



Township of  
**Georgian Bay**  
MUSKOKA

# Township of Georgian Bay Zoning By-law 2014-75

November 10, 2024

Consolidated December 2025 including By-law 2025-053  
approved by OLT-25-000597

## **How To Use This By-Law**

### **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 Bay Official Plan. The Official Plan contains general policies that affect the use of land throughout the Municipality. 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 in the Province of Ontario to zone land is granted by the Planning Act. The Planning Act, R.S.O. 1990, c. P. 13, as amended ("Planning Act"). The Planning Act specifies what a 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.

### **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 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 "SR1" beside your property. This would indicate that your property is within the "Shoreline Residential One" Zone. The zone symbols or abbreviations are explained on the first page of 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.

## **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. Staff in the Township's Planning Department will be able to assist you to confirm 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 2 in Sections 6 to 17 of the By-law identify the permitted uses and zone requirements for each zone in the Municipality.

The definitions in Section 19 can assist you if you are not sure of the nature of a permitted use or how it has been defined for the purposes of this By-law. Uses which are not identified as permitted uses within a particular zone are not permitted in that zone.

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 3 in Sections 6 to 17 of the By-law identifies the zone requirements for each of the zone categories in the Municipality including standards for minimum lot area, minimum frontage requirements, minimum yard requirements, maximum lot coverage for principal and accessory buildings, maximum permitted buildings height and in some cases, the minimum required landscaped open space on the lot.

## **4. 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 4 of this By-law. Section 4 contains a more general set of standards known as 'General Provisions' that apply to all properties in all zones throughout the Municipality. 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/noncomplying uses. The General Provisions apply to all properties regardless of what zone the property is located in, unless otherwise specified.

## **5. Parking and Loading**

Section 5 provides the parking and loading requirements for all uses permitted in the Municipality. If you are considering changing the use of your property or adding a new use to your property, you should review Section 5 to ensure that you are aware of the parking requirements for the proposed use.

## **6. 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

parent 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) or a (T), the lands are subject to holding symbol or temporary use, which can be found in Section 18.

### **What are Legal Non-Conforming and Legal Non-Complying for the Purposes of This By-law?**

A legal non-conforming use is a use of land and/or building that legally existed prior to a Zoning By-law coming into effect. To be legal, the use must have been permitted on the lands in accordance with the previous Zoning By-laws for the Township.

A legal non-complying building or structure is a building or structure that was legally constructed and in a location that was permitted in accordance with any applicable Zoning By-law at the time of construction. Alternatively, if the building or structure existed before the first By-law for the Township of Georgian Bay or the By-law for the original Township, the building or structure may be legal.

### **Description of By-law Components**

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

- Section 1 – Interpretation
- Section 2 – Administration
- Section 3 – Establishment of Zones
- Section 4 – General Provisions
- Section 5 – Parking and Loading
- Section 6 – Shoreline Residential (SR) Zones
- Section 7 – Shoreline Residential Island (SRI) Zones
- Section 8 – Residential (R, BR & RMH) Zones
- Section 9 – Multiple Residential (RM) Zones
- Section 10 – Commercial (C) Zones
- Section 11 – Tourist Commercial (CT) Zones
- Section 12 – Marine Commercial (CM & ML) Zones
- Section 13 – Industrial Zones (M, MX & WD)
- Section 14 – Institutional (I) Zones
- Section 15 – Rural (RU) Zones
- Section 16 – Open Space (OS, CL & LS) Zones
- Section 17 – Environmental Protection (EP, FH1, NSC & NSI) Zones
- Section 18 – Hold Zones and Temporary Use Zones
- Section 19 – Definitions
- Section 20 – Enactment

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.

### **Section 4 - General Provisions**

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

### **Section 5 - Parking and Loading**

Parking and loading facilities are required for almost all uses within the Municipality. This section provides the requirements 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 6 to 17 - Zone Provisions**

Sections 6 to 17 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 Municipality. 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 19 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.

Sections 6 to 17 also contain a number of regulations that control the placement, bulk and height of a building on a lot. This includes regulations such as minimum lot size, minimum frontage, maximum building height or the maximum coverage of buildings and structures on a lot.

