a) There shall be no external display or advertising, other than a legal sign no larger than 0.3 square metres to indicate to persons outside, that any part of the lot is being used for home industry purposes;
- b) The home industry shall be secondary to the principal use of the lot and does not change the residential character of the dwelling house or unit nor create or become a public nuisance, particularly in regard to fumes, noise, traffic or parking;
- c) A home industry may be located in part of a dwelling, or in any accessory building located on a lot on which a dwelling is in existence, provided the total gross floor area utilized by the home industry does not exceed a maximum of one hundred (100) square metres;
- d) There is no external storage of materials, goods, containers or finished products;
- e) A maximum of three (3) currently licensed motor vehicles associated with the home industry may be parked or stored on the lot but only within an interior side or rear yard;
- f) The home industry shall comply with the following minimum lot area, yard and setback provisions:
  - i) Minimum lot area 0.8 hectares
  - ii) Minimum yard setback for an accessory building used for a home industry (all yards) 20 metres
  - iii) Minimum separation from any Residential Zone 30 metres



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- iv) Minimum separation from a dwelling in existence on another lot 60 metres

## 5.10 Home Occupation

Where a home occupation is a permitted use, the following provisions shall apply:

- a) Such home occupation is clearly secondary to the principal residential use and does not change the residential character of the dwelling house, unit or lot nor create or become a public nuisance, particularly in regard to fumes, noise, traffic or parking;
- b) Where such home occupation is located within any residential zone, there shall be no display or sign to indicate that any part of the dwelling house, unit or lot is being used for a purpose other than residential, save and except for a 0.2 square metre fascia sign affixed to the principal residential structure. In Agricultural and Rural zones, the signage provisions applicable to “home industry” may apply;
- c) There is no external storage of materials, goods, containers or finished products;
- d) Not more than twenty-five (25) % of the ground floor area of the dwelling or dwelling unit is used for the purpose of home occupation uses;
- e) No accessory building or structure shall be used for any part of the home occupation; and,
- f) A home occupation shall not include a bed and breakfast establishment, boarding or lodging house, a restaurant, a kennel, a motor vehicle or marine related use or a group home.

## 5.11 Legal Non-Complying Lots, Buildings and Structures

- a) Buildings on Undersized Lots

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

- i) the enlargement, extension, reconstruction, rebuilding, repair or renovation shall not further reduce compliance of the use, building or structure with the provisions of this By-law to which it does not comply.
- ii) the building or structure is being used for a purpose permitted within the zone in which it is located;

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- iii) such enlargement, rebuilding, repair, extension or renovation shall occur on lands under the total control of the owner; and,
- iv) all other applicable provisions of this By-law are complied with.

b) Reconstruction of Existing Building

Nothing in this By-law shall prevent the reconstruction of a legally existing building that does not comply with the provisions in this By-law, provided the enlargement, reconstruction, repair, renovation, or structural alteration does not increase the situation of non-compliance.

c) Existing Undersized Lots

Where a lot, having a lesser lot area and/or lot frontage than required herein, existed on the date of passing of this By-law, or where such a lot is created by a Public Authority or correction of title, such a smaller lot may be used and a permitted building or structure may be erected and/or used on such a smaller lot provided that all other applicable provisions of this By-law are complied with and provided that potable water and sewage disposal can both be addressed to the satisfaction of the Township and other applicable approval authorities.

d) Changes to Lot Size

Lots which have been increased in lot area and/or lot frontage following adoption of this By-law, may also be used in accordance with the provisions of this By-law.

## 5.12 Legal Non-Conforming Uses

Nothing in this By-law shall prevent:

- a) the use of any land, building or structure for any purpose prohibited by this By-law if such land, building or structure was lawfully used for such purpose on the day of the passing of this By-law, so long as it continues to be used for that purpose; or,
- b) the enlargement or extension of the building or structure, provided that the use that was made of the building or structure on the day this By-law was passed, but no permission may be given to enlarge or extend the building or structure beyond the limits of the land owned and used in connection therewith on the day this By-law was passed; or
- c) the strengthening to a safe condition of any building or structure or part of any such building or structure which does not conform with the provisions of this By-law, provided such alteration or repair does not increase the height, size or volume or change the use of such building or structure; or

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- d) the restoration of any non-conforming building or structure which does not conform to the provisions of this By-law and has been damaged by causes beyond the control of the owner, provided that:
  - i) such restoration does not increase the height, size or volume or change the use of such building or structure.
  - ii) such restoration occurs on land under the total control of the owner.

## **5.13 Livestock on Residential Lots**

Livestock shall only be permitted on a lot in the Agricultural or Rural Zone that has a lot area of 0.8 hectares or greater. Livestock shall not be permitted on residential lots.

## **5.14 Minimum Distance Separation**

No building or structure shall be constructed outside of a Settlement Area that does not comply with the Minimum Distance Separation I (MDS I) and Minimum Distance Separation II (MDS II) Formulas as calculated using the Provincially approved MDS Formula.

## **5.15 Minimum Opening Elevation**

On lots abutting or adjacent to Georgian Bay, no new dwelling, building for human habitation, commercial building or addition to an existing dwelling, shall have a minimum opening elevation to such dwelling or building or addition of less than is permitted and approved by the Grey Sauble Conservation Authority.

## **5.16 Multiple Uses on One Lot**

Where any land, building or structure is used for more than one permitted use, the applicable zone provisions of this By-law which serve to regulate each such use shall apply.

## **5.17 Multiple Zones on One Lot**

Where a lot is divided into more than one zone under the provisions of this By-law, each such portion of the lot shall be used in accordance with the permitted uses and zone requirements of this By-law, except for those provisions that apply to the required yards for the applicable zone and any setback requirement from an Environmental Protection Zone.

## **5.18 Noxious Use**

Except as may otherwise be specifically permitted under this By-law, a noxious use shall not be permitted.

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## 5.19 Outdoor Storage

Where outdoor storage is permitted by this By-law, the following provisions shall be met:

- a) such outdoor storage is accessory to the use of the main building on the lot;
- b) such outdoor storage is behind the front or exterior wall of the main building facing any road, and complies with all yard requirements;
- c) such outdoor storage does not cover more than 15 percent of the lot area; and,
- d) any portion of a lot used for outdoor storage is screened from adjacent uses and roads adjoining the lot, by a building, landscaping strip, and/or fence of at least 2.0 metres in height from the ground.

## 5.20 Permitted Yard Encroachments

- a) The following structures are permitted to encroach into any required yard:

Table 5.2 - Projection Permissions

Structure	Yards in which Projection is Permitted	Maximum Projection into Required Yard
Balconies	Front Yard Rear Yard Exterior Side Yard	1.8m
Bay windows	Front Yard Rear Yard Exterior Side Yard	0.75m over a maximum width of 3.6m
Decks	Front Yard Rear Yard	4.0 m
Decks less than 1.2 metres above the finished grade	Rear Yard Side Yard	4.0 m, but not closer than 1.2m to any lot line
Porches	Front Yard	2.0 m
Porches less than 1.2 metres above the finished grade	Rear Yard Side Yard	2.0m, but not closer than 1.2m to any lot line
Sills, Belt Courses, Cornices, Eaves or Canopies, Gutters, Chimneys or Pilasters	All Yards	0.75m (Must maintain a minimum yard of 1.0 m)
Steps, Stairs and Landings	Front Yard	4.0m if not covered, 2.0m if covered but not closer than 1.0 m to any lot line
Steps or Landings less than 1.2 metres above the finished grade	Rear Yard Side Yard	4.0m if not covered, 2.0m if covered but not closer than 1.2m to any lot line

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## 5.21 Pits and Quarries and Peat Extraction

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

## 5.22 Public Uses

The provisions of this By-law shall not apply to prohibit the use of any lot or the erection or use of any building or structure for the purposes of a public use provided by the Township of Georgian Bluffs, County of Grey or any public authority including any Department or Ministry of the Government of Canada or Ontario and, for the purposes of this section, shall include Hydro One Networks Inc., any telephone, telegraph or cable television company and any natural gas company, which company possesses all the necessary powers, rights, licenses and franchises.

Electricity generation facilities and transmission and distribution systems are permitted in all zones subject to any regulatory requirements for the utility involved.

## 5.23 Prohibited Uses

The following uses shall be prohibited in all zones:

- a) Abattoirs
- b) Animal Rendering Plants
- c) Body Massage Parlour
- d) Hazardous Waste Disposal Sites
- e) Kennel
- f) Manufacturing gases, glue or fertilizers
- g) Mobile Homes and Trailers, except where specifically permitted in this By-law
- h) Motor Vehicle Wrecking Establishment
- i) Municipal or County landfill sites
- j) Refining coal, oil or petroleum products
- k) Salvage Yard
- l) Tanneries
- m) Track for the racing of motor vehicles, snowmobiles or go-carts

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## 5.24 Reduction of Requirements

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

## 5.25 Restrictions on Dwelling Units in Non-Residential Buildings

Notwithstanding any other provision of this By-law to the contrary, no dwelling unit shall be located within a portion of a non-residential building which has gasoline or other flammable fluids or hazardous materials stored in bulk for commercial purposes.

## 5.26 Secondary Dwelling Units

A secondary dwelling unit shall only be permitted within Agricultural, Shoreline Residential and Rural Zones. A Zoning By-law Amendment shall be required to permit a secondary dwelling unit in all other zones. In addition:

- a) Where a secondary dwelling unit within the existing dwelling is a permitted use, the following provisions apply:
  - i) Only one (1) secondary dwelling unit shall be permitted within an existing dwelling.
  - ii) Where the secondary dwelling unit is on a lot serviced by private services, the septic system must be in compliance with the Ontario Building Code.
  - iii) The gross floor area of a secondary dwelling unit may not exceed forty (40) % of the gross floor area of the primary dwelling unit.
  - iv) One (1) additional dedicated parking space above the requirements of this By-law for the related zone shall be provided for the secondary dwelling unit.
  - v) Secondary dwelling units are permitted on fully serviced lots and on partially or privately serviced lots with a minimum lot area of 0.2 hectares.
- b) Secondary dwelling units are only permitted in ancillary buildings where the following criteria is satisfied:
  - i) The ancillary building must be located in the interior side or rear yards of the lot.

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- ii) Secondary dwelling units shall only be permitted in ancillary buildings that comply with the minimum yard requirements for the principal building of the zone in which it is located.
- iii) In any zone where secondary dwelling units are permitted, a secondary dwelling unit shall only be permitted in an ancillary building where the lot area is at least 0.4 hectares.

## 5.27 Servicing Required

Any residential, commercial, industrial, or institutional use within an area serviced by municipal water and/or municipal sewage services, shall be required to be serviced by municipal water and/or sewage services respectively. If municipal water and/or municipal sewage services are available from a public authority other than the Township of Georgian Bluffs, then connection to these services may not be required.

## 5.28 Setback from Natural Gas Pipeline

Permanent buildings, structures or excavations shall be setback a minimum of seven (7) metres from a gas pipeline right-of-way.

## 5.29 Sight Triangles

- a) On a corner lot, within the triangular space formed by the road lines and a line drawn from a point in one road line to a point in the other road line, each point being as specified below, no vehicle shall be parked and no structure or fence in excess of one (1) metre in height shall be erected and no land shall be used for the growing of shrubs or trees in excess of one (1) metre in height. The triangular space is hereafter defined as a sight triangle.
- b) Minimum Sight Triangles:
  - i) Residential Zones 6 metres
  - ii) Commercial, Industrial and Institutional Zones 8 metres
  - iii) Rural & Agricultural Zones 10 metres
  - iv) Adjacent to Provincial Highways, County Road or Railways 30 metres

## 5.30 Signs

Unless otherwise specified, the provisions of this By-law shall not apply to prevent the erection, alteration or use of any sign provided such sign complies with the By-laws of the Township, the County of Grey and the Ministry of Transportation.

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## 5.31 Source Protection

- a) This section applies to lands within the Well Head Protection Area (WHPA) Overlay Zones (WHPA-A, WHPA-B, WHPA-C and WHPA-E), the Intake Protection Zone Area (IPZ) Overlay Zones and the Events-Based Area (EBA's). The regulations set forth in this section shall apply to the applicable overlay zone that shall be in addition to those regulations set forth in the underlying zone. In the event of a conflict between the provisions of the regulations of this overlay zone and the provisions of the underlying zone, the provisions of the overlay zone shall prevail.
- b) In a WHPA, policies of the *Saugeen, Grey Sauble, and Northern Bruce Peninsula Source Protection Plan, 2016* may apply to land uses that involve any of the following:
  - i) Waste disposal sites within the meaning of Part V of the Environmental Protection Plan.
  - ii) The establishment, operation or maintenance of a system that collects, stores, transmits, treats or disposes of sewage.
  - iii) The application of agricultural source material to land.
  - iv) The storage of agricultural source material.
  - v) The management of agricultural source material.
  - vi) The application of non-agricultural source material to land.
  - vii) The handling and storage of non-agricultural source material.
  - viii) The application of commercial fertilizer to land.
  - ix) The handling and storage of commercial fertilizer.
  - x) The application of pesticide to land.
  - xi) The handling and storage of pesticide.
  - xii) The application of road salt.
  - xiii) The handling and storage of road salt.
  - xiv) The storage of snow.
  - xv) The handling and storage of fuel.
  - xvi) The handling and storage of a dense non-aqueous phase liquid.



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- xvii) The handling and storage of an organic solvent.
- xviii) The management of runoff that contains chemicals used in the de-icing of aircrafts.
- xix) The use of land as livestock grazing or pasturing land, an outdoor confinement area or farm-animal yard.
- c) For the purposes of this section and the Source Protection regulations contained within this By-law, any term not defined is subject to the definitions located in the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan.
- d) Within the Township of Georgian Bluffs: Events Based Areas EBA-15,000, EBA-25,000 and EBA-50,000 as delineated for the Owen Sound intake within the approved *Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, 2016* and shown on Schedule B to this By-law, policies may apply to land uses which include the handling and storage of more than 15,000 litres of fuel in the EBA-15,000, more than 25,000 litres of fuel in the EBA-25,000 and more than 50,000 litres of fuel in the EBA-50,000.
- e) Within the Township of Georgian Bluffs: Events Based Areas EBA-5,000 and EBA-8,000 as delineated for the Wiarton intake within the approved *Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, 2016* and shown in the Schedules to this By-law, policies may apply to land uses which include the handling and storage of more than 5,000 litres of fuel in the EBA-5,000 and more than 8,000 litres of fuel in the EBA-8,000.
- f) Changes to the extent/mapping or vulnerability of an existing vulnerable area as shown on Schedules B1-B4, or the establishment or removal of a vulnerable area as a result of a review and amendment to the Source Protection Plan may occur should modifications to the approved *Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan, 2016* occur. Mapping from the approved Source Protection Plan, as amended, takes precedence.

## 5.32 Special and Major Events

Special events and major events may be permitted in all non-residential zones subject to meeting the following criteria:

- a) No new site grading or drainage is required.
- b) The special event and major event is not held more than twice a year or for no longer than ten consecutive days at a time.
- c) That a valid special event or major event permit is obtained from the Township unless otherwise exempted.
- d) Major events shall require the approval of Council.

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- e) Shall only be permitted within the Environmental Protection Zone if the event is deemed to be conservation oriented (e.g. a hike or conservation area clean up).

## 5.33 Temporary Sales Structures and Model Homes

Temporary sales structures and model homes shall be permitted subject to all of the following:

- a) The lands on which the model homes are to be constructed shall have received draft plan approval under the provisions of the *Planning Act, R.S.O. 1990, c.P. 13*.
- b) The lands are zoned to permit detached, semi-detached and/or street townhouse dwellings.
- c) The location of the model homes shall comply with the provisions of this By-law and the expected registered plan of subdivision.
- d) Up to ten (10) percent of the draft approved lots shall be permitted for model homes, up to a maximum of four (4) model homes. Model homes shall only be permitted on lands following the entering of a Model Home Agreement, Pre-Servicing Agreement or similar agreement to the satisfaction of the Township.
- e) One (1) temporary sales structure may be located on lands which are the subject of a draft approved plan of subdivision or condominium in any Residential, Commercial or Industrial Zone provided that:
  - i) The temporary sales structure is located in accordance with the zone provisions for the zone in which it is located;
  - ii) A Temporary Sales Structure Agreement or similar agreement has been executed with the Township; and,
  - iii) A minimum of six (6) parking spaces shall be provided, one of which shall be a barrier-free space.

## 5.34 Temporary Structures for Minor Special Events

Temporary structures are permitted in any Residential or Environmental Protection Zone for a period not to exceed fourteen (14) days in any calendar year, provided that the structure complies with the yard and setback requirements of the principal dwelling on the lot as per this By-law and may be permitted in the front yard of other zones, provided a minimum setback of 5.0 metres from the front lot line is achieved.

## 5.35 Refreshment Vehicles

Refreshment vehicles may be located on a lot in all non-residential zones in compliance with the yard requirements for the zone they are located within.

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## 5.36 Through Lots

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

## 5.37 Trailer Park and Private Recreational Uses

Unless specifically permitted by this By-law, the establishment of trailer parks, mobile home parks, summer camps, private clubs, commercial clubs, campgrounds or private parks shall be prohibited within the area covered by this By-law.

## 5.38 Travel Trailers, Truck Campers and Tent Trailers

### 5.38.1 Parking and Storage

The parking and storage or use of travel trailers, truck campers, tent trailers, recreational vehicles as permitted or boats shall be prohibited in all zones except where a combination of three licensed travel trailers, truck campers, tent trailers, recreational vehicles or boats are stored on the occupant's lot, where a dwelling is in existence on the same lot. In such cases, the parking and storage or use of the three licensed travel trailers, truck campers, tent trailers, recreational vehicles or boats shall occur only in the rear or interior side yard, or in such areas where such parking and storage is permitted by this By-law.

