

Zoning: A Guide for the Public

How do I determine what my property is zoned?

1. Open the Interactive Zoning Map:

<https://muskoka.maps.arcgis.com/apps/webappviewer/index.html?id=a4b9cfb399f5428f9dd9a88f876c4402>.

2. Enter your address or assessment roll number into the search bar as shown in Figure 1 and select the result.

3. Select your property on the map so that the boundaries are highlighted as shown in Figure 2.

4. Select the arrow shown in Figure 2 to navigate through the data pages.

5. As shown in Figure 3, the third page identifies the zoning information, being Restricted Commercial (C2) for 99 Lone Pine Road.

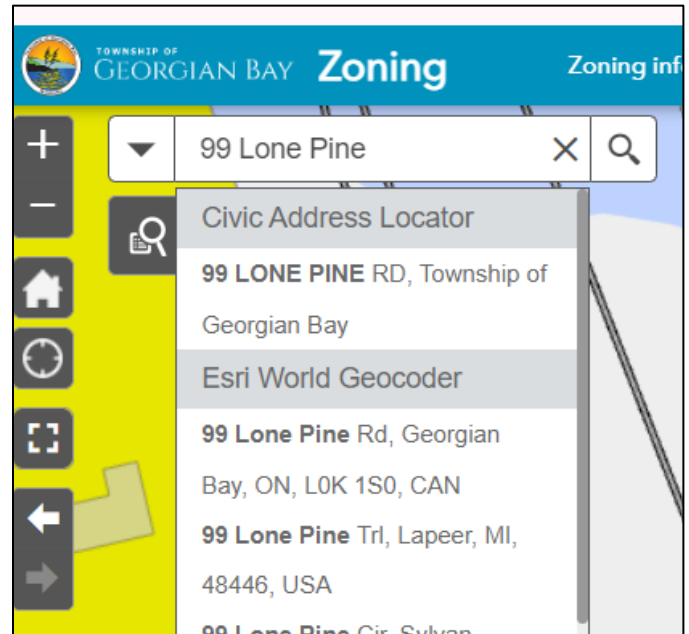


Figure 1 – Search Bar

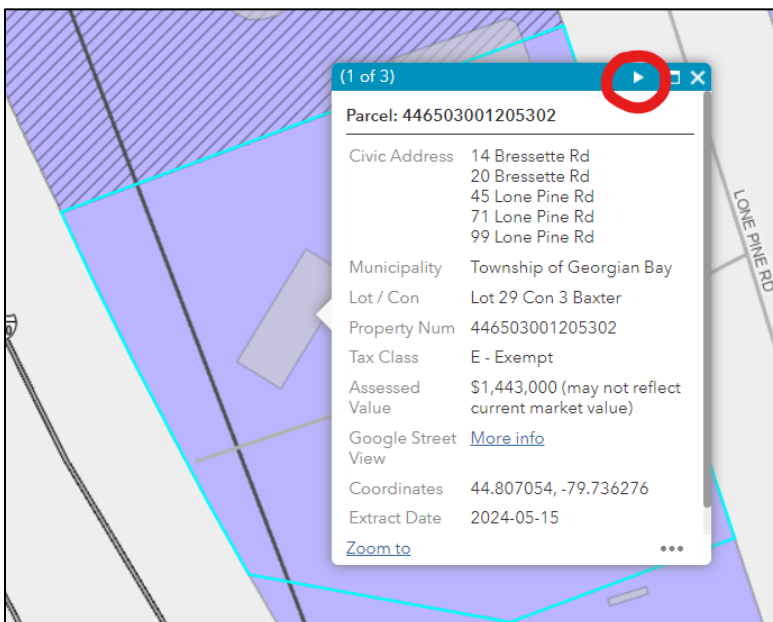


Figure 2 – Property Selection

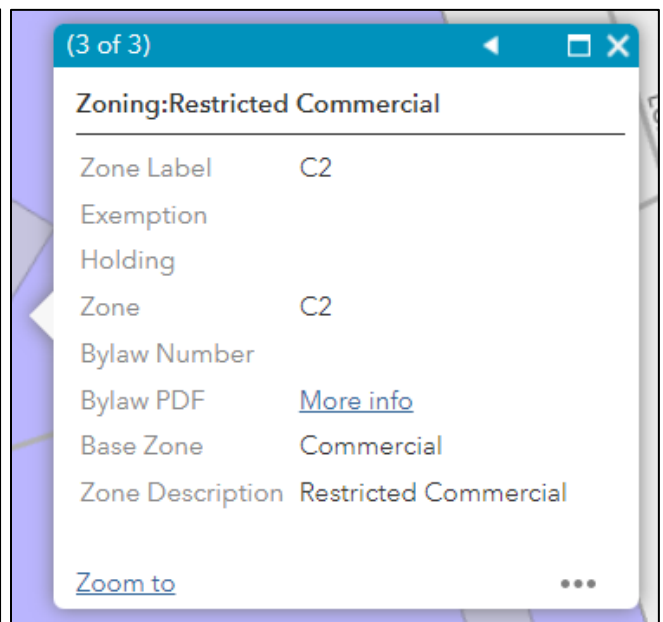


Figure 3 – Page 3 of Property Data

What does this zone mean?

1. Open the Township's Comprehensive Zoning By-law:
https://www.gbtownship.ca/en/living-here/resources/Documents/Township-of-Georgian-Bay-Zoning-By-law-Consolidated_March-8-2021.pdf.
2. Use the "Table of Contents" section of the Zoning By-law to determine which page your zone information is located. The following table will assist in determining which category/section your zone is within:

Zone Category	Zone Symbol
Shoreline Residential Zones	SR1, SR2, SR3, SR4, SR5, SR6, SR7
Shoreline Residential Island Zones	SRI1, SRI2, SRI3, SRI4, SRI5, SRI7
Residential Zones	R1, R2, R3, R4, R5, RMH, BR
Multiple Residential Zones	RM1, RM2, RM3, RM4
Commercial Zones	C1, C2, C3
Tourist Commercial Zones	CT1, CT2
Marine Commercial Zones	CM1, CM2, CM3, CM4, ML
Industrial Zones	M, MX, WD
Institutional Zones	I
Rural Zones	RU
Open Space Zones	OS1, OS2, CL, LS
Environmental Protection Zones	EP1, EP2, EP-PSW, EP-W, FH1, NSC, NSI

3. Once in the appropriate section you will see a table identifying the permitted uses (i.e., detached dwelling, home occupation, etc.), and a table identifying the zone requirements (i.e., maximum lot coverage, building height, etc.).
4. Some properties have an area or site-specific zone which will be identified by an exception number appearing after the zone symbol (i.e., SR1-2). These are referred to as Exception Zones. For example, the SR1-2 Zone is in the Shoreline Residential Zone section following the permitted uses and zone requirements.
5. For clarification purposes, majority of the terms used in the Zoning By-law are defined. Definitions are located at the end of the Zoning By-law.

Accessory Buildings & Structures

In accordance with section 4.1.1 of Zoning By-law 2014-75, where identified 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. Therefore, if you have a property in a residential zone that contains a detached dwelling, an accessory building (i.e., a detached garage) is also permitted. Section 4 of the Zoning By-law contains provisions regarding accessory building and structures.