### **Section 18 - Holding Zones and Temporary Use Zones**

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

### **Section 19 - Definitions**

It is necessary to define words in a Zoning By-law because it is a legal document. A By-law must be drafted so that it can be enforced in a court of law. These definitions will help provide clarity in the By-law and ensure that the By-law and its intent are applied consistently. If a word is not defined, refer to a dictionary and apply the defined term in the context of which that word is used.

### **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.

**Corporation of the Township of Georgian Bay**

**By-Law Number 2014-75**

**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 Bay enacts a Zoning By-law for the Township of Georgian Bay as follows:

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## **Section 1: Interpretation**

### **1.1 Title**

This By-law may be referred to as the "Township of Georgian Bay Zoning By-law" and applies to all lands, islands, waterbodies and navigable waterways within the jurisdiction of the Township of Georgian Bay.

### **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 Bay.

### **1.3 Conformity and Compliance with By-Law**

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

### **1.4 Interpretation**

The requirements 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 Bay or any requirement of the Province of Ontario or Government of Canada that may affect the use of lands, islands, waterbodies, navigable waterways, buildings or structures in the Municipality.

### **1.5 Building Permits and Municipal License**

The requirements of this By-law, and all applicable law, must be met before a Zoning Certificate, Building Permit, Certificate of Occupancy, or approval of an application for a municipal license is issued for the use of lands, islands, waterbodies, navigable waterways, or the use, erection, addition to or alteration of any building or structure.

## **Section 2: Administration**

### **2.1 Enforcement**

Any person who contravenes any requirement of this By-law is guilty of an offense 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 requirements of this By-law are invalid in whole or in part does not affect the validity, effectiveness or enforceability of the other requirements or parts of the requirements 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 Ontario Land Tribunal and in accordance with the requirements of the Planning Act as amended.

### **2.4 Repeal of Former By-Laws**

By-law No. 91-19, as amended, of the Township of Georgian Bay, is hereby repealed.

### **2.5 Transition Requirements**

This By-law does not apply to prevent the issuance of a Zoning Certificate and Building Permit for a Development for which an Approval under the Planning Act has been granted for:

- a) A Minor Variance to a Zoning By-law or Interim Control By-law; or
- b) An Amendment to a Zoning By-law;

where said Development occurs in strict accordance with the plans originally filed with the Township in support of the application for Development.

## **Section 3: Establishment of Zones**

### **3.1 Zones**

The requirements of this By-law apply to all lands, islands, waterbodies and navigable waterways within the limits of the Township of Georgian Bay. All lands, islands, waterbodies and navigable waterways in the Township are contained within one or more of the following Zones:

#### **Shoreline Residential Zones**

Shoreline Residential Type One (SR1)  
Shoreline Residential Type Two (SR2)  
Go Home Bay Residential (SR3)  
Shoreline Residential Type Four (SR4)  
Shoreline Residential Type Five (SR5)  
Six Mile Lake Residential (SR6)  
Cognashene Residential (SR7)

#### **Shoreline Residential Island Zones**

Shoreline Residential Island Type One (SRI1)  
Shoreline Residential Island Type Two (SRI2)  
Go Home Bay Shoreline Residential Island (SRI3)  
Shoreline Residential Island Type Four (SRI4)  
Shoreline Residential Island Type Five (SRI5)  
Cognashene Shoreline Residential Island (SRI7)

#### **Residential Zones**

Residential Type One (R1)  
Residential Type Two (R2)  
Residential Type Three (R3)  
Residential Type Four (R4)  
Residential Type Five (R5)  
Residential Mobile Home (RMH)  
Back Lot Residential (BR)

#### **Multiple Residential Zones**

Residential Multiple Type One (RM1)  
Residential Multiple Type Two (RM2)  
Residential Multiple Type Three (RM3)  
Residential Multiple Type Four (RM4)

**Commercial Zones**

General Commercial (C1)  
Restricted Commercial (C2)  
Highway Commercial (C3)

**Tourist Commercial Zones**

Tourist Commercial Type One (CT1)  
Tourist Commercial Type Two (CT2)

**Marine Commercial Zones**

Marine Commercial Type One (CM1)  
Marine Commercial Type Two (CM2)  
Marine Commercial Type Three (CM3)  
Marine Commercial Type Four (CM4)  
Marine Landing (ML)

**Industrial Zones**

Industrial (M)  
Extractive Industrial (MX)  
Waste Disposal (WD)

**Institutional Zones**

Institutional (I)