### 5.38.2 Occupation

The occupation of travel trailers, truck campers or tent trailers on a vacant lot shall only be permitted by this By-law subject to a Municipal Trailer Licence or applicable licence/permit.

## 5.39 Waste Disposal Assessment Area

All lands within five hundred (500) metres of a former waste disposal site shall be placed in a Holding Zone as per Table 19.1. No building or structure shall be permitted until such time that a study is completed to confirm that a waste disposal site will not have an impact on the proposed development.

## 5.40 Setback from Provincial Highways and County Roads

Notwithstanding any other provisions of this By-law where a building or structure is located adjacent to a Provincial Highway or a County Road, setbacks shall be provided and maintained in accordance with the following provisions:

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Table 5.3

Road	Distance in Metres from Centre Line of Road
Provincial Highway No.'s 6, 10 & 21	32 metres
Grey County Road No.'s 1, 3, 5, 17, 18, 26 & 170	23 metres
Bruce County Road 10	23 metres

## 5.41 Planting Area/Visual Screening:

A required planting area/visual screening shall consist of a fence or a dense screen of shrubs and or evergreen trees, planted or designed in such a manner as to provide a year round visual barrier and managed in a manner that maintains such visual screening.

### 5.41.1 Required Locations

Except as otherwise provided, where a lot is used for non-residential purposes as permitted in a Commercial, Industrial or an Institutional Zone and;

- a) where the interior side lot line or rear lot line of such lot abuts any lot used or zoned for residential purposes or;
- b) where such lot is in an Industrial Zone and the front, side or rear lot line abuts a street line and the opposite street line abuts a Residential Zone;

then a planting area shall be provided on such lot adjoining such abutting lot lines, in accordance with Sections 5.41.2, 5.41.3, and 5.41.4 and 5.41.5.

### 5.41.2 Width of Planting Area:

Unless otherwise provided, a planting area shall have a minimum width of one (1) metre.

### 5.41.3 Vegetation Height:

The required hedgerow or screen of shrubs and/or evergreens shall have a minimum height of one (1) metre when planted and be of a type of coniferous planting that will attain a minimum height of three (3) metres at maturity at the lot line and the remainder of the ground surface may be planted with any combination of shrubs, flower beds or grass.

Where the site is subject to site plan control, a fence in lieu of a coniferous hedge may be permitted. A fence for screening purposes in this instance shall be no less than 1.8 metres above grade level and designed in a manner prescribed in a registered site plan agreement.

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## **5.41.4 Interruption for Driveway or Walkway:**

Where interrupted by walkways or driveways, a planting area shall not be provided closer than 1.5 metres to a walkway or three (3) metres to a driveway.

## **5.41.5 Maintaining Sight Visibility Triangle:**

Where required on a street corner of a corner lot, a planting area shall be located in such a manner as not to form an obstruction to traffic as required by the sight visibility triangles contained in this By-law.

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## Section 6 -- Parking and Loading Standards

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### 6.1 Applicability of this Section

- a) The parking, loading and delivery space requirements of this section of the By-law shall not apply to any building or structure legally in existence at the date of passing of this By-law so long as the gross floor area, as it existed at such date, is not increased and the use or number of dwelling units does not change.
- b) If an addition is made to the building or structure that increases its gross floor area, then additional parking and loading spaces shall be provided for the addition to the building or structure as required by the regulations of this By-law.
- c) Where a change in use occurs, parking spaces shall be provided for such new use in accordance with the requirements of this By-law.

### 6.2 Parking

#### 6.2.1 Restriction on Use of Land, Buildings and Structures

No person shall use any land, building or structure in any zone for any purpose permitted by this By-law, unless parking spaces are provided in accordance with the provisions of this section of the By-law.

#### 6.2.2 Residential Parking Requirements

The number of parking spaces required for residential uses shall be calculated in accordance with the standards set out in Table 6.1:

Table 6.1

Type or Nature of Use	Minimum Off-Street Parking Requirements
Dwelling, Detached; Converted; Semi-Detached; Duplex; Triplex; Fourplex; Townhouse; or Accessory	2 parking spaces per dwelling unit. This provision shall not apply to boat parking spaces for a water access lot.
Dwelling, Apartment	1.5 parking spaces per dwelling unit plus 0.25 parking spaces for visitor parking in a designated visitor parking area.
Dwelling Unit, Accessory	1 parking space per each 70 square metres of gross floor area or portion thereof to a maximum of 2 parking spaces.
Dwelling Unit, Secondary	1 parking spaces per dwelling unit, in addition to the required parking for the dwelling.

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Type or Nature of Use	Minimum Off-Street Parking Requirements
Group Home	1 parking space for every staff member in addition to the required parking for the dwelling.
Home Occupation	Parking spaces in addition to the required parking for the residential use shall be provided in accordance with the following: 0-10m <sup>2</sup> gross floor area- no additional parking spaces >10m <sup>2</sup> gross floor area- 1 parking space
Private Home Day Care	No requirement

## 6.2.3 Non-Residential Parking Requirements

The number of parking spaces required for non-residential uses shall be calculated in accordance with the standards set out in Table 6.2:

Table 6.2

Type or Nature of Use	Minimum Off-Street Parking Requirements
Arena, Assembly Hall, Auditorium, Community Centre, Places of Worship, other similar places of assembly not including Private Club, or otherwise specified herein.	1 parking space for each four persons of maximum occupancy.
Bowling Alley	3 parking spaces for each bowling lane.
Clinic or Veterinary Clinic	4 parking spaces for each examination room.
Financial Institution, Office, Personal Service Establishment, Retail Store,	1 parking space for each 20 square metres of gross floor area of the building directly related to the specified permitted use.
Golf Course	24 parking spaces for each 9 holes of golfing facilities.
Campground, Cottage Establishment, Hotel, Motel, Resort, or Trailer or Recreational Vehicle Park	1.5 parking spaces for each guest room, cottage, cabin or camp site, or trailer or recreational vehicle park.
Marina	1.5 parking spaces for every 1 boat slip.
Banquet Halls, Restaurant, Tavern	1 parking space for each 15 square metres of gross floor area.
School	1.5 parking spaces per classroom.
Uses permitted by this By-law other than those listed in this table	1 parking space for each 35 square metres of gross floor area.

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## **6.2.4 Calculation of Parking and Loading Requirements**

Where the minimum number of parking and loading spaces is calculated on the basis of a rate or ratio, the required number of spaces shall be rounded to the next higher whole number.

## **6.2.5 More Than One Use on a Lot**

The parking requirements for more than one use on a single lot or for a building containing more than one use shall be the sum total of the parking requirements for each of the component uses, unless otherwise noted.

## **6.2.6 Parking Area Surface**

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

## **6.2.7 Barrier-Free Parking**

Barrier-free parking spaces for non-residential uses shall be provided in accordance with requirements under the *Accessibility for Ontarians with Disabilities Act 2005, S.O. 2005, c. 11* and associated regulations.

## **6.2.8 Exclusive Use of a Parking or Loading Space**

Any required parking or loading space shall be unobstructed and available for parking purposes and used exclusively for that purpose at all times, unless otherwise specified in this By-law.

## **6.2.9 Parking Area Location on a Lot**

Notwithstanding the yard and setback provisions of this By-law to the contrary, uncovered surface parking areas shall be permitted in the required yards or in the area between the front lot line and the required setback.

## **6.2.10 Cash-In-Lieu Of Parking**

Parking spaces required by Section 6.2.3 of this By-law shall not be required subject to executing an Agreement with the Township respecting the payment of cash-in-lieu for some or all of the parking required in accordance with this By-law.



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## 6.2.11 Location of Parking on a Lot Used For Residential Purposes

The parking of motor vehicles associated with a residential use is only permitted within a parking garage, surface parking area, parking lot, private garage, or carport or on a driveway accessing an individual dwelling unit.

## 6.2.12 Size of Parking Spaces

- a) Where parking spaces are provided in a surface parking area, each parking space shall have a width of no less than 2.75 metres and a length of no less than six (6) metres. Barrier-free parking spaces shall be provided in accordance with requirements of the *Accessibility for Ontarians with Disabilities Act 2005, S.O. 2005, c. 11* and associated regulations.
- b) Where parking spaces are provided in an enclosed or underground parking garage, such parking spaces shall have a width of no less than 2.6 metres and a length of no less than 5.8 metres, with the exception of barrier free parking spaces as per the *Accessibility for Ontarians with Disabilities Act 2005, S.O. 2005, c. 11* and associated regulations.

## 6.2.13 Ingress and Egress Provisions

- a) Ingress and egress to and from the required parking spaces and areas shall be provided by means of unobstructed driveways of at least three (3) metres in width but not more than nine (9) metres in perpendicular width.
- b) The maximum width of any joint ingress and egress driveway ramp measured along the road line shall be nine (9) metres.
- c) The minimum distance between any two driveways on one lot or between a driveway and an intersection of road lines measured along the road line intersected by such driveway shall be 7.5 metres.
- d) The minimum angle of intersection between a driveway and a road line shall be sixty (60) degrees.
- e) On a municipally maintained road, every lot shall be limited to the following number of driveways:
  - i) Up to the first fifteen (15) metres of lot frontage, not more than one (1) driveway;
  - ii) Greater than fifteen (15) metres of lot frontage, not more than two (2) driveways within a combined width not exceeding thirty (30) percent of the lot frontage.

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## **6.2.14 Width of Aisles**

The minimum width of an aisle providing access to a parking space within a parking area shall be six (6) metres, except in the case of angled off-street parking accessed by a one-way aisle, which shall be a minimum width of 4.5 metres.

## **6.2.15 Width of Access Ramps and Driveways**

Access ramps and driveways accessing a parking area or parking lot shall be a minimum of three (3) metres in width for one-way traffic and a minimum of six (6) metres in width for two-way traffic. For a Commercial, Industrial, Institutional or Municipal parking lot, a minimum of nine (9) metres in width shall be provided.

## **6.2.16 Width of Driveways Accessing Individual Residential Dwellings**

The maximum driveway width accessing individual residential dwellings shall be the lesser of eight (8) metres or fifty (50) % of the lot frontage, whichever is more restrictive.

## **6.2.17 Parking Area Location on a Non-Residential Lot**

Notwithstanding any other provisions of this By-law, parking areas shall be setback a minimum of 1.5 metres from any building or structure on non-residential lots.

## **6.2.18 Illumination**

Where parking areas are illuminated, the lighting fixtures shall be provided in accordance with the following provisions:

- a) No part of the lighting fixture shall be more than nine (9) metres above grade;
- b) They shall be installed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the fixture, is projected below the lamp and onto the lot the lighting is intended to serve; and
- c) Dark Sky compliant lighting must be used on all parking lots in the Township of Georgian Bluffs.

## **6.2.19 Parking Area Location on a Lot**

Parking areas will be permitted in any required yard in accordance with the following provisions:

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Table 6.4

<b>Zone</b>	<b>Yard in which Required Parking Permitted</b>
Residential Zones	All yards. For corner lots, no part of any parking space shall be located closer than 6.0 metres, measured from the point of intersection of the two road lines.
Shoreline Residential Zones	All yards except the front yard provided that no part of any parking area, other than the ingress and egress points used for access from the road, is located closer than 7.5 metres to any road line and no closer than 6.0 metres to any other lot line.
Commercial, Institutional, Open Space and Industrial Zones	All yards provided that no part of any parking area, other than the ingress or egress points, is located closer than 1.0 metres to any road line and no closer than 1.5 metres to any other lot line and provided that no part of any parking area is located in a minimum landscaping strip adjacent to a road line as required by this By-law.
Agricultural and Rural Zones	All yards provided that no part of any parking area, other than the ingress and egress points used for access from the road, is located closer than 7.5 metres to any road line and no closer than 5.0 metres to any other lot line.

## 6.2.20 Queuing Lanes

Where drive-through service facilities are permitted, queuing lanes are required and shall be exclusive of any other parking space and aisle requirements contained within this By-law and shall be provided in accordance with the provisions of this section.

### 6.2.20.1 Queuing Lane Requirements

The minimum queuing space requirements within a designated queuing lane shall be as set out in Table 6.5:

Table 6.5

<b>Use Associated with Drive-Through Service Facility</b>	<b>Minimum Required Ingress Spaces</b>	<b>Minimum Required Egress Spaces</b>
Financial Institution	3	1
Restaurant	10	2
Motor Vehicle Service Station or Fuel Bar	3	1
Motor Vehicle Washing Establishment	2 per bay	2
All Other Uses	3	1

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## 6.2.20.2 Size of Queuing Space

All queuing spaces shall be rectangular in shape, with a minimum length of six (6) metres and a minimum width of 2.75 metres.

## 6.2.20.3 Setbacks for Order Boxes and Queuing Lanes

Queuing lanes and all order boxes using voice communication to order shall be located no closer than thirty (30) metres from any road line or any Residential or Shoreline Residential Zone.

## 6.2.20.4 Delineation of Queuing Lane Requirements

Queuing lanes shall be unobstructed and shall be clearly delineated by pavement markings or physical barriers, and shall be independent of the balance of the parking area.

## 6.3 Loading Space Requirements

### 6.3.1 Off-Street Loading Spaces

Loading spaces shall be provided in accordance with the standards of this By-law for any use. Required loading spaces shall be located on the same lot as the use that requires the loading space and shall be provided as follows:

Table 6.6

Gross Floor Area	Loading Space Requirements
500 m <sup>2</sup> or less	1 space
Over 500 m <sup>2</sup>	2 spaces

### 6.3.2 Size of Loading Space

Each loading space shall be a minimum of nine (9) metres long, 3.5 metres wide and have a vertical clearance of at least four (4) metres.

### 6.3.3 Location of Loading Spaces

- a) Required loading spaces shall be located on the same lot for the use or building for which the space(s) are required, within the interior side or rear yard.
- b) Such loading space shall not be located in a required yard.
- c) Required loading spaces shall not be provided within a building.
- d) Loading spaces shall not obstruct any required parking spaces or vehicular movement on the lot.

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- e) In all zones, with the exception of Industrial Zones, loading spaces are not permitted in the front yard or exterior side yard and loading bay doors are not permitted on any wall facing a road unless there is a landscaping strip between the door and the road and the loading space.

## **6.3.4 Access to Loading Spaces**

Access to loading spaces shall be by means of a driveway at least six (6) metres in width contained on the lot on which the spaces are located and leading to a municipally maintained road.

## **6.3.5 Loading Space Surface**

Driveways, loading spaces, and related aisles and turning areas shall be maintained with a stable surface, which is treated to prevent the raising of dust. Such loading facilities shall, before being used, be constructed of crushed stone, gravel, asphalt, concrete or similar material and shall include provisions for drainage facilities.

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## Section 7 -- Cobble Beach Community

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### 7.1 Introduction

The Cobble Beach Community is located along the shores of Georgian Bay in the northeast portion of the Township of Georgian Bluffs. The intent of the Cobble Beach Community section is to consolidate the various specific zoning provisions that have been approved for the lands that are located within the Cobble Beach waterfront golf resort community.

### 7.2 General Provisions

- a) Notwithstanding Section 5.5 c), the minimum setback from the Environmental Protection Zone shall be 10 metres.
- b) The minimum setback to recreation trails shall be the same as the rear or exterior side yard setback required for the zone.
- c) Notwithstanding Section 5.29, the Site Triangles
  - i) for corner lots abutting arterial streets may be measured a distance of six (6) metres from the point of intersection of an arterial street and 4.5 metres from the point of intersecting neighbourhood street;
  - ii) for recreation trails may be measured a distance of 4.5 metres from the point of intersection with a public street; and,
  - iii) for trails or internal public streets which intersect with public streets external to this development, may be measured a distance of twenty (20) metres from the point of intersection along the external public street and ten (10) metres from the point of intersection along the internal public street.
- d) Notwithstanding Section 6.2.2, for triplex or fourplex dwellings, the minimum number of parking spaces shall be 1.5 spaces per unit.
- e) Notwithstanding Section 6.2.16, the maximum width of a driveway serving a detached, semi-detached or townhouse dwelling shall be 6.5 metres. Driveways on corner lots shall be on the neighbourhood street whenever possible.

### 7.3 Provisions for the Removal of Holding Symbol

Notwithstanding, and in addition to, the provisions contained in Section 3.7, on lands described as Part of Lots 28 & 29, Lots 30 to 34, Concession 3 (geographic Township of Sarawak), removal of the "h" provisions shall occur upon application and when the following detailed items have been provided:

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## 7.3.1 For Commercial and Multiple Residential Development

- a) A report summarizing compliance with the master agreement and/or any applicable development agreement, the servicing and storm water management plan(s) and the Zoning By-law.
- b) A detailed development site plan, indicating the location and elevation of buildings, fire routes, accessibility features, a landscaping plan, applicable entrance, driveway or parking, garbage collection facilities, an exterior lighting plan and other matters deemed necessary, acceptable to the Township.
- c) A site servicing plan detailing the location of municipal services or public utilities, in compliance with the master servicing plan and the location and elevation of buildings in compliance with the storm and surface water management plan.
- d) A registerable site plan agreement, as determined necessary by the Township.

## 7.3.2 For Single-Detached Residential Development

The holding will be removed subject to receipt of information indicating compliance with the terms of the applicable subdivision agreement.

- a) For the proposed development a detailed site plan, a landscaping plan and an exterior lighting plan.
- b) Site servicing plan(s) detailing the location of municipal services, storm and surface water management or drainage, location and elevation of buildings, fire routes, parking, loading, accessibility features, garbage collection, and road access.
- c) A storm and surface water management (SWM) plan, showing on-site SWM and compatibility with the comprehensive community SWM plan, to the satisfaction of the Conservation Authority, as detailed in the master document.
- d) Approval, by the Ministry of the Environment and Climate Change and/or Grey Bruce Health Unit, whichever agency has jurisdiction over such matters, of any interim services, must be received.
- e) Notwithstanding Section 5.7 a), a golf course clubhouse may be permitted with frontage recognized on the original Township lot or a municipal road, as detailed in the master document. Access to the property must be approved by Township Operations.
- f) A building permit may be issued providing the foregoing has been satisfied.

# Draft

Table 7.1– Residential One (R1) Zone Exceptions – Cobble Beach

Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
R1-8 (R1-39-2007 – Detached Residential Special)		Single detached dwelling		<p>Notwithstanding the permitted uses listed and the provisions of Section 8, on lands described as Part of Lots 28 &amp; 29, Lots 30 to 31 Concession 3, geographic Township of Sarawak, and shown on Map 40 as 'R1-8', the following shall apply:</p> <p>Minimum Lot Frontage:</p> <ul style="list-style-type: none"> <li>- 18.2m (Corner Lot)</li> <li>- 15m (single detached lots)</li> </ul> <p>Minimum Front Yard Setback:</p> <ul style="list-style-type: none"> <li>- 4.5m (neighbourhood street)</li> <li>- 6.0m (arterial street)</li> </ul> <p>Minimum Side Yard Setback:</p> <ul style="list-style-type: none"> <li>- 1.5m (interior)</li> <li>- 4.5m (exterior neighbourhood street)</li> <li>- 6.0m (exterior arterial street)</li> </ul> <p>No attached garage or carport may be located closer to a front lot line than a main building including porch and patio projections and architectural features except an attached garage or carport where the main vehicle access faces toward a side or rear lot line, but in no case shall the attached garage or carport have a setback from any lot line abutting a street of less than 6.0 metres.</p> <p>Maximum width of attached garage or carport facing any street: 50% of width of dwelling unit.</p> <p>Maximum lot coverage for 1-storey residence: 50%.</p> <p>On lots having a minimum 18.2 metres of frontage, an additional access to a non-habitable portion of the residential structure may be provided, no such access shall exceed 2.1 m in width, and shall setback a minimum of 3.0 m behind the building line, except as amended by this By-law, all other provisions of the R1 zone shall apply.</p>
R1-8 (R1-39-2007-H)				The holding symbol has been removed in accordance with Schedule 'A' of By-law 2019 102 (580 004 07410)



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Table 7.2 – Residential Multiple One (RM1) Zone Exceptions – Cobble Beach

Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
RM1-3 (R5-39-2007)	Fourplex Townhouse Row Townhouse Apartment Apartment Use All uses permitted in R1 (general Residential Special), R3 (Low Density Residential)			<ol style="list-style-type: none"> <li>1) Minimum setbacks from any property line               <ul style="list-style-type: none"> <li>- 4.5m</li> <li>- 0m for Townhouses</li> </ul> </li> <li>2) Front Yard or Exterior Side Yard abutting a neighbourhood street,               <ul style="list-style-type: none"> <li>- 4.5m</li> </ul> </li> <li>3) Exterior side and or Front Yard abutting an arterial road and rear lot line:               <ul style="list-style-type: none"> <li>- 6.0m</li> </ul> </li> <li>4) Minimum Lot Frontage               <ul style="list-style-type: none"> <li>- 50m (block)</li> <li>- 7m (per unit)</li> </ul> </li> <li>5) Maximum Unit Height               <ul style="list-style-type: none"> <li>- 10.4 m (Townhouse /Apartment)</li> <li>- 15m (Apartment Use)</li> </ul> </li> <li>6) The provisions of Section 5.4 do not apply to a single detached dwelling constructed under a condominium approval</li> </ol>

Table 7.3 – General Commercial (C1) Zone Exceptions – Cobble Beach

Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
C1-8 (C1-39-2007)	Golf course clubhouse Community centre Community clinic Banquet facilities Hotel			Notwithstanding, and in addition to, the permitted uses of the C1 Zone, on lands described as Part of Lots 28 and 29, Lots 30 to 31, Concession 3, geographic Township of Sarawak, and shown on Map 40 as 'C1-8', where municipal or similar permanent potable water and waste water service is available, permitted uses shall include those listed under Additional Permitted Uses.

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## Section 8 -- Agricultural & Rural Zones

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### 8.1 Introduction

The Agricultural and Rural Zones apply to the agricultural and rural areas in the Township in conformity with the *County of Grey Official Plan* land use designations. These zones are found outside of Settlement Areas and shoreline areas where agricultural and rural land uses predominate.

### 8.2 General Prohibition

No person shall, within the Agricultural or Rural Zones, use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

### 8.3 Permitted Uses

The Agricultural and Rural Zones established by this By-law are:

AG     Agricultural Zone  
RU     Rural Zone

Table 8.1

Permitted Uses in the AG and RU Zones
Agricultural use
Detached Dwelling
Mushroom Operations
Commercial Greenhouse Operations
Farm Gate Sales primarily selling locally-grown produce/goods
Grain Dryer/ Storage for multiple local farmers
Auction for local produce or local livestock
Farm input supplier (seeds, feed, fertilizer, etc.)
Conservation & Forestry
Private Home Daycare
Bed and Breakfast Establishments
Existing Institutional Uses
Home Occupation (e.g. professional office, art studio, classes or workshops, etc.)
Recreational Trails
Riding School or Boarding Stable
Retail uses (e.g. farm market, antique business, tack shop)
Home Industry (i.e. sawmill, welding or woodworking shop, manufacturing/fabrication, etc.)
Wayside pits and quarries
Café/ small restaurant, cooking classes, food store

# Draft

Table 8.2

<b>AG and RU Provisions</b>				
<b>Zone Requirements</b>	<b>AG Agricultural Uses</b>	<b>AG Residential and Non- Agricultural Uses</b>	<b>RU Agricultural Uses</b>	<b>RU Residential and Non-Agricultural Uses</b>
Lot Area (Minimum)	40 ha	-	20 ha	0.8 ha
Lot Frontage (Minimum)	200 m	-	200 m	100 m
Lot Coverage (Maximum)	5 %	5 %	5 %	10 %
Required Yards (Minimum):				
Front Yard	20 m	10 m	20 m	10 m
Exterior Side Yard	20 m	15 m	20 m	15 m
Rear Yard	15 m	10 m	15 m	10 m
Interior Side Yard	15 m	10 m	15 m	10 m
Building Height (Maximum)	N/A	10 m	N/A	10 m

Lots in the Agricultural and Rural Zones with a lot area of 0.8 ha or less shall be considered as residential non-agricultural lots.

## 8.4 Special Agriculture Provisions

- a) Notwithstanding the provisions of Section 8 to this By-law, lands designated as 'Agricultural', which have had a surplus farm dwelling severed at the request of the owner, shall, in keeping with Provincial Policy, not permit further (new) residential use(s) on the land.
- b) For setback requirements for agricultural structures in the Agricultural Zone, see the required yard setbacks of Table 8.2.
- c) For accessory structure provisions of the Agricultural Zone, see Section 5.1 - Table 5.1.

## 8.5 Additional Regulations for Agricultural and Rural Zones

8.5.1 Properties identified on Map #50 are designated as Escarpment Natural Area & Escarpment Protection Area. The policies of Section 1.3.3 of the *Niagara Escarpment Plan (NEP), 2017*, shall apply. Existing agricultural uses are permitted within the Escarpment Natural Area, however, new agricultural uses are not permitted. The following permitted uses within the Rural Zone are not permitted within the Escarpment Natural Area:

- Agricultural use
- Mushroom operations
- Commercial Greenhouse operations
- Farm Gate Sales primarily selling locally grown produce/goods
- Grain Dryer / Storage for multiple local farmers

# Draft

- Auction for local produce or local livestock
- Farm input supplier
- Riding school or boarding stable
- Retail uses

The following permitted uses within the Rural Zone are not permitted within either the Escarpment Natural Area or Escarpment Protection Area:

- Wayside pits and quarries

# Draft

Table 8.3 – Agricultural (AG) Zone Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
AG-1 (A1-1 (By-law 44-2003)	One structure to be used as a Kennel			
AG-2 (A1-36-2005)				Minimum Lot Area – 36 ha Minimum Lot Frontage – 67 m *Lands zoned EP are included for the purpose of lot area calculation only
AG-3 (A1-61-2006)				One accessory structure shall be permitted, with a maximum height of 5.4 m, and a maximum area of 90% of the ground floor area of the principal structure (residence).
AG-4 (A1-50-2007)				The minimum side and rear yard setback for one accessory garage may be 3.0 m and the structure may be 100% of the ground floor area of the existing dwelling.
AG-5 (A1-62-2007)				The minimum side yard setback for the closest part of the structure shall be 5.97 m and one addition to the existing dwelling may be permitted within the 120 m EP-wetland buffer provided no portion of the addition is closer than the existing dwelling.
AG-6 (A1-43-2012)	The permitted uses shall include a small-scale commercial operation, specifically a nursery business with associated retail uses, including the sale of nursery items and Christmas trees.			The small-scale commercial operation, specifically a nursery business with associated retail uses, including the sale of nursery items and Christmas trees, within a maximum combined building size of 250 sq m and a maximum of 500 sq m of outside storage and display.
AG-7 (A1-45-2012)				On lands shown as 'EP' and 'AG-7', a small-scale commercial use is permitted; the maximum structure size for the small-scale commercial use shall be 250 sq m; the maximum outdoor storage and display shall be 750 sq m; the maximum number of on-site employees shall be 10.
AG-8 (A1-71-2012)	Small Scale Industrial Mechanical and Electrical Engineering Office			The Small Scale Industrial Mechanical and Electrical Engineering Office shall be located in an accessory structure that is located at a maximum of 110 m from the Principal Residence.
AG-9 (A1-96-2013)	A Kennel			
AG-10 (A1-63-2014)				Setback to the Wetland and EP zones shall be 0 m.

# Draft

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
AG-11 (A1-5-2005)	Office associated with an on-site aggregate operation			
AG-12 (A2-64-2005)			Residential development or the housing of livestock	
AG-13 (A1-43-2009)				Maximum Lot Coverage – 15%
AG-14 (A2-34-2007)				The minimum lot area shall be 38.8 ha.
AG-15 (A1-5-2017)	Parcel 1 shall be regulated by the permitted uses and provisions of a General Rural 'AG' Agricultural Zone.		No residential uses are permitted on Parcel 2 or Parcel 3.	A minimum lot area for Parcel 3 shall be 38.0 ha. Parcel 4 shall be recognized as a Residential Non-Agricultural lot and shall have a Minimum Lot Size of 0.9 ha, a frontage of 124 m and a depth of 74 m. No Livestock shall be permitted on Parcel 4.
AG-16 (A2-53-2017-h)				On lands described as AG-16, the removal of the holding provision is subject to submission of a site plan designed by a qualified professional engineer, to the satisfaction of the Township of Georgian Bluffs and the Grey Sauble Conservation Authority. The mitigation measures are detailed in the Environmental Impact Study completed by AWS Environmental Consulting and dated January 2014 for the subject property and identified a development envelope.
AG-17 (A1-99-2017)				On lands described as AG-17, the setback from the Environmental Protection Zone is 0 m. The minimum lot size for Parcel 'A' is 5.8 ha. All residential development shall occur within the development envelope.
AG-18 (A1-58-2018)				On lands described as AG-18, the minimum lot size for an agricultural parcel is 20 ha and the minimum lot frontage is 199 m.
AG-19 (A1-2018-062)				On lands described as AG-19, the minimum lot size for an agricultural parcel is 36.7 acres.
AG-20 (A1-2018-098)	The permitted uses shall include the industrial agricultural uses of grain drying, grain storage facilities and related uses and equipment. These uses are permitted within the 200 m x 100 m (1.98 ha) portion of the			On lands described as AG-20, a maximum of 750 m <sup>2</sup> of the land can be used for agriculture-related uses, specifically the commercial grain drying and storage of product. Site Plan Control applies to these lands.

# Draft

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
	property delineated on Schedule 'A' of By-law 2018-098.			
AG-21 (A1-2018-092)				The setback from the Environmental Protection zone is 0 m. The minimum lot size for Parcel 'A' is 5.3 ha. The minimum frontage is 177.628 m. All residential development shall occur within the development envelope delineated in Schedule 'A' of By-law 2018-092.
AG-22 (A1-2018-108)				On lands designated AG-22, the Environmental Protection Lands shall be realigned as depicted on Schedule 'A' to By-law 2018-108.
AG-23 (A1-2019-058)	One detached dwelling unit and one secondary dwelling unit are permitted.			
AG-24 (A1-2019-061)				For Parcel 1 the minimum lot area is 34 ha and for Parcel 2 the minimum lot frontage is 86.3 m.
AG-26 (A1-2019-062)				The minimum lot area is 4.45 ha and the minimum lot frontage is 91.4 m.
AG-25 (A1-2019-086)	One detached dwelling unit and one detached secondary dwelling unit are permitted to a maximum of two dwelling units.			
AG-29 (A1-2019-094)	A home industry, specifically identified as a table rental business within a 223 m <sup>2</sup> storage building is a permitted use.			On lands described as AG-29 Site Plan Control applies. The total area permitted for this use is 18.28m x 52.4m as delineated on Schedule 'B' to this by-law. Outside storage of picnic tables during the operating season is permitted within a 15.24m x 18.28m area as delineated on Schedule 'B' to this by-law. A fourth accessory structure is permitted with a maximum height of 6.4 metres.

# Draft

Table 8.4 – Rural (RU) Zone Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
RU-1 (A1-2(H)) (By-law 44-2003) (A1-56-2018) (A1-57-2018)				One accessory structure not exceeding 153 sq m may be permitted in the front yard provided a minimum of 10 m setbacks from the front lot line is maintained and all other applicable yard setbacks are maintained. The minimum lot size for an agricultural parcel is 39 acres. The holding symbol shall remain in effect until a single detached dwelling is constructed in accordance with the provisions of the bylaw and a certificate of occupancy is issued under the provisions of the Ontario Building Code. The 2-h symbol was removed as per bylaw A1-56-2018
RU-2 (A1-50-2003)				One accessory structure may be located in the front yard a minimum of 21 m from the front lot line.
RU-5 (A1-26-2007)				One accessory structure may be permitted in the front yard a minimum of 18.2 m from the front lot line.
RU-6 (A1-90-2007)				One accessory structure for personal storage only, may be a maximum of 259% of the ground floor area of the dwelling existing as of the date of this bylaw, and may be a maximum height of 7.5 m.
RU-7 (A1-17-2008)				One accessory structure, a maximum of 14 m x 9.2 m shall be permitted, this accessory structure and the existing residential structure may contain a home business occupying no more than 250 sq m, specifically the service and repair of electric motors, and the maximum lot coverage shall be 11%.
RU-9 (A1-14-2009)	Bed and breakfast establishment			
RU-11 (A1-70-2009) (A1-61-2017)	Bed and breakfast establishment			
RU-13 (A1-50-2010)	A restaurant on private services is a permitted non-agricultural use			
RU-15 (A1-63-2010)				Maximum Lot Area – 39 ha Development may occur as shown on Schedule 'B' attached to Bylaw (63-2010).
RU-16 (A1-60-2012)				The construction of any and all structures is to take place within the Building envelope as identified on Schedule B (By-law 60-2012)



# Draft

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
RU-17 (A1-50-2014)			That taking groundwater from the overburden shall be prohibited on the property	The Front Yard Setback from the eastern property boundary (frontage) shall be 30m for the construction of all buildings and structures. A well to be placed no closer than 50m from the eastern property boundary (frontage). That any groundwater supply well be completed by a licenced drilling contractor and completed into the bedrock system, and appropriately cased and grouted through the overburden. The setback from the EP zones identified on Schedule B shall be zero 0 m.
RU-18 (A1-109-2013)				Setback from the EP zone shall be 0m Minimum Distance Separation setback shall be 25m, measured from the front property line
RU-19 (A1-6-2016)	A Home Industry consisting of a Marine Repair and 4x4 modification business is permitted in a 464m <sup>2</sup> accessory structure with a maximum of 10 employees, outside storage and to display a sign no larger than 6m <sup>2</sup> combined			The total development envelope zoned for the use is 60.96m x 41.14m or 0.61 acres as indicated on Schedule B (By-law 6-2016) The maximum combined building area and outside storage area is 1250m <sup>2</sup> All vehicles parked on-site must be licenced and contained within the development envelope. The MDS I setback is recognized as 121m for the accessory structure
RU-20 (A1-86-2016)	Home Industry			Maximum floor area of a Home Industry – 223m <sup>2</sup>
RU-21	Private Sporting Club			The shoreline structure provisions of the Zoning By-law shall not apply. A private sporting club shall be a facility used for a variety of recreational endeavours including hunting, fishing, sportshooting and other active and passive recreational activities. Accommodation facilities, dining facilities, recreation facilities and maintenance facilities are permitted for members, guests and staff.
RU-22 (A1-92-2017)	One 111.48 m <sup>2</sup> secondary suite is a permitted use within the dwelling.			Required number of parking spaces for the suite is two (2).