**Rural Zones**

Rural (RU)

**Open Space Zones**

Open Space (OS1)  
Golf Course (OS2)  
Crown Land (CL)  
Lakeside (LS)

## **Environmental Protection Zones**

Environmental Protection Type One (EP1)  
Environmental Protection Type Two (EP2)  
Environmental Protection - Provincially Significant Wetland (EP-PSW)  
Environmental Protection – Wetland (EP-W)  
Fish Habitat – Type One (FH1)  
Natural State Conservation (NSC)  
Natural State Island (NSI)

### **3.2 Lands Under Water**

All lands below the high water mark and deemed under the water of the lakes and rivers within the Township are subject to this By-law in addition to the requirements of both federal and provincial legislation. For the purposes of this By-law:

- a) All existing lots of record on lands now below the high water mark are an exception where a zone otherwise to be located above the high water mark may also on such lot be located below the high water mark to the lot line(s) under water; and
- b) All lands below the high water mark and deemed under water not otherwise in an Environmental Protection (EP, FH1 NSC & NSI) Zone shall be zoned Lakeside (LS), and may be used in accordance with the regulations for water-based buildings and structures permitted by the zoning of abutting and appertaining lands including the regulations in Section 4.1.9.

### **3.3 Islands**

All lands above the high water mark on islands not identified as being within a Zone in Schedule 'A' shall be zoned Natural State Island (NSI).

### **3.4 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.

### **3.5 Zone Schedules**

The Zones and Zone boundaries are shown on Schedule A, Maps 1 through 154, which are attached to and form part of this By-law.

### **3.6 Determining Zone Boundaries**

When determining the location of zone boundaries on land above the high water mark as shown on any Schedule forming part of this By-law, the following shall apply:

- a) A boundary indicated as following the right-of-way of a provincial highway, road, lane, railway, or utility corridor shall be the edge of such right-of-way;
- b) A boundary on a watercourse or stream without a high water mark follows the top of bank;

- c) A boundary indicated as following the high water mark shall follow the high water mark;
- d) A boundary indicated as following lot lines or the municipal boundaries of the Township of Georgian Bay, or the boundary of an original Township lot shall follow such lot lines;
- e) A boundary parallel to a road line where the distance from the road line is not indicated 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;
- f) A boundary that follows an open shore road allowance right-of-way shall be the inland edge of such right-of-way;
- g) Where part of a shore road allowance is closed and sold the shore road allowance above the high water mark and not within an Environmental Protection (EP, FH1 NSC & NSI) Zone is automatically in the zone in effect on the lot to which it is merged; and
- h) Where none of the above requirements apply, the Zone boundary shall be scaled from the legally approved Schedule(s).

### **3.7 Site Specific Zones**

Where a Zone symbol on the attached Schedule(s) is followed by a dash, and a number, such as R1-17, the symbol refers to a site-specific exception that applies to the lands noted. Site-specific exceptions are listed in Sections 6 to 17 of this By-law. Where there is conflict between a general requirement or general zone standard and the site-specific exception, the regulations or uses contained in the exception shall prevail.

### **3.8 Holding and Temporary Use Zones**

Notwithstanding any other requirement 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 requirements of this By-law and/or the requirements of any amending By-law, and the requirements of the Planning Act, as amended. Section 18 of this By-law provides a consolidated list of properties that are subject to Holding Requirements and Temporary Use Zones.

## **Section 4: General Requirements**

### **4.1 Accessory Buildings, Structures and Uses**

Section 4.1 contains general requirements applicable to accessory buildings and structures. For properties within the Cognashene Coastal Waterfront Community, additional requirements outlined in Section 4.1.7 apply.

#### **4.1.1 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.

#### **4.1.2 Accessory Building and Structure Lot Coverage**

On properties not within a Shoreline Residential (SR) or Shoreline Residential Island (SRI) zone, the total lot coverage of all accessory buildings and structures, excluding swimming pools, shall not exceed 5 percent of the lot area.

#### **4.1.3 Accessory Building or Structure Height**

- a) The maximum height of accessory buildings or structures shall be 4.5 metres unless otherwise stated in this By-law. (Accessory building height shall be measured in accordance with the definition of building height, unless otherwise stated in this By-law.)
- b) The maximum height of accessory buildings or structures in the Wah Wah Taysee Coastal Waterfront Community or Go Home Bay Coastal Waterfront Community, as delineated on Schedule A of this By-law, shall be 4.0 metres, unless otherwise stated in this By-law.