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Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
RU-23 (A1-2018-090)	A winery is permitted and includes a wine tasting room, retail sales of the wine and an outdoor service area. Site Plan Control applies to these lands.			
RU-24 (A2-3-2004)			Housing of livestock	Minimum Lot Area – 24.9 ha Minimum Lot Frontage – 149.6 m
RU-25 (A2-4) (By-law 44-2003)				The minimum lot area shall be 0.9 ha, Maximum floor area of an accessory building shall be 151% of the ground floor area of the dwelling unit existing as of the date of passing of By-law 6-2003.
RU-26 (A2-5) (By-law 44-2003)				The minimum lot area shall be 45.7 ha, including lands zoned EP and or identified as wetland, and notwithstanding Section 5.6, including sewage disposal system, shall occur within the building envelope identified on the Schedule to this Bylaw. The remainder of the lands may be used for agriculture or reforested. No excavation or site alteration may occur without approval from the appropriate agency and, if necessary, an EIS indicating that the works will not negatively impact the natural area.
RU-27 (A2-66-2005)	<p>The permitted uses on the lands shall be a 'Custom Woodworking Operation', including the operation of a sawmill and associated equipment, an associated contractors yard and an existing non-agricultural dwelling.</p> <p>a) The operation shall be in compliance with the following:</p> <ol style="list-style-type: none"> <li>i. Any sawmill or planing equipment operation shall be located within an enclosed structure, with the exception of Hand Driven Tools and Equipment;</li> <li>ii. No openings suitable to provide access for or to equipment or related materials shall be on the south side, a man-door is permitted. Openings are permitted on the east side of either structure, the west, east &amp; north side of any addition to the barn/workshop structure, and the north and east side of any addition to the workshop structure, subject to implementation of appropriate noise control measures;</li> </ol> <p>b) The following definitions shall apply:</p> <ol style="list-style-type: none"> <li>i. A Custom Woodworking Operation shall mean premises where tradesmen prepare timber for timber frame construction, or similar wood product preparation, such preparation to be operated only during the hours of 7 am to 7 pm on weekdays and from 7 am to 3 pm on Saturday, and such preparation shall not include the cutting, treatment or storage of pressure-treated or otherwise preserved wood materials.</li> <li>ii. Hand Driven Tools and Equipment shall mean tools and equipment which are operated manually, but notwithstanding the Certificate of Approval, does not include the operation of gasoline-fueled hand tools.</li> <li>iii. A Landscaped Area shall mean an area where only landscaping shall be permitted. Landscaping shall include trees, shrubs and ground cover planting and berm and buffer areas, and may include lands zoned EP.</li> </ol>			

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Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
	<ul style="list-style-type: none"> <li>iv. A Loading Area shall mean an area where the loading of finished product or the unloading of raw materials and goods may occur.</li> <li>v. A Outdoor Storage Area shall mean an area where finished product, raw materials or equipment required for the operation of the Custom Woodworking Operation may be stored.</li> <li>vi. A Parking Area shall mean an area where visitor and employee parking may occur.</li> <li>vii. A Work Area shall mean an area where minor fabrication and alterations may occur in accordance with the provisions of this By-law. The uses permitted in the Outside Storage Area are permitted within the Work Area.</li> </ul>			
RU-28 (A2-71-2005)				<p>Minimum Interior Side Yard Setback for the dwelling – 3.7 m</p> <p>Maximum Lot Coverage - 6.4%</p> <p>One accessory garage may be permitted in the front yard with the closest point of the building 1.7 m from the EP Zone (minimum 16.5 m from the creek), and representing 109% of the ground floor area of the dwelling.</p>
RU-29 (A2-26-2004)	Group Home - Type Two (2)			<p>"Group Home - Type Two (2)" on this property is defined as allowing not more than twenty-three (23) residents.</p> <p>No additions or enlargement of the buildings or structures existing on the subject lands as of the date of this bylaw, nor construction of any additional buildings or structures on the subject lands, shall in the future occur without an amendment of this By-law to permit the same.</p>
RU-30 (A2-70-2004)				<p>The following shall apply to any development on the lands, and is required prior to the issuance of a building permit:</p> <ul style="list-style-type: none"> <li>i. there shall be no basement</li> <li>ii. minimum floor elevation shall be 1 m above existing grade to be established by a qualified professional; and</li> <li>iii. a water management plan including an engineer's evaluation of the bearing capacity of the soil.</li> </ul>
RU-31 (A2-27-2005)				<p>Minimum Exterior Side Yard Setback - 6 m</p> <p>Maximum Lot Coverage - 14%</p>
RU-32 (A2-4-2006)	Agricultural uses			
RU-33 (A2-46-2006)				<p>On lands shown as RU-33, a building envelope has been established in Schedule 'A' to this Bylaw (46-2006), within which development of a single detached dwelling unit and all accessory uses may occur.</p>

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Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
RU-34 (A2-34-2007)				The minimum lot area shall be 38.8 ha.
RU-35 (A2-55-2007)	Ready Mix plant and uses accessory to the plant			Developed in keeping with the Site Plan attached as Schedule 'B' to Bylaw (55-2007); and, the holding 'h' will be removed subject to the provisions of Section 19 and the following development requirements: receipt of written approval/permission/exemption from the Health Unit, Conservation Authority, Ministry of Transportation, County of Grey and Ministry of the Environment, or other agency, as may be necessary. Holding removed by Bylaw 81-2007.
RU-36 (A2-88-2007) (R1-88-2007)	One residential dwelling		Buildings or structures for the housing/keeping of livestock, or a home industry.	
RU-37 (A2-23-2008)				There shall be no tree removal or development within 30 m of the wetland as mapped on the Schedule to Bylaw (23-2008).
RU-38 (A2-39-2008)	<p>One existing 312 sq m building may be used for a home industry, specifically a welding shop, by the occupant/owner of the lands, no expansion of the existing building or industrial use or outdoor work area is permitted, and the use is subject to the following provisions:</p> <ul style="list-style-type: none"> <li>a) one outside storage area is permitted, defined to mean only farm machinery, or vehicles waiting to be repaired, or recently repaired but not including the storage of any raw materials, waste materials or derelict farm machinery, trailers or vehicles, a maximum area of 688 sq m accessory to the existing industrial building, and provided it is surrounded by a solid screen;</li> <li>b) a maximum of five (5) employees in addition to the owner are permitted;</li> <li>c) a buffer area or planting strip of coniferous trees shall be planted to the satisfaction of the Township abutting the lot lines on the west and Concession 24, the trees shall have a minimum height of 2.0 m, be spaced a maximum of 3.6 m separation, two rows staggered, to provide a visual and auditory buffer from the industrial building abutting the lot lines on the west and Concession 24, the trees shall have a minimum height of 2.0 m, be spaced a maximum of 3.6 m separation, two rows staggered, to provide a visual and auditory buffer from the industrial building;</li> <li>d) the minimum front yard setback shall be 56 m;</li> <li>e) vehicle maneuvering driveways shall be maintained to ensure that all traffic flow, maneuvering area and parking of large vehicles is to the rear of the industrial structure;</li> <li>f) there shall be no detached buildings accessory to the industrial use, all activities associated with the welding shop shall be undertaken within the building;</li> </ul>			
RU-39 (A2-78-2008)				To allow one 16.0 m x 37.0 m x 6.0 m non-agricultural accessory structure to be used for the storage of personal items, as well a maximum area of 250 sq m may be used for storage and routine maintenance of vehicles and equipment used in a tree removal business, and this

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Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
				structure may be located in the front yard as defined by the Bylaw with a minimum setback of 97 m from the north or front lot line and 140 m from the west or side lot line, and on a parcel having a minimum lot area of 10 ha.
RU-40 (A2-35-2009)				One detached dwelling and any/all accessory uses to be constructed/located with a minimum 50 m setback from the identified wetland, and conservation uses only are permitted within the abutting EP zoned area.
RU-41 (A2-37-2009)	<p>The permitted use shall include a small scale home industry use, specifically a timber frame construction/custom woodworking operation, subject to the following criteria:</p> <ul style="list-style-type: none"> <li>i. the home industry structure may be a maximum of 250 sq m;</li> <li>ii. the outdoor storage and assembly/work area shall be a maximum of 750 sq m;</li> <li>iii. to be operated by the resident of the existing dwelling;</li> <li>iv. a maximum of 5 employees;</li> <li>v. one sign a maximum of 3.0 sq m on the face of the building;</li> <li>vi. all carpentry activity shall be entirely within the existing building/shop with the exception of the use of hand driven tools and equipment;</li> <li>vii. the parking provisions for an industrial use shall not apply with respect to hard surfacing;</li> </ul> <p>An office trailer, not exceeding 20 sq m shall be permitted on the subject property as a temporary use as per Section 39 of the <i>Planning Act, R.S.O. 1990, c.P 13</i>.</p> <p>This temporary use shall be permitted within the area shown on the site plan under Section 41 of the <i>Planning Act, R.S.O. 1990, c.P 13</i>.</p> <p>This temporary use shall be permitted until construction of the proposed addition is completed or for up to a maximum of 3 years from passage of this By-law whichever occurs first, as per the requirements of Section 39 of the <i>Planning Act, R.S.O. 1990, c.P 13</i>.</p> <ul style="list-style-type: none"> <li>viii. The use shall be subject to site plan control and a registered agreement.</li> </ul>			
RU-42 (A2-71-2009)				One accessory structure may be located in the front yard with a minimum setback of 15 m, and may be a maximum of 73% of the ground floor area of the existing dwelling.
RU-43 (A2-80-2010)		Agriculture, forestry and conservation uses		
RU-44 (A2-15-2012)	Parcel 1 - small-scale commercial operation, specifically a landscaping business, with a maximum combined building size of 750 sq m and a maximum of 500 sq m of outside storage and display.			

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Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
RU-45 (A2-98-2011)				Residential development may occur on a lot that does not have frontage on an open and maintained road.
RU-46 (A2-11-2012)	A home industry use is permitted with up to five employees other than the property owner.			Not more than 250 sq m of one accessory structure may be used for the home industry use. Furniture refinishing, retail sales, indoor storage and related office uses are permitted under the home industry use.
RU-47 (A2-98-2011)				Residential development may occur on a lot that does not have frontage on an open and maintained road
RU-48 (A2-79-2012)				A garage is permitted to be located in the front yard
RU-49 (A2-26-2013)				One of the existing accessory buildings may be used for a home industry, consisting of an auto glass repair, auto detailing and auto repair shop. The structure shall be a maximum of 151% of the ground floor area of the dwelling unit existing as of the date of passing of this By-law. All other accessory structures shall be for personal use only. The maximum height of an accessory structure shall be 6m. The lot coverage including EP lands shall be 10%.
RU-50 (A2-119-2015)	One accessory structure is permitted in the required front yard.			
RU-51 (A1-66-2008)				One 12 m x 8.5 m structure accessory to the residential use, for personal storage, will be permitted in the front yard with a minimum 21 m front yard setback.
RU-52 (A2-52-2017)	One (1) one-storey, 80 m <sup>2</sup> accessory detached dwelling is identified as a secondary suite.			The required number of parking spaces for the suite is two (2).  The minimum rear yard setback is 4.267 m, the minimum side yard setback (east) is 11 m and the minimum side yard setback (west) is 9 m.
RU-53 (A2-32-2018)			No livestock is permitted on 0.74 ha parcel. Residential dwellings, dwelling units or uses accessory thereto	Minimum lot size for residential non-agricultural lot is 0.74 ha, the minimum frontage is 53.8 m, the side yard setback for a dwelling is 9.1 m, and the maximum permitted lot coverage for all accessory structures is 531 m <sup>2</sup> .  Minimum lot size for the agricultural parcel is 29.6 ha.

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Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
			and sleeping cabins, are prohibited.	
RU-54-h (A2-12-2007-h')				Frontage on an improved public street shall not be required provided all other provisions of the By-law are complied with.
RU-55 (A2-2018-091)				The minimum lot size is 12 ha for Parcel 1. Parcel 2 shall be used for conservation purposes only and no buildings or structures are permitted.
RU-56 (A2-2019-027)	A home industry, specifically identified as a storage business within the existing 223 m <sup>2</sup> accessory building is a permitted use. Site Plan Control applies to these lands.		No outside storage or display is permitted.	
RU-58 (A1-2019-059-h)				Removal of the 'h' provision shall occur subsequent to the submission of: An Environmental Impact Assessment to the satisfaction of the Township of Georgian Bluffs, the GSCA and the County of Grey; and A Minimum Distance Calculation All other provisions of Bylaw 6-2003 shall apply.
RU-59 (A1-2019-061)				For Parcel 1 the minimum lot area is 34 ha and for Parcel 2 the minimum lot frontage is 86.3 metres.
RU-60 (A1-2019-062)				The minimum lot area is 4.45 ha and the minimum lot frontage is 91.4 metres.
RU-61 (A2-2)	An accessory detached dwelling, and uses accessory to the residential use are permitted.			The minimum lot area for Parcel 2 shall be 3.1 ha, with 1.57 ha in the RU-61 zone and 1.55 ha in the M1-2 zone.
RU-62 (A1-2019-078)				For parcel 1 the minimum lot frontage is 190.5 m and the minimum lot area is 7.6 ha. For parcel 2 the minimum frontage is 77.4 m and the minimum lot area is 10.5 ha

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Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
RU-63 (A1-2019-075)				For Parcel 1 the minimum lot area is 15.95 ha and the minimum lot frontage is 131.8 m. For Parcel 2, the minimum lot area is 18.52 ha. The EP zone shall be realigned as per Schedule 'B'. All development and site alteration must occur within the 80m x 55m development envelopes as per Schedule 'C'.
RU-64 (A1-2019-076)				The minimum lot frontage is 90.74 m and the minimum lot area is 21.35 ha.
RU-65 (A1-2019-077)				The minimum lot frontage is 156 m.
RU-66 (A2-15-2012 & A2-2019-113)	A small-scale transport terminal is a permitted use within a maximum development envelope of 4856 m <sup>2</sup> as delineated on Schedule 'B' to this by-law. Site plan control applies to these lands.			



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## Section 9 -- Residential Zones

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### 9.1 Introduction

There are three (3) Residential Zones in this Zoning By-law. These zones generally apply to residential properties in the Settlement Areas as well as recognize existing mobile home parks. Within Residential Zones, dwelling units and accessory buildings are generally permitted. The Residential Multiple One Zone generally applies to residential uses in Settlement Areas that contain multiple residential dwelling types such as triplexes, fourplexes, townhouses and apartment dwellings. Residential Multiple One Zones are also found within the Cobble Beach Community, however, Section 7 of this By-law is specifically dedicated to the Cobble Beach Community.

### 9.2 General Prohibition

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

### 9.3 Permitted Uses

The Residential Zones established by the By-law are:

- R1 Residential One Zone
- RM1 Residential Multiple One Zone
- RMH Residential Mobile Home Zone

Table 9.1

Permitted Uses	Zones		
	R1	RM1	RMH
Detached Dwelling	√		
Semi-Detached Dwelling	√		
Duplex Dwelling House	√		
Triplex		√	
Fourplex		√	
Townhouse/ Row House Dwelling		√	
Apartment Dwelling		√	
Mobile Home Dwelling			√
Home Occupation	√	√	
Park	√	√	

### 9.4 Zone Requirements

No person shall, within any Residential Zone, use any lot or erect, alter, use any building or structure except in accordance with the following zone provisions. A number(s) following the zone requirement, zone heading or description of the standard, indicates an additional zone requirement. These additional standards are listed in the Footnotes at the end of each Table.

# Draft

Please note, the Residential Multiple One Zone is only permitted in fully serviced areas.

Table 9.2 - Full Services – Municipal Water and Sewer

Zone Requirements	Zones	
	R1	RM1
Lot Area (Minimum)	500 m <sup>2</sup>	350 m <sup>2</sup> / unit
Lot Frontage (Minimum)	15 m	35m
Lot Frontage (Minimum) (Corner Lot)	20m	40 m
Required Yards (Minimum):		
Front Yard	7.5 m	7.5 m
Exterior Side Yard	4.5 m	7.5 m
Rear Yard	7.5 m	7.5 m
Interior Side Yard	1.5 m	3 m
Building Height (Maximum)	10 m	10 m
Lot Coverage (Maximum)	35 %	40 %

Table 9.3 - Partial Services – Either Municipal Water or Sewer

Zone Requirements	Zones	
	R1	RMH
Lot Area (Minimum)	1500 m <sup>2</sup>	10 ha
Lot Frontage (Minimum)	30 m	180 m
Lot Frontage (Minimum) (Corner Lot)	35 m	
Required Yards (Minimum):		
Front Yard	7.5 m	10 m
Exterior Side Yard	6 m	10 m
Rear Yard	7.5 m	10 m
Interior Side Yard	4.5 m(1)	10 m
Building Height (Maximum)	10 m	10 m
Lot Coverage (Maximum)	20 %	
Minimum Landscaped Area of Park	n/a	10%
Minimum Mobile Home Site Area	n/a	350 m <sup>2</sup>
Minimum Mobile Home Site Frontage	n/a	15 m
Maximum Density of Mobile Home Units	n/a	15 units/ ha
Minimum Front Yard for Mobile Home Park Area	n/a	20 m
All other Setbacks (Buffer)	n/a	10 m
Maximum Height of Mobile Home Unit	n/a	4 m

### Footnotes for Table 9.3:

- (1) The sideyard setback can be reduced to two (2) metres on one side for an attached garage or carport provided the other sideyard is a minimum of four (4) metres.

# Draft

Table 9.4 - Private Services – No Municipal Water or Sewer

Zone Requirements	Zones	
	R1	RMH
Lot Area (Minimum)	4047m <sup>2</sup>	n/a
Lot Frontage (Minimum)	36 m	100 m
Lot Frontage (Minimum) Corner Lot	40 m	
Required Yards (Minimum):		
Front Yard	10 m	10m
Exterior Side Yard	10 m	10m
Rear Yard	10 m	10m
Interior Side Yard	4.5 m(1)	10m
From Municipal Road	10 m	10m
Building Height (Maximum)	10 m	10m
Lot Coverage (Maximum)	15 %	
Minimum Landscaped Area of Park	n/a	10%
Minimum Mobile Home Site Area	n/a	350m <sup>2</sup>
Minimum Mobile Home Site Frontage	n/a	15 m
Maximum Density of Mobile Home Units	n/a	15 units/ ha
Minimum Front Yard for Mobile Home Park Area	n/a	20m
Maximum Height of Mobile Home Unit	n/a	4 m

## Footnotes for Table 9.4

- (1) The sideyard setback can be reduced to two (2) metres on one side for an attached garage or carport provided the other sideyard is a minimum of four (4) metres.

### 9.4.1 R1-NEC – Special Zone Provisions

Properties identified as R1-NEC on Map 49 are designated as Escarpment Natural Area & Escarpment Protection Area in the *Niagara Escarpment Plan* (NEP), 2017. The policies of the NEP shall apply. Existing residential uses that are in conformity with existing use policies of the NEP are permitted within the Escarpment Natural Area. In accordance with the NEP, only one single dwelling unit per lot is permitted.

### 9.4.2 Townplot of Brooke – Special Zone Provisions

Notwithstanding the zone provisions contained in Sections 5.11 c) and 9, for lands zoned 'R1a, R1b, R1c' - General Residential 'a', 'b' or 'c' within the Townplot of Brooke and Part of Lot 10, Concession 2, and shown on Schedule 'A', Map 48, the following provisions shall apply:

# Draft

Where there is no municipal service or there is either Municipal Water or Sanitary Sewer Service –

- a) minimum lot frontage  
40 metres (131.23 feet)
- b) minimum lot area
  - R1a 1 hectare (2.47 acres)
  - R1b 6000 square metres (1.5 acres)
  - R1c 2000 square metres (21,528.5 sq.ft.)

All other provisions of the Residential One Zone shall apply.

# Draft

Table 9.5 – Residential One (R1) Zone Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
R1-1 (44-2003)	A wood fabricating industry in a separate structure existing at the date of passing of this bylaw may be permitted. Said home industry may employ a maximum of two non family employees. All other provisions for a home industry apply.			
R1-2 (R1-24-2004)				The minimum side yard setback on the south side, for the main dwelling and attached deck, shall be 1.9 m
R1-4 (R1-57-2005)				Minimum Side Yard Setback - 1 m Maximum Lot Coverage - 16%
R1-5 (R1-6-2006)				Minimum Exterior Side Yard for one 3.6m x 4.2m accessory building - 1.2 m
R1-6 (R1-58-2006)				The minimum frontage for an existing lot of record shall be 17.6 m and the minimum interior side yard for one side of a dwelling with an attached garage is a minimum 0.30 m and 0 m for any eave or other projection.
R1-7 (R1-78-2006)				Lot 1 Minimum Lot Frontage – 6.7 m Minimum Side Yard Setback - 3.9 m Existing Accessory Structures –Existing buildings in front yard and existing building with 0 side yard setback Lot 2 Minimum Lot Frontage – 13.7 m
R1-8 (R1-39-2007)				Please refer to Section 6 – Cobble Beach Community for specific provisions
R1-9 (R1c-46-2007)				Minimum exterior side yard setback for the dwelling unit - 2.40 m
R1-10 (R1-88-2007) (A2-88-2007)				Zoning amended from PD to R1 to allow for the residential use of new lots.
R1-11 (R1-23-2008)				Minimum Lot Area – 1.2 ha Minimum Lot Frontage – 48 m  There shall be no tree removal or development within the 30 m boundary of the EP Zone.
R1-12 (R1-71-2008)				One attached garage is permitted with a side yard setback of 1.2m where the existing dwelling has a minimum 3.1 m side yard setback.
R1-13 (R1-56-2009)				Accessory structures may be a maximum 110% of the ground floor area of the existing dwelling.

# Draft

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
R1-15 (R1-77-2009)				Minimum Lot Area 1,003.96 sq m Minimum Lot Frontage – 16.3 m Minimum Side Yard Setback for the principal dwelling on one side – 1.9 m
R1-16 (R1-84-2009, R1-54-2016)				One 1-storey accessory structure being a maximum of 90% of the ground floor area of the existing 139.29 sq m dwelling, plus a pool and two other accessory structures a maximum of 56% of the ground floor area of the existing dwelling shall be permitted on a lot having a frontage of 19.2 m.
R1-17 (R1-25-2010)				One 1-storey accessory structure being a maximum of 120% of the ground floor area of the existing 104.05 sq m dwelling, in addition to a pool and a garage a maximum of 76% of the ground floor area of the existing dwelling, shall be permitted on a lot having a frontage of 19 m. Commercial and industrial use of this structure, or as a dwelling unit, is not permitted.
R1-18 (R1-41-2010)				Minimum Lot Frontage – 25.9 m Minimum Side Yard Setback for the principal dwelling - 1 m
R1-19 (R1-55-2010)				Minimum setback from the watercourse to the principal dwelling or any accessory structure shall be 15 m from the top of bank.
R1-20 (R1-69-2010)	The permitted uses for each lot shall be a single detached dwelling and buildings or structures accessory to the residential use, and the minimum lot frontage for each lot shall be as shown upon initial plan registration.			
R1-21 (R1-14-2011)				One 185.8 sq m, 1-storey, non-habitable accessory structure with 3 m covered porches on three sides of the building and a maximum height to peak of 7.99 m shall be permitted as the fourth accessory structure on the lands.
R1-22 (R1-38-2011)				Minimum Setback from the Environmental Protection area shall be 0 metres.
R1-23 (R1-28-2013)				The minimum interior side yard setback shall be 2m and the minimum rear yard setback shall be 1.8m.
R1-24 (R1-52-2013)	A Bed and Breakfast Establishment.			
R1-25 (R1-72-2013)				One existing, non-habitable garage in the front yard is permitted.
R1-26 (R1c-21-2014)	One (1), one-storey, 80m <sup>2</sup> accessory detached dwelling identified as a secondary suite in a detached garage is a permitted use.			Required number of parking spaces for the suite is two. Minimum exterior side yard setback for the detached garage is 4.57m.

# Draft

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
R1-27 (R1a-72-2014)				The setback from the EP zone associated with the dug channel on the southwest portion of the property, shall be 0 m. The minimum lot area shall be 2.41 acres.
R1-28 (R1-15-2015)	Commercial Daycare Facility			The Daycare Facility shall: i. Not exceed a total of 55 employees and/or children without review of the servicing and amendment to this By-law *The Commercial Daycare Facility shall: ii. Not exceed 50% of the GFA of the residence *This is carried forward from By-law 61-2012
R1-29 (R1-16-2015)	Development for the purpose of an attached garage with access from the private road is permitted.			Minimum required Front Yard: 9 m. Setback from the EP zone shall be reduced to 0 m.
R1-30 (R1c-24-2015)				Maximim Lot Coverage: 17% Setback from the EP zone: 0m No development or site alteration within the EP zone
R1-31 (R1-40-2015)	One structure having a maximum floor area of 298m <sup>2</sup> is permitted  The storage and routine maintenance of vehicles and equipment related to the business of a contractor's yard which includes a masonry business  Outside storage of materials is permitted only on the south side of the industrial structure			
R1-32 (R1-62-2015)	One garage may be built in the required front yard			
R1-33 (R1-73-2015)	a) a contractor's yard; b) custom workshop; c) light industry; d) dry industry; e) storage industry; f) equipment sales and rentals; g) warehouse; h) cold storage locker; i) motor vehicle body shop; j) motor vehicle repair establishment; k) welding and/or hydraulic repair shop provided the use is entirely indoors with limited outdoor storage; l) establishment for carpet cleaning, upholstery cleaning, area rug cleaning, insurance damage restoration. Duct cleaning, auto detailing, and other similar			

# Draft

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
	<p>cleaning type services that do not include a solvent-based cleaning process commonly known as 'dry cleaning', such as a clothing dry cleaning establishment;</p> <p>m) open storage accessory to a permitted use, with no outdoor display, limited to a specific area on site;</p> <p>uses, buildings and structures accessory to a permitted use, including a business office.</p>			
R1-34 (R1-13-2016)	One secondary suite is permitted in the basement of a detached dwelling			<p>Maximum Lot Coverage: 17%</p> <p>Existing Front Yard Setback of the dwelling is recognized at 1.06m</p> <p>Minimum Rear and Interior Side Yard setbacks for an accessory structure is 3m</p> <p>Required number of parking spaces for the suite is two</p>
R1-35-t (R1-47-2009)				A temporary use of a 'garden suite' is permitted in an accessory structure having an area a minimum of 57 square metres and side yard setback of 2.9 metres, for a period of ten (10) years from the date of passing of Bylaw (47-2009).
R1-36				To be added regarding 0m setback to EP
R1-37 (R1-94-2011)				<p>The lot area and zone provisions shall be calculated from the actual lot line, the setback requirements of Section 5.5 shall not apply to these lands as the minimum setback is included within the EP boundary, with the exception that the minimum setback from top of bank of a watercourse shall be 15 metres and fill and construction shall be in compliance with the approved SWM Plan.</p> <p>All other provisions of By-law 6-2003, as amended, shall apply.</p> <p>The removal of the 'h' shall be as follows:</p> <p>In addition to the requirements of Section 19.1.1, removal of the 'h' provisions shall occur when a 'Servicing Options Study' has been completed to the satisfaction of the County and the Township.</p>
R1-38 (R1-76-2017)				On lands shown as R1-38 & EP the setback from the Environmental Protection Zone is 0 m. Development shall occur within the 50 m x 25 m development envelope.
R1-39 (R1-88-2017)				On lands shown as R1-39 & EP the minimum side yard setback is 1.2 m for an attached garage. Residential development is permitted on a lot that does not front



# Draft

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
				upon or have direct access to an improved public street.
R1-40 (C4-18-2013) (R1-75-2017)	One secondary suite is permitted in the basement of the detached dwelling.			Prohibited – All Outdoor Storage  The Minimum Lot Area, Minimum Lot Frontage, Minimum Front Yard, Minimum Interior Yard, Minimum Rear Yard, Maximum Building Height, and Maximum Lot Coverage shall be recognised as those of the existing building and lot on the date of passing of this By-law.  The minimum number of parking spaces required to be provided on or off site shall be three (3).
R1-41 (R1c-2019-008)				On lands designated R1-41, Lots 26, 28, 30, 32, 34 & 36 W/S Carney are recognized as an existing lot of record in parallel with deeming By-law 2019-009.
R1-42 (R1-2019-087)				The minimum lot frontage is 16 m and the minimum lot area is 640 m <sup>2</sup> . The lot is recognized as an existing lot of record.

Table 9.6 Residential Multiple One (RM1) Zone Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
RM1-1 (R4-78-2006)				Minimum Lot Frontage – 24.3 m Lot Area – 1239.75 m <sup>2</sup> Minimum Front Yard Setback – 3.6 m Minimum Side Yard Setback – 1.9 m Existing Accessory Structure - 1.2 m
RM1-2 (R5-83-2006)	One single family dwelling with 6 additional dwelling units attached; One of the '6 additional units attached' may be a park model trailer with a minimum of 38 sq m of floor area; Administrative offices; On-line vocational training facility; Social, educational and physical activity centre for residents of the on-site seniors dwelling; One apartment dwelling in an existing commercial/recreational building			Maximum number of residential units – 8 units Minimum Lot Area – 0.79 ha Minimum Lot Frontage – 57.9 m Minimum Floor Area per One Bedroom Multiple Unit – 60 sq m  Existing buildings shall be recognized in the current location as legal non-complying uses
RM1-3 (R5-39-2007)				Please refer to Section 6 – Cobble Beach Community for specific provisions.
RM1-4 (R5-85-2007)				Minimum Lot Frontage – 40 m Minimum Side Yard Setback – 1.7 m

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				<p>Minimum Front Yard Setback – 0 m (including porch and steps)          These lands shall be serviced with municipal water supply.</p>
<p>RM1-5          (R5-68-2010)</p>	<p>One single family dwelling with 6 additional dwelling units attached. One of the '6 additional attached' may be a park model trailer with a minimum of 38 square metres of floor area          Administrative offices          On-line vocational training facility          Social, educational and physical activity centre for residents of the on-site seniors dwelling          One apartment dwelling in an existing commercial/recreational building</p>			<p>The maximum number of residential units shall be 8 and the following provisions apply:</p> <p>Minimum Lot Area 0.79 ha          Minimum Lot Frontage 57.9 m          Minimum Floor Area per One Bedroom Multiple Unit 60 m<sup>2</sup></p>

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## Section 10 -- Shoreline Residential Zone

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### 10.1 Introduction

The Shoreline Residential Zone generally applies to lands located along the shores of Georgian Bay as well as the inland lakes located within the Township.

### 10.2 General Prohibition

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

### 10.3 Permitted Uses

The Shoreline Residential Zone established by this By-law is:

SR Shoreline Residential Zone

Table 10.1

Permitted Uses	Zone
	SR
Detached Dwelling	√
Seasonal Detached Dwelling	√
Home Occupation	√
Park	√

### 10.4 Zone Requirements

No person shall, within any Shoreline Residential Zone, use any lot or erect, alter, or use any building or structure except in accordance with the following zone provisions. A number(s) following the zone requirement, zone heading or description of the standard, indicates an additional zone requirement. These additional standards are listed in the Footnotes at the end of each Table.

Table 10.2 – Full Services –Municipal Water and Sewer

Zone Requirements	Zone
	SR
Lot Area (Minimum)	500 m <sup>2</sup>
Lot Frontage (Minimum) (1)	15 m
Lot Coverage (Maximum)	35%
Required Yards (Minimum):	
Front Yard (2)	7.5 m
Exterior Side Yard	4.5 m
Rear Yard	7.5 m
Interior Side Yard (3)	3 m
100 Year Lake Flood Level	15 m

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High Water Mark	15 m
Building Height (Maximum)	10 m

## Footnotes for Table 10.2:

- (1) Please refer to Section 4 Definitions – “Lot Frontage”, as Lot Frontage is measured differently for shoreline properties.
- (2) Please refer to Section 5.6.1 for additional setback requirements from the Georgian Bay shoreline.
- (3) The sideyard setback can be reduced to two (2) metres on one side for an attached garage or carport provided the other sideyard is a minimum of four (4) metres.

Table 10.3 – Partial and Private Services

Zone Requirements	SR Zone	
	SR Partial Services – one municipal water or sewer	SR Private Services - no municipal water or sewer
Lot Area (Minimum)	1500 m <sup>2</sup>	4,047 m <sup>2</sup>
Lot Frontage (Minimum) (1)	30 m	36 m
Lot Coverage (Maximum)	20%	15%
Required Yards (Minimum):		
Front Yard (2)	7.5 m	10 m
Rear Yard	7.5 m	10 m
Exterior Side Yard	4.5 m	5 m
Interior Side Yard (3)	3 m	3 m
100 Year Lake Flood Level	15 m	
High Water Mark	15 m	
Building Height (Maximum)	10 m	

## Footnotes for Table 10.3:

- (1) Please refer to Section 4 Definitions – “Lot Frontage”, as Lot Frontage is measured differently for shoreline properties.
- (2) Please refer to Section 5.6.1 for additional setback requirements from the Georgian Bay shoreline.
- (3) The sideyard setback can be reduced to two (2) metres on one side for an attached garage or carport provided the other sideyard is a minimum of four (4) metres.

## 10.5 Special Provisions for Island Development

- a) Notwithstanding the Shoreline Residential Zone, no person shall use any lot or erect or alter any building or structure except in accordance with the following provision:
  - i. Minimum Lot Size - as existing on the date of passing of this By-law or a minimum of four (4) hectares.

# Draft

- b) Where an 'h' or 'Holding' symbol follows any zone designation on an island, no development shall be permitted until the 'h' symbol is removed by a By-law passed under Section 34 of the *Planning Act, R.S.O. 1990, c.P 13*. Prior to such By-law being passed, the Township shall be satisfied that the following conditions of development are met:
- i. An acceptable mainland parking facility based on the parking provisions of this By-law as well as adequate parking for boats and boat trailers.
  - ii. An acceptable method of solid waste disposal on the mainland.
  - iii. A registered agreement in place, satisfactory to the Township, regulating the aforementioned and other matters relevant to island development.

# Draft

Table 10.4 – Shoreline Residential (SR) Zone Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
SR-1 (R2-1-h 44-2003)				Three lots shall be recognized as per the original survey, having a minimum lot area of 3.7 ha each
SR-2 (R2-2 44-2003)	Bed and breakfast establishment			
SR-3 (R2-4- 44-2003)				The minimum setback from the centreline of the County Road shall be a minimum of 13.7 m, the maximum height shall be 7.5 m and the minimum setback from the lot line shall be 3.0 m for one accessory structure, and the lot coverage and all other development shall be as shown on the site plan contained in the Schedule to this Bylaw.
SR-4 (R2-45-2003)				The existing lot shall be recognized and redevelopment of a fourth accessory structure permitted on the existing unimproved street.
SR-5 (R2-52-2003)				Maximum Lot Coverage on an existing lot – 21%
SR-6 (R2-53-2003)				Minimum setback from the closest point of any portion of any structure to the rear lot line shall be 3.6 m. Redevelopment may occur on an existing lot with access from a private road.
SR-7 (R2-55-2003)				Minimum setback from the closest point of any portion of any structure to the rear lot line - 3.5 m Minimum distance from the centreline of the County Road 18 m
SR-8 (R2-57-2003)				On the attached Schedule, the minimum setback from the centre line of the County Road shall be a minimum of 19.8 m and 4.5 m from the lot line, for one accessory structure.  The minimum floor elevation shall be 178.7 m G.S.C. and or as approved by the Conservation Authority.
SR-9 (R2-61-2003)				Minimum setback from the closest point of any portion of any structure to the rear lot line (abutting the shore road allowance) – 5 m
SR-10 (R2-66-2003)				The minimum setback from the centreline of the County Road shall be a minimum of 17.3 m, from the front lot line shall be 6.4 m, and from the side lot line 1.06 m, for one 3.6 X 2.7 m accessory structure.
SR-11 (R2-67-2003)	Bed and breakfast establishment			
SR-12 (R2-77-2004)				The minimum lot area shall be 2,972.8 sq m, and these parcels shall be recognized as an "existing lot of record" for the purposes of Section 3.125.
SR-13 (R2-18-2005)				The unopened road allowance shall be considered access, and the front lot line for the purposes of constructing one 12' X 16' accessory structure, and the minimum front yard setback shall be a minimum of 4.5 m. All or a portion of these lands are subject to Fill and Construction Regulations. Any development will require Conservation Authority approval.