#### **4.1.4 Accessory Structure Encroachments**

- a) Notwithstanding the yard and setback requirements of this By-law to the contrary, drop awnings, clothes poles, flag poles, garden trellises, retaining walls less than 1 metre in height, fences 2 metres or less in height, signs or similar uses which comply with this By-law are permitted in any required yard or in the area between the road line and the required yard.
- b) Fences
  - i) Fences shall not be permitted in the required front yard of lots that abut a waterbody.
  - ii) Fences that exceed 2 metres in height shall be considered accessory structures and are subject to the same required yard and height requirements.
  - iii) Fences are subject to the requirements identified in section 4.31 'Sight Triangles'.

#### **4.1.5 Accessory Building or Structure Yard Requirements**

- a) Except as otherwise provided herein, an accessory building or structure shall comply with the yard requirement of the zone within which it is located. This requirement shall not apply to prevent the construction of land-based and water-based accessory buildings and structures in or appurtenant to the front yard as may otherwise be permitted in this By-law.
- b) On unsubdivided islands where there are no side yards or rear yard, permitted accessory buildings and structures may be located in the front yard provided all setback and yard requirements of the By-law are met.
- c) An accessory building or structure may be erected and used in an interior side or rear yard, and in the front yard where specifically permitted below, provided that the following yard requirements are met:

- i) Interior Side Yard

Where such accessory building or structure is located in an interior side yard, it shall not be closer than 2.0 metres to the side lot line. On Shoreline Residential (SR) or Shoreline Residential Island (SRI) zoned lots, accessory buildings or structures shall not be located closer than 5.0 metres to a side lot line.

- ii) Rear Yard

Where such accessory building or structure is located in a rear yard, it shall not be closer than 4.0 metres to the rear lot line.

- iii) Front Yard & Exterior Side Yard

For land within a zone adjacent to a waterbody, Section 4.1.9 regulates the permitted accessory buildings or structures that may be located in the front yard and appurtenant waterbody but shall otherwise comply with the minimum required yards for the zone in which they are located, unless otherwise permitted by this By-law. For those lots in the Rural (RU) zone, a detached garage shall be permitted in the front yard or exterior side yard provided the detached garage complies with the minimum required front yard of the Rural (RU) zone.

#### **4.1.6 Accessory Building and Structure Separation and Road Setback**

- a) All accessory buildings shall be setback at least 2 metres from all other buildings.
- b) All accessory buildings and structures shall be setback at least 4 metres from a private road or the limit of a right-of-way, where a right-of-way exists.
- c) On lots in a Shoreline Residential (SR) or Shoreline Residential Island (SRI) Zone, all accessory buildings shall be setback at least 5.0 metres from all other buildings.

#### **4.1.7 Cognashene Coastal Waterfront Community – General Accessory Building and Structure Requirements**

The following requirements apply to accessory building and structures within the Cognashene Coastal Waterfront Community:

- a) The maximum height shall be 4.0 metres, unless otherwise stated in this By-law.

- b) Accessory buildings of 10 square metres or less shall be setback at least 5 metres from all other buildings.
- c) All accessory buildings equal to or greater than 10 square metres shall be setback at least 10 metres from all other buildings.
- d) The maximum number of accessory buildings on a lot shall be two (2). This shall not include a boatport, sleeping cabins, a privy or a pumphouse.
- e) The maximum floor area of an accessory building, excluding a boatport, dryland boathouse, sleeping cabins, a privy and a pumphouse, shall be 45 square metres, unless other requirements of this By-law are more restrictive.

#### **4.1.8 Shoreline Accessory Buildings and Structures – Land-Based**

Further to Section 4.1.5, a dryland boathouse, pumphouse, gazebo, inclinator, free-standing deck, hot tub or whirlpool may be located in the front yard of land located adjacent to the shoreline provided the dryland boathouse, pumphouse, gazebo, inclinator, free-standing deck, hot tub or whirlpool complies with the minimum required side yard for a principal building. For additional requirements specific to your waterfront community, refer to subsections 4.1.8.6 (Cognashene), 4.1.8.7 (Go Home Bay), 4.1.8.8 (Palisade Bay / East Bone Island), 4.1.8.9 (Six Mile Lake), and 4.1.8.10 (Wah Wah Taysee), as the case may be. The following requirements shall apply:

##### **4.1.8.1 Pumphouse**

A pumphouse shall be permitted in the front yard and shall not exceed a floor area of 2.5 square metres.