# Draft

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
SR-14 (R2-25-2005)				The minimum lot frontage shall be 33 m, and the minimum lot area shall be 3,800 sq m. All other provisions of the By-law shall apply save and except for the minimum required setback from the EP zone.
SR-15 (R2-38-2005)				The location of the existing cottage (approximately 10 m from the steep slope) is hereby recognized as non-complying, subject to Section 5.5 is waived for the existing dwelling, as the setback is included in the EP zone.
SR-16 (R2-43-2005)				Construction of a new garage is permitted, having an area totaling 76% of the ground floor area of the existing principal dwelling unit, on an existing lot on an "unimproved street", and may have a minimum setback of 6 m from the "street line" and no setback from the EP zone.
SR-17 (R2-47-2005)				Construction of an accessory structure shall be permitted on an existing lot on an "unimproved street" to a maximum lot coverage of 18%.
SR-18 (R2-48-2005)				Construction of an addition to an existing dwelling shall be permitted on an existing lot which does not have frontage on a "public street".
SR-19 (R2-49-2005)				Construction of a residential dwelling and uses accessory thereto shall be permitted on an existing lot which does not have frontage on a "public street".
SR-20 (R2-62-2005)				Minimum Interior Side Yard - 2.4 m Minimum Exterior Side Yard - 3.0 m
SR-21 (R2-63-2005)				Construction of an attached garage shall be permitted on an existing lot on a "unimproved street".
SR-22 (R2-81-2005)				Maximum Lot Coverage – 25% Minimum Rear Yard Setback – 6 m Minimum Setback from the high watermark – 26 m
SR-23 (R2-85-2005)				One accessory structure shall be permitted to a maximum of 87% of the primary use with a setback of 45 m from the provincially significant wetland.
SR-24 (R2-4-2006)				Shall have a minimum lot area of 0.25 ha, minimum lot frontage of 29 m, and the minimum side yard setback, specifically from the lot line between Blocks A and B, Plan 447 to the building envelope, shall be 6 m.
SR-25 (R2-7-2006)				The maximum floor area ratio for one accessory building to the main use shall be 100%.
SR-26 (R2-9-2006)				The maximum lot coverage shall be 28%, and NO part of the detached dwelling or appurtenances thereto shall be closer than the following: Minimum Rear Yard Setback – 2 m Minimum Side Yard Setback – 1.5 m Minimum Exterior Side Yard Setback – 3.0 m Minimum Setback from the top bank of the watercourse – 6.0 m
SR-27 (R2-13-2006)				The minimum exterior side yard for a dwelling is 4.1 m and minimum lot frontage is 17.9 m.
SR-28 (R2-22-2006)				Construction of a residential dwelling and uses accessory thereto shall be permitted on an existing lot which does not have frontage on a "public street".

# Draft

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
SR-29 (R2-25-2006)				Construction of a residential dwelling and uses accessory thereto shall be permitted on an existing lot which does not have frontage on a "public street", with a minimum rear yard setback of 6 m (20 ft.).
SR-30 (R2-26-2006)				Minimum Front Yard Setback – 8.1 m (26.8 ft) Minimum Exterior Side Yard Setback from the original shore road allowance - 0.6 m. (2.0 ft) Maximum Lot Coverage - 25 %
SR-31 (R2-57-2006)				The building envelope shall have a: Minimum Setback from the high watermark – 20.4 m Minimum Setback from the rear lot line - 0.3 m All building openings shall be at or above an elevation of 178.7 m G.S.C.
SR-32 (R2-11-2007)				The minimum required setback from the EP Zone shall not apply.
SR-33 (R2- 45-2007)				The maximum size of one accessory garage may be 8.5m x 12.2m or 160 % of the size of the ground floor area of the 75 sq m dwelling.
SR-34 (R2-49-2007)				Total Lot Coverage - 17%
SR-35 (R2- 48-2007)				One accessory garage structure may be located a minimum of 18 m from the centre line of the County Road.
SR-36 (R2-24-2008)				One 1-storey 6.7 m x 9.1 m accessory structure used for the storage of recreational and household items only may be permitted, the height of the building shall be calculated from the average elevation of the lands between the structure and the shore road allowance, a maximum of 88% if the ground floor area of the existing dwelling, a maximum total lot coverage of 15%, a minimum 9.1 m setback from the lot line abutting the shore road allowance, and no openings shall be below the 177.9 G.S.C. elevation.
SR-37 (R2-11-2011)				Minimum Lot Frontage - 33.5 m Minimum Lot Size - 1.2 ha On Parcel 1, the maximum height of one accessory structure shall be 6.09 m to mid-peak and the minimum required setback from the EP Zone shall not apply.
SR-38 (R2-7-2009)				Two additions to the existing dwelling may be permitted to a maximum total area of 12 sq m and located no closer to the shore road allowance than the existing dwelling, and a maximum of two accessory structures, not used for human habitation, may be located in the front yard, notwithstanding the existing lot does not have frontage on a 'public street'.
SR-39 (R2-29-2009)				One single detached dwelling a minimum of 90 sq m without a basement may be permitted, and the EP zone shall be established from the top of bank at elevation 186.2 m GSC, and include a minimum of 7.5 m setback.
SR-40 (R2-34-2009)				Minimum Lot Frontage – 18.1 m The minimum side yard setback shall be 1.0 m for any part or appurtenance to the dwelling or accessory structures on one side and 3.0 m on the opposite.



# Draft

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
SR-41 (R2-46-2009)				The following shall be permitted: one 7.3 m x 14.6 m one-storey accessory structure with a maximum height of 6.2 m and maximum size equal to 100% of the ground floor area of the existing dwelling.
SR-42 (R2-52-2009)				Minimum Front Yard Setback - 8.5 m Minimum setback from the centerline of the County Road - 18.5 m
SR-43 (R2-53-2009)				One 7.3 m x 9.1 m one-storey accessory structure being a maximum of 90% of the ground floor area of the existing dwelling.
SR-44 (R2-92-2009)				Minimum Rear Yard Setback (abutting the shore road allowance) - 0.47 m Minimum setback from the 100 year flood line - 15 m, on a lot which does not have frontage on a public street.
SR-45 (R2-99-2009)	Bed and breakfast establishment			
SR-46 (R2-24-2010)				A second one-story 6m x 4.2m accessory structure may be located in the front yard a minimum of 2.0 m from one interior side lot line, 10 m from the front lot line and a maximum of 70% of the ground floor area of the primary dwelling; the maximum total lot coverage shall be 17%, on an existing lot which does not have frontage on a 'public street'.
SR-47 (R2-30-2010)				Minimum Side Yard Setback on one side - 1 m Minimum setback from the rear lot line abutting the shore road allowance - 0.15 m Maximum Lot Coverage - 22%
SR-48 (R2-33-2010)				One single detached dwelling and accessory uses may be constructed within the building envelope shown on Schedule B attached hereto, subject to the following: <ul style="list-style-type: none"> <li>a) the minimum building setback from the centre line of the County Road may be 21 m, setback from the rear yard may be 5 m, setback from the high water mark (represented by the shore road allowance) may be 5 m, and the EP zone boundary includes the required setback; these setbacks shall apply to main and accessory uses;</li> <li>b) the minimum flood-proofing elevation shall be maintained at 180.6 m GSC;</li> <li>c) all development shall be in keeping with a site development Plan approved by the Conservation Authority</li> </ul>
SR-50 (R2-103-2010)				<b>Parcel 1</b> Minimum Lot Area - 2680.0 sq m Minimum Flood Proof Elevation for all/any dwellings - 187.80 m Section 5.5 shall not apply to these lands as a minimum 30 m setback is included within the SR-50 zone boundary. <b>Parcel 2</b> Minimum Lot Area - 2619.86 sq m Accessory Structures - Maximum size is 80.26 sq m

# Draft

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
				All development shall occur within the defined envelope.
SR-51 (R2-10-2011)				The minimum lot area shall include lands zoned EP and the minimum setback from the EP Zone shall not apply. The existing 84.72 sq m dwelling on Parcel 1 shall be recognized as non-complying and no further infringements on the EP zone are permitted.
SR-52 (R2-36-2011)				Maximum Lot Coverage - 23% Front Yard Setback - 7.3 m Setback from the County road shall be 18.3 m Rear Yard Setback for the dwelling - 1.21 m Rear Yard Setback for the accessory structure – 0.6 m
SR-53 (R2-61-2011)				Maximum Lot Coverage - 24% Front Yard Setback - 1.71 m Setback from the County road - 17.0 m Side Yard Setback for the dwelling - 2.89 m
SR-54 (R2-27-2012)				Minimum Lot Area - 1100 sq m Front Yard Setback - 7.98 m Rear Yard Setback - 0.5 m Setback from the County Road - 18 m Setback from the high watermark - 15 m Site Plan Control shall apply to the lands.
SR-55 (R2-65-2012)				Existing cottage is recognized as a legal structure Minimum Lot Area 1,200m <sup>2</sup> Minimum Front Yard Setback 5.12m
SR-56 (R2-74-2010) (R2-18-2014)	One, two-storey 111.48 m <sup>2</sup> accessory detached dwelling identified as a secondary suite in a detached garage is a permitted use.			Rear Yard Setback - 0 m Setback from the high watermark - 15 m Required number of parking spaces for the suite is two.
SR-57 (R2-49-2014)				An addition to the existing detached dwelling is permitted The dwelling (excludes porches and decks) is not to exceed 169m <sup>2</sup> The Lot Area is recognized as 2,025m <sup>2</sup> It is recognized the lot does not have frontage on a public street
SR-58 (H) (R2-35-2015-h1)	Residential development is permitted on a private road			The minimum lot area is 0.33ha The Holding symbol is to be removed only upon entering into a development agreement with the Township
SR-59 (R2-35-2015-h2) (R2-31-2018)	Residential development is permitted on a private road			The minimum lot area is 0.33ha The Holding symbol is to be removed only upon entering into a development agreement with the Township and upon confirmation that infrastructure upgrades to Colin Drive and Spencer Street have been substantially completed  The Holding symbol was removed as per Bylaw 31-2018

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Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
SR-60 (R2-80-2015)	Residential development is permitted on a lot that does not have frontage on an improved public street			Minimum Rear Yard Setback 2.7m Maximum Lot Coverage 21% Setback from the high water mark 17.7m
SR-61 (R2-3-2016)	One 95m <sup>2</sup> accessory dwelling, identified as a secondary suite, with a 22m <sup>2</sup> porch in a detached 95m <sup>2</sup> garage			The required front yard setback for the structure is 26.8m The required number of parking spaces for the suite is two
SR-62 (R2-12-2016)	Residential development within a defined building envelope is permitted on a lot that does not have frontage on an improved public street			All development and site alteration shall occur within the building envelope identified on Schedule B  Site development for a septic system may occur within the Karst Topography Constraint Zone subject to the submission of plans by a qualified engineer  Development shall conform to the Natural Heritage Mitigation Measures 14.1 to 14.4 inclusive, as identified in the December 2013 EIS by AWS Environmental Consulting
SR-63 (R2-35-2016)	Residential development is permitted on a 0.77 acre lot that does not have direct access onto an improved public street.			Setback from EP area is 0m
SR-65 (R2-115-2016)	A secondary suite to be constructed within an existing detached garage			
SR-66 (R2-43-2017)	Residential development is permitted on a lot that does not have frontage and direct access to an improved public street which has been assumed by the Township			The setback from the EP zone is 0m to permit an addition to the existing dwelling  The minimum setback from the principal structure is 1.67m and the interior side yard setback is 0.3m for a non-habitable accessory structure
SR-67 (R2-44-2017)	Residential development is permitted on a lot that does not have frontage and direct access to an improved public street which has a perpendicular width of 15 metres or has been assumed by the Township			

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Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
SR-68 (R2-44-2007)				Notwithstanding the provisions of Section 10, on lands described as Lot 82, White Cloud Island, as shown on amended Schedule A Map 23 as SR-68 , an existing accessory structure, shall not be used for human habitation, may be located on the subject lands with a 0 m setback from the lot line abutting the original shore road allowance and or high water mark. New development is subject to compliance with the usual provisions of the Bylaw.
SR-69 (R2-48-2006-h)				Notwithstanding the provisions of Section 10, in addition to the provisions of subsections 10.5.1 (a) and (b), to this Bylaw, on lands described as Lots 8, 9, 10, 11, 12, 13, 14 White Cloud Island as zoned SR-69 the minimum ground floor area for an uninsulated seasonal detached dwelling unit may be 34.4 square metres and the minimum setback from the high water mark, which shall be defined as the greater of an elevation of 177.9 m GSC or the established tree line, shall be 30 metres.
SR-70 (R1-73-2010)				Minimum Rear Yard Setback – 0 m High Watermark Setback – 15 m  The existing lot does not have frontage on a 'public street'.
SR-71 (A1-72-2009)				Minimum Lot Frontage – 18 m Minimum Side Yard Setback – 4.2 m Maximum Lot Coverage – 14%  One accessory structure/garage shall be permitted in the front yard with a minimum setback of 10 m from the front lot line and EP zone boundary and 1.5 m from the one side lot line. Development may occur on an existing lot on an "unimproved street".
SR-72 (A1-60-2010)				Construction of one dwelling unit and accessory uses may be permitted on an existing lot which does not have frontage on an "improved public street"; and, subject to the R2 zone provisions with the exception that the maximum lot coverage shall be 17%. A portion of the lands will remain EP.
SR-73 (R2-29-2017-)			No basement is permitted in any dwelling structure on Parcel 1 or Parcel 2.  No structures are	i) Parcel 1 shall have a minimum lot size of 1,450 sq m and a frontage of 30 m. A single detached dwelling is permitted with a minimum rear yard of 5.5 m  ii) Parcel 2 shall have a minimum lot size of 1,460 sq m and a lot frontage of 30 m. A single detached dwelling is permitted with a minimum rear yard of 5.5 m  iii) No openings in any structure are permitted below an elevation of 178.60 GSC

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Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
			permitted outside of the development envelopes.	
SR-74 (R2-62-2017)	Bed and breakfast establishment			
SR-75 (R2-87-2017)	Residential development is permitted on a lot that does not front upon or have direct access to an improved public street.			The rear yard setback is 1.52 m and the side yard setback is 2.43 m. The maximum lot coverage is 17%.
SR-76 (R2-35-2018)				For lands described as SR-76 as amended, the environmental setback shall be reduced to 0 m for residential development.
SR-77 (R2-38-2018)				For lands described as SR-77 as amended, residential development is permitted on a lot that does not front upon or have direct access to an improved public street.
SR-78-t (R2-40-2018)	Temporary use of two accessory structures on Part 5 prior to the building of the principal dwelling for a period of three years from the date of passing this By-law.			Once this temporary use has lapsed, uses on the property shall be removed.
SR-79 (R2-18-2005) (R2-2018-061)				The maximum total lot coverage is 17.8%. A maximum of five (5) accessory structures are permitted on the lot. The total accessory structure lot coverage is 7% of the total lot area, and a maximum of two (2) accessory structures are permitted to be located in the front yard 4.5 m from the front property line.
SR-80 (R2-2018-073)				The minimum lot size is 1463 m <sup>2</sup> . The minimum frontage is 18.28 m. All development and site alteration on Part 7 shall occur within the development envelope delineated on Schedule "A" to By-law 2018-073. The minimum front and rear yard setbacks are 10m and the side yard setback is 3m.
SR-81 (R2-2018-074)				The minimum lot size is 1402.8 m <sup>2</sup> .
SR-82 (R2-35-2015-h2)				The Holding Symbol has been removed, in accordance with Schedule 'A' of By-law 2019-029.

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Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
SR-83 (R2-2018-087)				The rear yard setback for the cottage is 2.6 m and a deck is permitted with a 0 m rear yard setback from the property line. Site Plan Control applies to these lands.
SR-84 (R2-2019-057)				The minimum lot frontage is 28.956 m and the minimum lot area is 2490 m <sup>2</sup> . All other provisions of Bylaw 6-2003 shall apply.
SR-85 (R2-35-2015-H2)				The Holding Symbol has been removed, in accordance with Schedule 'A' of By-law 2019-098.

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## Section 11 -- Commercial Zones

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### 11.1 Introduction

There are four (4) Commercial Zones in this Section. These zones generally apply to commercial areas within Settlement Areas, and along road corridors as well as commercial campgrounds.

### 11.2 General Prohibition

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

### 11.3 Permitted Uses

The Commercial Zones established by the By-law are:

- C1 General Commercial Zone
- C2 Rural Commercial Zone
- C3 Tourist Commercial Zone
- C4 Highway Commercial Zone

Table 11.1

Permitted Uses	Zones			
	C1	C2	C3	C4
Agricultural Implement and Equipment Sales and Service Establishment		✓		
Agricultural Supply Establishment		✓		
Assembly Hall	✓			
Auction Sales Facility	✓	✓		
Auditorium	✓			
Bank and Financial Institution	✓			✓
Banquet Hall	✓			
Building Supply and Lumber outlet		✓		✓
Business or Professional Office	✓			✓
Cabin Rental Establishment			✓	
Campground			✓	
Commercial Greenhouse/Nursery		✓		✓
Convenience Store	✓			
Convenience Retail Store accessory to the Campground			✓	
Electrical Shop	✓			
Equipment Storage Building	✓	✓		
Existing Shopping Centre	✓			✓
Farm Produce Outlet		✓		
Funeral Home	✓			
Hotel	✓			

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Permitted Uses	Zones			
	C1	C2	C3	C4
Motel	✓			
Motor Vehicle Fuel Bar				✓
Motor Vehicle Repair Shop or Body Shop				✓
Motor Vehicles Sales Establishment				✓
Motor Vehicle Service Station	✓			✓
One Accessory Dwelling Unit in the rear or a second storey.		✓		
One Accessory Dwelling Unit in the rear or second storey of the main building containing a permitted Commercial Use	✓			
One Detached Dwelling, Accessory			✓	
Open Storage Accessory to a permitted use				✓
Personal Service Shop	✓			
Place of Entertainment	✓			
Plumbing Shop	✓			
Recreational Vehicle Sales and/or Service Establishment				✓
Restaurant	✓			
Retail Store	✓			
Retail Warehouse				✓
Tavern	✓			
Uses, Buildings and Structures accessory to a permitted use, including Outside Storage	✓			✓
Veterinary Clinic	✓	✓		

## Footnotes For Table 11.1

- (1) Accessory structures are permitted in accordance with the setback requirements of the principal structure and total lot coverage.