##### **4.1.8.2 Inclinators**

Within the front yard, the maximum attached landing platform for an inclinator shall not exceed 10 square metres.

##### **4.1.8.3 Free-standing Decks**

Free-standing decks shall be permitted in the front yard, subject to the following requirements:

- a) The maximum cumulative area of free-standing decks shall be 40 square metres.
- b) The maximum height of a free-standing deck shall be 1.2 metre as measured from natural grade to the top of the decking on the side of the free-standing deck that is closest to the water.
- c) Free-standing decks may be setback 0 metres from the high water mark and must comply with the side yard setbacks for the zone in which they are located.

##### **4.1.8.4 Dryland Boathouse**

- a) A dryland boathouse shall be permitted in the front yard, or within 20 metres of the high water mark of a Shoreline Residential (SR) or Shoreline Residential Island (SRI) Zone, subject to the following maximum size requirements:

Table 4.1

Existing Lot Frontage	Prohibited	Height (2)	Width	Length - Georgian Bay	Length - waterbodies other than Georgian Bay
< 31m	√	-	-	-	-
≥ 31 - 45m	-	3.5m	4.6m	9m	9m
≥45 - 60m	-	3.7m	7.5m	11m	9m
≥ 61m	-	4m	11m (1)	11m	9m

Footnotes for Table 4.1:

(1) 11m or 15% of the lot frontage, whatever is more restrictive.

(2) Height shall be measured in accordance with Section 4.1.3.

b) Where permitted, only one of a dryland boathouse, in-water boathouse or boatport shall be permitted per lot.

c) Dryland boathouses are not permitted to have a flat roof. A dryland boathouse must have a minimum roof pitch of 3/12.

#### 4.1.8.5 Gazebos, Saunas, Hot Tubs and Whirlpools

a) One Gazebo may be permitted in the front yard of a lot in the Shoreline Residential (SR) or Shoreline Residential Island (SRI) Zone subject to the following requirements:

i) A gazebo shall not exceed 15 square metres of floor area.

ii) A gazebo shall be setback a minimum of 5 metres from the high water mark.

iii) The maximum gazebo height shall be 3.5 metres, and the height shall be measured in accordance with Section 4.1.3.

b) A sauna shall not be permitted in the existing front yard, as defined in this By-law, of a property in the Shoreline Residential (SR), Shoreline Residential Island (SRI) or Tourist Commercial (CT) zones, but may be considered within the front yard through a Minor Variance in accordance with the policies of the Official Plan. Saunas are subject to the following requirements:

i) A sauna shall not exceed 15 square metres of floor area.

ii) The maximum height of a sauna shall be 3.5 metres.

- iii) A sauna shall be setback a minimum of 15 metres from the high water mark.
- c) One hot tub or whirlpool shall be permitted on properties in the Shoreline Residential (SR), Shoreline Residential Island (SRI) or Tourist Commercial (CT) zones subject to the following requirements:
  - i) A hot tub or whirlpool, that is not located on a deck shall be setback a minimum of 10 metres from the high water mark.
  - ii) A hot tub may be permitted on any attached deck.

#### **4.1.8.6 Cognashene Coastal Waterfront Community**

In addition to section 4.1.8, the following requirements apply to lands within the Cognashene Coastal Waterfront Community:

- a) The maximum height of a pumphouse shall be 1.5 metres.
- b) Free-standing decks shall be setback a minimum of 5 metres from the high water mark and any side lot line.
- c) One dryland boathouse and one boatport shall both be permitted.
- d) The maximum floor area of a dryland boathouse shall not exceed 30 square metres.
- e) Notwithstanding Section 4.1.8.5, a gazebo, sauna, hot tub or whirlpool shall not be permitted in the required front yard. A gazebo, sauna, hot tub or whirlpool may be considered in the required front yard through a Minor Variance in accordance with the policies of the Official Plan.

#### **4.1.8.7 Go Home Bay Coastal Waterfront Community**

In addition to section 4.1.8, the following requirements apply to lands within the Go Home Bay Coastal Waterfront Community:

- a) On lots having a frontage of greater than or equal to 45 metres, the maximum permitted width of a dryland boathouse shall be 6 metres.
- b) On lots having a frontage of greater than or equal to 45 metres, the maximum permitted length of a dryland boathouse shall be 9 metres.
- c) Notwithstanding Section 4.1.8.5, a gazebo, sauna, hot tub or whirlpool shall not be permitted in the required front yard. A gazebo, sauna, hot tub or whirlpool may be considered in the required front yard through a Minor Variance in accordance with the policies of the Official Plan.

#### **4.1.8.8 Palisade Bay / East Bone Island Coastal Waterfront Community**

In addition to section 4.1.8, the following requirements apply to lands within the Palisade Bay / East Bone Island Coastal Waterfront Community:

- a) On lands within the SR1, SRI1 SR2, SRI2, SR5 and SRI5 Zones, only one dryland boathouse or one boatport shall be permitted, if the lot has a lot frontage greater than 120 metres.

**4.1.8.9 Six Mile Lake Inland Waterfront Community**

In addition to section 4.1.8, the following requirements apply to lands within the Six Mile Lake Inland Waterfront Community:

- a) The maximum cumulative area of free-standing decks shall be 45 square metres.
- b) The maximum dryland boathouse width shall be 4.7 metres.

**4.1.8.10 Wah Wah Taysee Coastal Waterfront Community**

In addition to section 4.1.8, the following requirements apply to lands within the Wah Way Taysee Coastal Waterfront Community:

- a) One gazebo may be permitted on properties in the Shoreline Residential (SR) and Shoreline Residential Island (SRI) zones subject to the following requirements:
  - i) Shall not exceed 15 square metres of floor area.
  - ii) Shall be setback a minimum of 15 metres from the high water mark.
  - iii) The maximum height shall be 3.5 metres, and height shall be measured in accordance with Section 4.1.3.

**4.1.9 Shoreline Accessory Buildings and Structures – Water-Based**

Further to Section 4.1.5, an in-water boathouse, boatport, dock and boatlift, may be permitted appurtenant to a lot. For additional requirements specific to your waterfront community, refer to subsections 4.1.9.7 (Cognashene), 4.1.9.8 (Go Home Bay), 4.1.9.9 (Palisade Bay / East Bone Island), 4.1.9.10 (Six Mile Lake), and 4.1.9.11 (Wah Wah Taysee), as the case may be. Water-based shoreline accessory buildings and structures shall not include floating accommodation. The following requirements shall apply:

**4.1.9.1 In-Water Boathouses and Boatports**

- a) Where permitted by this By-law, a maximum of one in-water boathouse or one boatport shall be permitted appurtenant to a lot.
- b) In-water boathouse and boatport maximum size regulations:

Table 4.2

Lot Frontage	Prohibited	Height (2)	Width (3)	Length - Georgian Bay	Length - waterbodies other than Georgian Bay (4)
< 31m	√	-	-	-	-

<b>Lot Frontage</b>	<b>Prohibited</b>	<b>Height (2)</b>	<b>Width (3)</b>	<b>Length - Georgian Bay</b>	<b>Length - waterbodies other than Georgian Bay (4)</b>
≥ 31 - 45m	-	3.5m	5.8m	10.2m	10.2m
≥45 - 60m	-	3.7m	8.7m	12.2m	10.2m
≥ 61m	-	4m	12.2m (1)	12.2m	10.2m

Footnotes to Table 4.2:

- (1) 12.2m or 15% of the lot frontage, whatever is more restrictive.
  - (2) Georgian Bay - height shall be measured from the top of the dock to the midpoint between the eaves and the peak.  
Inland Lakes - height shall be measured from the high water level to the midpoint between the eaves and the peak.
  - (3) Width shall be measured parallel to the measurement of lot frontage between the outside wall or structural elements supporting the roof.
  - (4) Length shall be measured perpendicular to the shoreline between the outside wall or structural elements supporting the roof.
- c) In-water boathouses and boatports shall comply with the side yard setback requirements for a principal building in the zone in which it is located. The setback shall be measured from the straight-line projection of the side lot line where it meets the front lot line at the water.
  - d) No portion of any in-water boathouse or part thereof shall be used for human habitation including sleeping, cooking, or living area, and shall not contain a sauna and/or washroom.
  - e) A flat, gambrel or mansard roof shall not be permitted on an in-water boathouse or boatport.
  - f) All cupolas or other ornamental roof structures shall have dimensions of a maximum 1.0 metre width by 1.0 metre length and a maximum of 1.2 metres height.
  - g) The minimum eave projection on an in-water boathouse or boatport shall be 0.6 metres.
  - h) The maximum projection shall be in accordance with the projection maximums for docks outlined in Section 4.1.9.2 of this By-law.
  - i) Maximum permitted width of a dormer shall be 1.2 metres.