## 11.4 Zone Requirements

No person shall, within any Commercial Zone, use any lot or erect, alter, or use any building or structure except in accordance with the following zone provisions. A number(s) following the zone requirement, zone heading or description of the standard, indicates an additional zone requirement. These additional standards are listed in the Footnotes at the end of each Table.

Table 11.2 – Partial Services – Either Municipal Water or Sewer

Zone Requirements	Zones			
	C1	C2	C3	C4
Lot Area (Minimum)	4000 m <sup>2</sup>	4,000 m <sup>2</sup>	4,000 m <sup>2</sup>	4,000 m <sup>2</sup>
Lot Frontage (Minimum)(1)	50 m	60 m	60 m	100 m
Required Yards (Minimum):				
Front Yard	10 m	10 m	5.0 m	20 m
Exterior Side Yard	5 m	7.5 m	5 m	20 m
Rear Yard	7.5 m	7.5 m	5 m	15 m except that a minimum rear



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Zone Requirements	Zones			
	C1	C2	C3	C4
				yard abutting a residential use or a public street shall be 20m
Interior Side Yard	5 m	3 m	3 m	7.5 m
Lot Coverage (Maximum)	50%	40%	30%	20 %
Landscaping Open Space (Minimum)	10%	10%	20%	n/a
Building Height (Maximum)	12 m	12 m	12 m	12 m

Table 11.3 – Private Services – No Municipal Water or Services

Requirements	Zones			
	C1	C2	C3	C4
Lot Area (Minimum)	4000 m <sup>2</sup>	8000 m <sup>2</sup>	10 ha.	8,000 m <sup>2</sup>
Lot Area (Maximum)	n/a	n/a	40 ha.	n/a
Lot Frontage (Minimum)(1)	46 m	100 m	100 m	100 m
Required Yards (Minimum):				
Front Yard	10 m	20 m	20 m	20 m
Exterior Side Yard	5 m	10 m	20 m	20 m
Rear Yard	7.5	9 m	20 m	15 m except that a minimum rear yard abutting a residential use or a public street shall be 20m
Interior Side Yard	3 m	6 m	20 m	7.5
Lot Coverage (Maximum)	30%	30%	-	10 %
Landscaping Open Space (Minimum)	10%	20%	-	n/a
Building Height (Maximum)	10 m	10 m	8 m	10 m
Maximum Retail Floor Area Per Non-Residential Use		325m <sup>2</sup>	n/a	n/a
Landscaped Open Space	n/a	n/a	10 %	n/a
Minimum Trailer and Tent Site Area	n/a -	n/a -	225 m <sup>2</sup>	n/a -
Minimum Trailer and Tent Site Frontage	n/a -	n/a -	15 m	n/a -
Maximum Density	- n/a	n/a -	10 tent / trailer site per ha	n/a -

- (1) Lots abutting a Provincial Highway or County Road must meet the required setback prescribed by that Authority.

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Table 11.4 – General Commercial (C1) Zone Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
C1-1 (By-law 44-2003)		A motel and accessory uses and structures		
C1-2 (C1-37-2005)				The maximum lot coverage on private services shall be 6%.
C1-3 (C1-2 By-law 44-2003)	A maximum of six residential dwelling apartments, an indoor/outdoor market, and a carpenter wood fabricating work shop			Minimum Front Yard Setback – 5 m
C1-4 (C1-72-2005)				Minimum Side and Rear Yard Setback – 1.8 m Maximum Height – 6 m Maximum Lot Coverage – 15 % Minimum Setback from the “EP” zone for a detached accessory structure – 1.8 m from the rear lot line
C1-5 (C1-30-2006)				One accessory building will be permitted in the side yard, and the lot coverage will be increased from 5% to 8%. There will be no habitable space permitted within the accessory building.
C1-6 (C1-62-2006)	One accessory apartment on the second floor			The rear yard setback of the closest part of any structure on the lot shall be 6.4 m. Maximum parking lot coverage 33%.  Parking spaces shall comply to the parking requirements, however relief may be granted for a maximum of five (5) spaces at the time of application for a building or change of use permit.
C1-7 (C1-76-2006)	Take-out restaurant Business office in a travel trailer Rental business			Relief may be granted for a maximum of four (4) spaces at the time of application for a building or change of use permit.
C1-8 (C1-39-2007)				Please refer to Section 6 Cobble Beach Community for specific provisions.
C1-9 (C1-23-2009)	Convenience store One take out restaurant Maximum of eight temporary seasonal outdoor vendors, located a minimum of 1.5 m from any lot line One accessory dwelling unit.			One accessory dwelling unit is also permitted.

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Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
C1-10 (C1-58-2010)		The permitted uses shall be a gas bar, a convenience store, a refreshment vehicle, and an accessory detached dwelling unit and uses accessory to the residential use, all on private services.		Maximum lot coverage shall be 10%.
C1-11 (C1-102-2010)	A restaurant, a detached accessory dwelling, one accessory structure to the dwelling, and an outdoor patio accessory to the restaurant use shall be permitted		Live performance of electronically amplified music shall not be permitted on the outdoor patio.	Minimum 4.2 m setback from the front and side lot line. Minimum Setback of 8.5 m from the centerline of the Provincial Highway. Minimum 9 m setback from the rear lot line for the dwelling unit.
C1-12 (C1-46-2011)				Minimum of one loading space
C1-13 (C1-46-2011)				One loading space is permitted. These lands shall be used as parking spaces for the restaurant use.
C1-14 (C1-33-2012)	Business or professional office, retail store, convenience store, personal service shop, electrical shop, plumbing shop, motor vehicle service station, and pharmacy.			
C1-15 (C1-46-2013)	A 24 Seat Restaurant.			The number of required parking spaces for the restaurant use shall be 7.
C1-16 (C1-107-2013)	Two main buildings for a motel			
C1-17 (C1-85-2016)	Fitness Facility			

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Table 11.5 – Rural Commercial (C2) Zone Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements

Table 11.6 – Tourist Commercial (C3) Zone Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements

Table 11.7 – Highway Commercial (C4) Zone Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
C4-1 (C4-3)	Warehouse		Retail warehouse	
C4-2 (C4-2-2004)	Equipment sales, service and rental, such as lawn and garden equipment			Minimum building setback from the front lot line – 16 m  Minimum building setback from the centre line of the Provincial Highway – 24 m  The minimum elevation for all building openings shall be 234.0 m GSC.
C4-3 (C4-16-2004)		Motor vehicle repair and body shop, motor vehicle, sound and security system sales, service and installation, small personal recreation vehicle sales and service establishment and uses accessory to a permitted use	Outside/open storage	No more than one main building for the commercial use and the existing detached dwelling unit are permitted, & a maximum of two accessory structures.  The location of the two existing buildings is recognized, any development in the future must comply with the C4 zone provisions.
C4-4 (C4-87-2004)	The storage and distribution of propane			
C4-5 (C4-27-2007)				Maximum Lot Coverage – 25%

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Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
C4-6 (C4-47-2011)				Minimum number of parking spaces - fifty-eight (58)
C4-7 (C4-25-2012)	Two automobile dealerships are permitted.			
C4-8 (C4-46-2012)	A building supply outlet use and the accessory use of cutting wood on the property is permitted.			Maximum Lot Coverage – 20%  Three loading spaces are permitted. 2 main buildings and 3 accessory structures are permitted on one lot.
C4-10 (C4-4-2016)	One, two-unit commercial retail plaza with any two of the following permitted uses contained therein: Flower shop; Auto parts shop; Bank; Paint supplies shop; Variety stores; Beer store, but not to include any premise where beer is made or prepared on-site; Liquor Control Board of Ontario (LCBO) or wine shop, but not to include any premise where wine is made or prepared on-site; and Personal service shop, but not to include barber shops, hairdressing shops, beauty parlors, dry cleaning where the cleaning is done on-site, or a coin operated laundry or similar use.			Section 5.42 does not apply to the south property line abutting the residential use  Required Setback from the Provincial Highway - 30m  Required Front Yard Setback - 15.5m  The Environmental Protection area shall be realigned as shown on Schedule 'A' of By-law 4-2016  Required Setback from the Hazard Lands or EP area - 0m  Required loading spaces - 1
C4-11 (C4-32-2017)	One (1) two-unit commercial retail plaza with any two of the following permitted uses contained therein, in addition to the other permitted uses in the Space Extensive Commercial C4 zone;  a) auto parts and supplies shop b) banks			The smaller of the two commercial units on-site shall contain a minimum floor plate area of 371.6m <sup>2</sup>  A minimum lot frontage of 79.5 metres shall be permitted  A maximum lot coverage of 11% shall be permitted

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Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
	<ul style="list-style-type: none"> <li>c) convenience stores</li> <li>d) pet food and pet supplies store, which does not include the sale or grooming of pets</li> <li>e) business or professional office</li> <li>f) discount warehouse/store</li> <li>g) retail stores, which does not include any facility where wine or beer is made or brewed on site</li> <li>h) personal service shop, but not to include barber shops, hairdressing shops, beauty parlors, dry cleaning where the cleaning is done on-site, or a coin operated laundry or similar use, and</li> <li>i) warehousing or storage uses</li> </ul>			
C4-12 (C4-109-2017)				The minimum lot frontage is 57.9 m and the minimum westerly interior side yard setback is 4.71 m.
C4-13 (C4-2018-069)				The parcel is recognized as an existing lot of record. The Environmental Protection zone shall be realigned as per Schedule 'B' of By-law 2018-069.
C4-14 (C4-2019-030)				The minimum lot frontage for Parcel 'A' is 47 metres.

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## Section 12 -- Marine Commercial Zone

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### 12.1 Introduction

The Marine Commercial Zone applies to commercial marina facilities that are adjacent to Georgian Bay.

### 12.2 General Prohibition

No person shall, within the Marine Commercial Zone, use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

### 12.3 Permitted Uses

The Marine Commercial Zone established by the By-law is:

CM Marine Commercial Zone

Table 12.1

Permitted Uses	Zones
	CM
Accessory Restaurant	√
Accessory Retail Store	√
Barge Services	√
Commercial Mooring Facility	√
Dwelling, Accessory (1)	√
Dwelling Unit, Accessory (1)	√
Marina	√
Marine Facilities	√
Marine Vessel Sales and Service	√
Marine Vessel Storage	√
Staff Accommodation Facilities	√

#### Footnotes for Table 12.1

- (1) Where an accessory dwelling and accessory dwelling unit apartment is a permitted use, only one of an accessory dwelling or accessory dwelling unit apartment shall be permitted.
- (2) Accessory structures are permitted in accordance with the setback requirements of the principal structure.

### 12.4 Zone Requirements

No person shall, within any Marine Commercial Zone, use any lot or erect, alter, use any building or structure except in accordance with the following zone provisions. A number(s) following the zone requirement, zone heading or description of the

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standard, indicates an additional zone requirement. These additional standards are listed in the Footnotes at the end of each Table.

Table 12.2

Zone Requirements	Zones
	CM
Lot Area (Minimum)	1.0 ha
Lot Frontage (Minimum)	100 m
Required Yards (Minimum):	
Front Yard	Nil
Exterior Side Yard	10 m
Rear Yard	5 m
Interior Side Yard	5 m
From Municipal Road	8 m
Building Height (Maximum)	10 m
Lot Coverage (Maximum)	30% (1)
Landscaped Open Space (Minimum)	20%

## Footnotes for Table 12.2

- (1) Within the Marine Commercial Zone maximum lot coverage shall be calculated based on the lot area within the Marine Commercial Zone.
- (2) Please refer to Section 4 Definitions – “Lot Frontage”, as Lot Frontage is measured differently for shoreline properties.



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Table 12.3 – Marine Commercial (CM) Zone Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
CM-1 (R2-29-2009)				One single detached dwelling a minimum of 90 sq m without a basement may be permitted, and the EP zone shall be established from the top of bank at elevation 186.2 m GSC, and include a minimum of 7.5 m setback.

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## Section 13 -- Industrial Zones

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### 13.1 Introduction

There are three (3) Industrial Zones in this Zoning By-law. These zones recognize industrial uses and former waste disposal sites.

### 13.2 General Prohibition

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

### 13.3 Permitted Uses

The Industrial Zones established by this By-law are:

- M1 Industrial Zone
- MX Extractive Industrial Zone
- WD Waste Disposal Zone

Table 13.1

Permitted Uses	Zones		
	M1	MX	WD (1)
Agricultural Uses, excuding any dwelling unit or any other building or structure		✓	
Bulk Sales Establishment	✓		
Cold Storage Locker	✓		
Contractors Yard	✓		
Custom Workshop	✓		
Equipment Sales and Rental	✓		
Existing Municipal or County Landfill Site			✓
Extractive Industrial Uses		✓	
Feedmill or Grain Elevator	✓		
Light or Dry Industry	✓		
Motor Vehicle Body Shop	✓		
Motor Vehicle Repair Establishment	✓		
Motor Vehicle Service Station	✓		
Open Storage accessory to a permitted use	✓		
Plant, Ready Mix	✓	✓	
Portable Processing Plant		✓	
Recycling Facility			✓
Sawmill	✓		
Storage Industry	✓		
Transport Terminal	✓		
Uses, Buildings and Structures accessory to a permitted use, including a Business Office.	✓	✓	

# Draft

Permitted Uses	Zones		
	M1	MX	WD (1)
Warehouse	✓		
Existing Waste Disposal Site			✓
Welding and/or Hydraulic Repair Shop	✓		

## Footnotes for Table 13.1

- (1) Within the Waste Disposal Zone, only legal waste disposal uses that were in existence on the date of passing of this By-law shall be permitted.
- (2) Accessory structures are permitted in accordance with the setback requirements of the principal structure.

## 13.4 Zone Requirements

No person shall, within any Industrial Zone, use any lot or erect, alter, or use any building or structure except in accordance with the following zone provisions. A number(s) following the zone requirement, zone heading or description of the standard, indicates an additional zone requirement. These additional standards are listed in the Footnotes at the end of each Table.

Table 13.2

Zone Requirements	Zones		
	M1	MX	WD
Lot Area (Minimum)	2000 m <sup>2</sup>	5 ha	existing
Lot Frontage (Minimum)	45m	100m	existing
Required Yards (Minimum):			
Front Yard	10 m	20 m	20 m
Exterior Side Yard	No part of any Industrial building or accessory building shall be located within 20 metres (66 feet) of any non-industrial zone or street.	20 m	20 m
Rear Yard	10 m	20 m	20 m
Interior Side Yard	10 m	20 m	20m
Building Height (Maximum)	n/a	10 m	10 m
Lot Coverage (Maximum)	50 %	-	-
Minimum Setback from a Residential Lot	20m (1)	20	20

## Footnotes for Table 13.2

- (1) Within the Industrial Zone, the minimum setback from a residential lot shall be 20 metres.

# Draft

## **13.4.1 Regulation For Uses Permitted In Extractive Industrial Zone**

- a) The removal and/or processing of quarry stone, sand and gravel shall be prohibited within any setback determined in accordance with the applicable agency and government regulations, as amended from time to time.
- b) No extraction area of any pit or quarry shall be permitted within the prescribed setback in accordance with the applicable Ministry of Natural Resources and Forestry (MNR) licencing standards, as amended from time to time.
- c) No aggregate, topsoil, or overburden storage shall be permitted within the prescribed setback in accordance with the applicable MNR licencing standards, as amended from time to time.
- d) No building, structure, or processing activities shall be permitted within the prescribed setback in accordance with the applicable MNR licensing standards, as amended from time to time.