#### 4.1.9.2 Docks, Ramps and Boatlifts

- a) Docks, ramps and boat lifts are only permitted as an accessory use, unless specifically permitted as a principal use.

- b) Number of Docks (except on Go Home Lake)
  - i) Two (2) docks shall be permitted on lots with shoreline frontage of equal to or less than 122 metres.
  - ii) For lots with greater than 122 metres of frontage, one (1) additional dock shall be permitted for each additional 61 metres of shoreline frontage up to a maximum of four (4) docks.
- c) Separation and Location
  - i) The minimum required separation distance between docks shall be 2 metres.
  - ii) A dock and ramp shall be setback a minimum of 5.0 metres from a side lot line and also the straight-line projection of the side lot line from where it meets the front lot line at the water, to a maximum projection of 20 metres, or 26 metres where a ramp and dock exist.
- d) Size

On Georgian Bay, the following additional requirements shall apply:

- i) The maximum permitted width of a dock or ramp shall be 4.0 metres. For the purposes of "U", "L", "T", "F" and "E" shaped docks and other finger docks, the width of each dock or ramp (or portion thereof) shall be measured individually.
- ii) The maximum permitted projection or length of a dock shall be 20 metres, unless a ramp exists, for which the maximum projection or length shall be 26 metres. Dock projection on all waterbodies is measured from the current water mark
- iii) For properties on Quarry Island and Present Island, the maximum permitted projection of one existing dock per property shall be determined by measuring the water depth from the lakebed to the surface water on a calm, light air day, and the said water depth does not exceed 1.22 metres at the end of the dock.
- iv) Where the only access is an existing legal dock that is within an EP Zone as listed in Section 17 of this By-law, one existing dock shall be permitted to extend to achieve a water depth of 1.22 metres.

On inland waterbodies, the following additional requirements shall apply:

- v) The maximum permitted width of a dock or ramp shall be 3.1 metres. For the purposes of "U", "L", "T", "F" and "E" shaped docks and other finger docks, the width of each dock or ramp (or portion thereof) shall be measured individually.
- vi) The maximum permitted projection or length of a dock shall be 15 metres. Dock projection on all waterbodies is measured from the current water mark.

e) Additional Requirements

- i) In the case of an "L" or "T" shaped dock, the maximum combined length of all fingers extending from the main dock shall be 15 metres from the main dock. For "F", "E" or "U" shaped docks, the maximum length of any finger shall be 15 metres from the main dock when located more than 5 metres from the current water mark on Georgian Bay or the high water mark on an inland lake.
- ii) For "F", "E" or "U" shaped docks, the maximum length of any finger shall be 10 metres from the main dock when located more than 5 metres from the current water mark on Georgian Bay or the high water mark on an inland lake.
- iii) Gazebos, hot tubs or whirlpools, pergolas, tents or other like or similar structures shall not be permitted on a dock.

4.1.9.3 Narrow Waterbodies

- a) No in-water boathouse or boatport shall be permitted in a waterbody less than 61 metres in width.
- b) In a navigable waterbody less than 61 metres in width, a dock may project a maximum of 7.0 metres from the current water mark and otherwise in accordance with the requirements of Section 4.1.9.2.

4.1.9.4 Trent Severn Waterway

Waterfront properties adjacent to the Trent-Severn Waterway Natural Historic Site of Canada which are used for residential purposes are subject to the Policies for In-Water and Shoreline Works and Related Activities. These requirements are in addition to the requirements of this By-law, but do not form part of this By-law.

4.1.9.5 Maximum Number of Boat Slips

In the SR4 Zone, the maximum number of boat slips per dwelling shall be two (2).

4.1.9.6 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 also the straight-line projection of the side lot line where it meets the front lot line at the water.