# Draft

Table 13.3 – Industrial (M1) Zone Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
M1-1 (M1-1 By-law 44-2003)		A sheet metal heating and cooling light industrial use		A maximum of 250 sq m structure may be used for said business.
M1-2 (M1-56-2003)		The permitted use shall be a dry storage industry.		Minimum lot area shall be 1.55 ha, however the parcel shall remain a minimum of 3.1 ha in area with the remainder zoned A2-2.
M1-3 (M1-22-2004)	Recreational Vehicle Sales and Services			One display area may be located abutting Highway 21, having a minimum 3.0 m setback from the east side and rear lot lines, front yard setback as required by MTO; and notwithstanding Section 5.22 only this display area must have a hard surface at this time.
M1-4 (M1-22-2004)	Sale of motor vehicles & motor vehicle related sales and installation (ie. auto glass, tires)			The parking shall include a minimum of 25 parking spaces, 1 handicapped space, 1 delivery/loading space and 20 display spaces.
M1-5 (M1-79-2006)				Minimum Rear Yard Setback - 8.3 m
M1-6 (M1-65-2008)				Minimum Rear Yard Setback – 10 m for all industrial or storage structures
M1-7 (M1-70-2008)				One pool for the purposes of display associated with the existing pool business may be permitted in the side yard a minimum of 2.8 m from the side lot line, and two existing sheds used for storage purposes only, being a maximum of 14 sq m and 48 sq m, are recognized with a minimum 1.5 and 2.4 m setback from the side lot line respectively
M1-8 (M1-79-2008)				One structure having a maximum floor area of 298 sq m, a maximum 250 sq m may be used for industrial storage and routine maintenance of vehicles and equipment related to the business of snow removal and haulage of water, any remaining area shall be for personal storage only; and, the minimum setbacks shall be 13 m from the north lot line, 17 m from the south lot line and 70 m from the front lot line. No other industrial or commercial activity may occur within this structure.
M1-9 (M1-78-2012)	Recreation Studio			A Recreation Studio is defined as “the use of the interior of a building for the teaching or offering of physical exercise including dance, gymnastics or fitness classes.
M1-10 (M1-34-2013)	Sale of Motor Vehicles and Motor Vehicle Related Sales and Installation (i.e. auto glass, tires). Up to 20			

# Draft

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
	<p>display spaces may be on the subject property and are in addition to all other parking requirements.</p> <p>A 64 Seat Restaurant, where the parking shall include a minimum of 59 parking spaces which shall include 3 handicapped spaces. In addition, 1 loading space shall be required.</p>			
M1-11 (M1-61-2015)				<p>The required setback from any non-industrial zone is 6m</p> <p>The Rear Yard Setback of the existing building is recognized at 4.5m</p> <p>The Rear Yard Setback for the building addition shall be 6m</p> <p>The Required Setback from the centreline of a Provincial Highway shall be 20.7m</p>
M1-12 (M1-61-2016)	Lands shall be used for light or dry industrial uses, and uses, buildings and structures accessory thereto			<p>M1 zone provisions reduced to reflect the existing lot frontage and existing interior side yard</p> <p>The total of all building expansions shall not exceed 2235m<sup>2</sup> of total floor area, not including parking areas</p>

# Draft

Table 13.4 – Extractive Industrial (MX) Zone Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
MX-2 (M2-15-2006)	A ready-mix plant and uses accessory to the plant, including an office in the existing dwelling on the lands			
MX-3 (M2-31-2008)	The extraction of a clay product on a maximum area of 6.5 ha and agricultural uses excluding any dwelling unit or any other building or structure			The setback from the unopened municipal road allowance may be reduced to 15 m where the boundary is fenced to the satisfaction of the Township.  Access to the site may be by registered right-of-way over private property. (Appealed) (OMB PLO80203 settled Feb 27/09) (580-004-05300)
MX-4 (MX-21) (M2-57-2009)				The extraction area may be located within 4.5 m of the existing dwelling on the subject lands
MX-5 (M2-55-2011)	A structure for storage of salt, said structure shall have a max. ground floor area of 5200 sq m and a municipal setback of 30 m from any public road allowance  A structure for the storage of salt is permitted  An asphalt plant is a permitted use			The hours of operation for the asphalt plant shall be as follows: 6:00 am – 6:00 pm Monday to Friday 8:00 am – 1:00 pm Saturdays Closed Sundays and Holidays

Table 13.5 – Waste Disposal (WD) Zone Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements

# Draft

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## Section 14 -- Institutional Zone

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### 14.1 Introduction

The Institutional Zone applies to lands that are used by the community such as arenas, schools and places of worship. The Institutional Zone allows for large institutional facilities, in appropriate locations throughout the Township.

### 14.2 General Prohibition

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

### 14.3 Permitted Uses

The Institutional Zone established by this By-law is:

I Institutional Zone

Table 14.1

Permitted Uses	Zone
	I
Arena	✓
Cemetery and Crematorium	✓
Church	✓
Community Centre	✓
Day Care Centre	✓
Emergency Service Facility	✓
Federal, Provincial, County or Municipal Administration or Maintenance Building	✓
Health Care Clinic	✓
Hospital	✓
Library	✓
Municipal Boat Launching and Docking	✓
Municipal or County Open Space	✓
Municipal or Provincial Water Treatment Plant or Pumping Station	✓
Museum	✓
Nursing Home	✓
Park	✓
Post Office	✓
Private Club	✓
Private or Public Curling or Skating Arena	✓
Private School	✓
Public Use	✓
School	✓



# Draft

Permitted Uses	Zone
	I
Uses, Buildings or Structures accessory to a permitted use	✓
Utility Building	✓

## Footnotes for Table 14.1

- (1) Accessory structures are permitted in accordance with the setback requirements of the principal structure.

## 14.4 Zone Requirements

No person shall, within any Institutional Zone, use any lot or erect, alter, or use any building or structure except in accordance with the following zone provisions. A number(s) following the zone requirement, zone heading or description of the standard, indicates an additional zone requirement. These additional standards are listed in the Footnotes at the end of each Table.

Table 14.2 – Partial Services – Either Municipal Water or Sewer

Zone Requirements	Zone
	I
Lot Area (Minimum)	2,000 m <sup>2</sup>
Lot Frontage (Minimum)	30 m
Lot Frontage (Corner Lot)	33 m
Required Yards (Minimum):	
Front Yard	7.5 m (1)
Exterior Side Yard	4.5 m
Rear Yard	10 m
Interior Side Yard	4.5 m except where abutting a residential use or public street shall be 9 m
Building Height (Maximum)	10 m
Lot Coverage (Maximum)	20%

Table 14.3 – Private Services – No Municipal Water or Sewer

Zone Requirements	Zone
	I
Lot Area (Minimum)	4,047 m <sup>2</sup>
Lot Frontage (Minimum)	40 m
Lot Frontage (Corner Lot)	43 m
Required Yards (Minimum):	
Front Yard	7.5 m (1)
Exterior Side Yard	4.5 m
Rear Yard	10 m
Interior Side Yard	4.5 m except where abutting a residential use or public street shall be 9 m
Building Height (Maximum)	10 m

# Draft

Lot Coverage (Maximum)	10%
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## Footnotes for Table 14.3

- (1) Except where a front yard abuts a navigable waterway, in which case, the minimum front yard setback shall be 15 metres.

# Draft

Table 14.4 – Institutional (I) Zone Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
I-1 (I-77-2009)				Minimum Lot Area - (3,190 sq m) Minimum Side Yard Setback on one side - 4.1 m
I-2 (I-114-2011)				Two accessory structures may be located 0.6m from the principal structure  Total Lot Coverage 25%

# Draft

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## Section 15 -- Open Space Zones

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### 15.1 Introduction

There are two (2) Open Space Zones in this Zoning By-law. The Open Space Zones recognize uses such as public parks, golf courses and managed forests.

### 15.2 General Prohibition

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

### 15.3 Permitted Uses

The Open Space Zones established by this By-law are:

- OS1 Open Space Zone
- OS2 Golf Course Zone

Table 15.1

Permitted Uses	Zones	
	OS1	OS2
Accessory Boathouse	√	√
Accessory Dock	√	√
Agricultural Uses	√	
Band Shell	√	
Bicycle and Hiking Trail	√	
Buildings, Structures and uses accessory to a permitted use	√	
Club	√	
Conservation	√	√
Conservation Area, Picnic Area, Historic Site	√	
Golf Course		√
Golf Course Club House, Administration Building, Maintenance and Accessory Restaurant		√
Gun Club	√	
Public Park	√	
Recreation Complex	√	
Service Club	√	
Swimming Pool, Tennis Court, Lawn Bowling	√	

#### Footnotes for Table 15.1

- (1) Accessory Structures are permitted in accordance with the setback requirements of the Principal Structure.

# Draft

## 15.4 Zone Requirements

No person shall, within any Open Space Zone, use any lot or erect, alter, or use any building or structure except in accordance with the following zone provisions. A number(s) following the zone requirement, zone heading or description of the standard, indicates an additional zone requirement. These additional standards are listed in the Footnotes at the end of each Table.

Table 15.2

Zone Requirements	Zones	
	OS1 (1)	OS2 (1)
Lot Area (Minimum)	n/a	2.0 ha
Lot Frontage (Minimum)	50 m	50 m
Required Yards (Minimum):		
Front Yard	9 m	9 m
Exterior Side Yard	9 m	9 m
Rear Yard	9 m	9 m
Interior Side Yard	9 m	9 m
Building Height (Maximum)	10 m	10 m
Lot Coverage (Maximum)	5 %	5 %

### Footnotes for Table 15.2

- (1) The minimum building setback from any lot line abutting a residential use shall be fifteen (15) metres, and when abutting a public street shall be twelve (12) metres.

# Draft

Table 15.3 – Open Space (OS1) Zone Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
OS1-2 (OS-69-2010)		Natural storm water management, conservation, passive non-motorized recreation (i.e. trails) and non-habitable structures or buildings related to maintenance of these uses only. The exception is that a snow mobile trail and snowmobiles may be permitted.		Minimum 15 m building setback from any property boundary  Maximum lot coverage of 5%  Maximum height of 4.5 m
OS1-3 (OS-94-2011)		Storm and surface water management facilities and walking trails		
OS1-4 (OS-27-2018)		The number of accessory structures shall be limited to those necessary and directly related to range use and storage purposes.		A maximum number of 4 tractor trailers may be used onsite for club-related storage purposes.

Table 15.4 – Golf Course (OS2) Zone Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
OS2-1 (OS-2) (By-law 44-2003)	Golf course and associated uses, including a maintenance building, an administration building, a pro-shop, a manager's dwelling, a driving range, uses normally accessory to a golf course, walking trails, public or private parks, heritage sites, community centres, erosion control or similar natural storm water management			The front yard setback for non-habitable structures associated with the golf course shall be a minimum of 7.5 m.

# Draft

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## Section 16 -- Environmental Protection Zone

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### 16.1 Introduction

The Environmental Protection Zone applies to areas that are of environmental significance due to the presence of natural hazards and/or significant natural heritage features.

### 16.2 General Prohibition

No person shall, within any Environmental Protection Zone, use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

### 16.3 Permitted Uses

The Environmental Protection Zone established by this By-law is:

EP Environmental Protection Zone

Table 16.1

Permitted Uses	Zone
	EP
Conservation	√
Forestry	√
Dock	√
Passive Recreational Uses	√
Public or Private Park, excluding golf courses	√

### 16.4 Zone Requirements

Notwithstanding any other provisions of this By-law to the contrary, no buildings or structures shall be permitted except those required for flood or erosion control and non-habitable structures accessory to parks, conservation and picnic areas.

No person shall, within any Environmental Protection Zone, use any lot or erect, alter, or use any building or structure except in accordance with the following zone provisions. A number(s) following the zone requirement, zone heading or description of the standard, indicates an additional zone requirement.

# Draft

Table 16.3 – Environmental Protection (EP) Zone Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
EP-1 (EP-13-2004)	Storage of forestry related equipment		Residential use or habitable structures	One storage shed of 4.9m <sup>2</sup> for forestry or apiary related activities may be constructed in the envelope shown on the site plan attached and forming part of the bylaw. This structure may be located within the 120 m boundary of a wetland, subject to approval of the Conservation Authority or other appropriate agency.
EP-2 (EP-1-2008)			Agricultural use	
EP-3 (EP-23-2008)	Conservation and passive recreation			
EP-5 (EP-35-2009)		Forestry Conservation		No structures, and the zone shall include a minimum 50 m setback.
EP-6 (EP-33-2010)				No development or site alteration shall occur prior to removal of the holding, all development must be in keeping with a comprehensive site development plan approved by the Conservation Authority and installation of a septic system may be permitted above the 180.6 m GSC.
EP-7 (EP-50-2010)				The boundary of the EP zone shall include the 15 m setback.
EP-8 (EP-55-2010)				An 'unenclosed' deck structure is permitted to extend 3.35 m into the 15 m setback.
EP-9 (EP-94-2011)		Conservation, surface water management and passive recreation		Minimum setback from the top bank of any watercourse – 15 m
EP-10 (EP-89-2014)	A Municipal Sewage Treatment Facility and Associated Utility Buildings			
EP-11 (EP-34-2012)				The boundary of the EP zone includes the 15 metres setback. No buildings or structures of any kind are permitted within the EP zone. No site alterations associated with the approved Stormwater Management Plan within the EP zone are permitted without written approval of the Grey Sauble Conservation Authority.
EP-12 (EP-23a-2008)				There shall be no tree removal, site alteration or development.
EP-13 (EP-23b-2008)				The zone boundary includes the 15m setback requirement
EP-14 (EP-103-2010)				The setback requirements of Section 5.5 shall not apply to these lands as a minimum 30 metre setback is included within the EP boundary, and the permitted uses are limited to natural landscaped open space accessory to a residential use, NO structures, including septic system, driveway, fencing or accessory buildings, are permitted within this area. All other provisions of By-law 6-2003, as amended, shall apply.



# Draft

EP-15 (EP-2019-083)				A maximum 46.45m <sup>2</sup> garage addition to the existing dwelling is permitted within lands zoned EP in accordance with the approved site plan attached as Schedule 'B' to this By-law.
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# Draft

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## Section 17 -- Airport Zone

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### 17.1 Introduction

The Airport Zone recognizes the Wiarton-Keppel International Airport and accessory uses.

### 17.2 General Prohibition

No person shall, within any Airport Zone, use any land, or erect, alter or use any building or structure except in accordance with the following provisions as well as any other applicable Federal requirements

### 17.3 Permitted Uses

The Airport Zone established by this By-law is:

AP     Airport Zone

Table 17.1

Permitted Uses	Zone
	AP
Airport	√
Airport Related Use	√
Business Office	√
Industrial Uses	√
Parking Lot	√
Printing Establishments	√
Research Laboratory	√
Restaurant	√
Trade School	√
Transportation Terminal	√
Warehouse	√
Wellness Centre	√

# Draft

## 17.4 Zone Requirements

No person shall within any Airport Zone use any lot or erect, alter, or use any building or structure except in accordance with the following zone provisions.

Table 17.2

Zone Requirements	Zone
	AP
Lot Coverage (Maximum)	50%
Maximum Height	45 m
Required Yards (Minimum):	
Front Yard	30 m
Exterior Side Yard	30 m
Rear Yard	30 m
Interior Side Yard	30 m

# Draft

Table 17.3 – Airport (AP) Zone Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements

# Draft

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## Section 18 -- Planned Development Zone

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### 18.1 Introduction

The Planned Development Zone permits uses that legally existed on the date of passing of this By-law. These lands are anticipated to develop in the future, through an amendment to the Zoning By-law.

### 18.2 General Prohibition

No person shall, within any Planned Development Zone, use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

### 18.3 Permitted Uses

The Planned Development Zone established by this By-law is:

PD Planned Development Zone

Table 18.1

Permitted Uses	Zone
	PD
Existing Uses	√
Minor repairs and alterations to existing structures such as decks, stairs etc.	√

### 18.4 Zone Requirements

No person shall, within any Planned Development Zone, use any lot or erect, alter, or use any building or structure except in accordance with the following zone provisions. A number(s) following the zone requirement, zone heading or description of the standard, indicates an additional zone requirement. These additional standards are listed in the Footnotes at the end of each Table.

Table 18.2

Zone Requirements	Zone
	PD
Lot Area (Minimum)	existing
Lot Frontage (Minimum)	existing
Building Setbacks (Minimum):	
Front Yard	existing
Exterior Side Yard	existing
Interior Side Yard	existing
Rear Yard	existing
Building Height (Maximum)	existing

# Draft

Table 18.3 – Planned Development (PD) Zone Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Special Zone Requirements
PD-1 (PD-10-2004)				The lands may be used in compliance with the permitted uses and the zone provisions of the R1 Zone.

# Draft

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## Section 19 -- Holding Zones

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### 19.1 Holding Provisions

Notwithstanding any other provision in this By-law, where a zone symbol is followed by the letter “h” and a number (for example R1-h), no person shall use the land to which the letter (h) applies for any use other than the use which existed on the date this By-law was passed, nor construct any new buildings or structures, until the (h) is removed in accordance with the policies of the *Official Plan* and the *Planning Act, R.S.O. 1990, c.P 13*, as amended.

Upon application Council may pass a By-law pursuant to Section 36 of the *Planning Act, R.S.O. 1990, c.P 13* to remove the Holding (h) Symbol, thereby placing the lands in the zone indicated by the zone symbol, when all of the applicable requirements have been met.

Zones with Holding Provisions are identified in Table 19.1.

#### 19.1.1 List of Holding Provisions

The following holding provisions apply to lots in the Township of Georgian Bluffs:

Table 19.1

Zone	Property/ Legal Description	Condition for Removal
— (h)	As identified on Schedule A of this By-law.	<ul style="list-style-type: none"> <li>A Site Plan Agreement between the Township and the Owner has been completed.</li> </ul>
— (h1)	All properties located within 500 metres of a WD Zone	<ul style="list-style-type: none"> <li>The h1 provisions only apply to vacant lots as well as the creation of new dwellings. Accessory uses to existing primary principal structures are exempt from the h1 provisions.</li> <li>The lifting of the Holding Provision permitting the development of any new use, or new or expanded buildings and structures, shall not occur until Council is satisfied that all of the studies required by the Official Plan have been completed.</li> </ul>
—(h2)	All properties where an existing lot of record does not front onto a municipally maintained road and is subject to a holding provision as per Section 5.7 d)	<p>A building permit may be issued for a building or structure following the lifting of the Holding Provision. The lifting of the Holding Provision shall only occur upon the following:</p> <ul style="list-style-type: none"> <li>The lot meets all of the other requirements of this By-law and has access by way of a legal private right-of-way, that may include a condominium.</li> <li>The landowner enters into a “no demand for service agreement” with the Township.</li> </ul>

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**Section 20 -- Enactment**

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**20.1 Force and Effect**

This By-law shall come into force and effect on the date it is passed by the Council of the Corporation of the Township of Georgian Bluffs subject to the applicable provisions of the *Planning Act, R.S.O. 1990, c.P. 13* as amended.

**20.2 Readings by Council**

This By-law read and passed on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Mayor: \_\_\_\_\_

(Municipal Seal)

Clerk: \_\_\_\_\_

**20.3 Certification**

I hereby certify that the foregoing is a true copy of Zoning By-law No. 2020-020 as enacted by the Council of the Corporation of the Township of Georgian Bluffs, on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Clerk: \_\_\_\_\_