**4.1.9.7 Cognashene Coastal Waterfront Community**

In addition to section 4.1.9, the following requirements apply to lands within the Cognashene Coastal Waterfront Community:

- a) An in-water boathouse shall not be permitted.
- b) One boatport shall only be permitted appurtenant to a lot with a minimum lot frontage of 31 metres and the boatport shall have a maximum width of 10.2 metres, as measured in accordance with the footnotes of Table 4.2.
- c) The maximum projection and length of a dock, or a dock and ramp, shall be 20 metres.

- d) The maximum cumulative surface area of docks shall be 160 square metres.
- e) In the case of an "L" or "T" shaped dock, the maximum combined length of all fingers extending from the main dock shall be 10 metres from the main dock.
- f) The maximum cumulative width of all docks, ramps, boat lifts, and boatports shall be 15% of the total of one lot frontage, including lots with more than one frontage, or 20 metres, whichever is more restrictive. Included in the calculation shall be all land-based accessory structures within 10 metres of the high water mark. For the purposes of this section, all structures between the current water mark and the high water mark shall also be included. The cumulative width shall be measured parallel to the shoreline.

#### **4.1.9.8 Go Home Bay Coastal Waterfront Community**

In addition to section 4.1.9, the following requirements apply to lands within the Go Home Bay Coastal Waterfront Community:

- a) The maximum width of an in-water boathouse or boatport shall be 7.2 metres, as measured in accordance with the footnotes of Table 4.2.
- b) The maximum length of an in-water boathouse or boatport shall be 10.2 metres, as measured in accordance with the footnotes of Table 4.2.
- c) The maximum projection of a dock, or a dock and ramp, shall be 15.1 metres.
- d) The maximum width of a dock shall be 3.1 metres.
- e) The maximum number of docks permitted per lot shall be three, provided the maximum cumulative area of all docks does not exceed 92.9 square metres.
- f) The maximum cumulative width of all docks, ramps, boat lifts, in-water boathouses and boatports shall be 10% of the lot frontage to a maximum of 23 metres, measured parallel to the shoreline. Included in the calculation shall be all land-based accessory structures within 10 metres of the high water mark. For the purposes of this section, all structures between the current water mark and the high water mark shall also be included.

#### **4.1.9.9 Palisade Bay / East Bone Island Coastal Waterfront Community**

In addition to section 4.1.9, the following requirements apply to lands within the Palisade Bay / East Bone Island Coastal Waterfront Community:

- a) Only one in-water boathouse or only one boatport located appurtenant to the lot shall be permitted, provided the lot has a lot frontage greater than 120 metres.

#### **4.1.9.10 Six Mile Lake Inland Waterfront Community**

In addition to section 4.1.9, the following requirements apply to lands within the Six Mile Lake Inland Waterfront Community:

- a) The maximum in-water boathouse and boatport width shall be 5.9 metres.
- b) The maximum permitted projection or length of a dock, including a ramp, shall be 10 metres.
- c) A ramp having a maximum length of 6 metres is permitted.

- d) The maximum width of a dock shall be 3.1 metres.
- e) The maximum cumulative width of all docks, ramps, boat lifts, in-water boathouses and boatports shall be 15% of the total of one lot frontage, including lots with more than one frontage, or 23 metres, whichever is more restrictive. The cumulative width shall be measured parallel to the shoreline.

#### **4.1.9.11 Wah Wah Taysee Coastal Waterfront Community**

In addition to section 4.1.9, the following requirements apply to lands within the Wah Wah Taysee Coastal Waterfront Community:

- a) The maximum cumulative width of all docks, ramps, boat lifts, in-water boathouses and boatports shall be 15% of the total of one lot frontage, including lots with more than one frontage, or 23 metres, whatever is more restrictive. Free-standing decks within 10 metres of the high water mark shall also be included in the calculation of cumulative width of shoreline structures. The cumulative width shall be measured parallel to the shoreline.

#### **4.1.10 Sleeping Cabin**

Sleeping cabins shall be permitted on lands within all Shoreline Residential (SR) Zones and Shoreline Residential Island (SRI) Zones, subject to the following requirements:

- a) On lots less than 0.3 hectares in lot area, no sleeping cabins shall be permitted.
- b) On lots 0.3 to 1.0 hectares in lot area, a maximum of one (1) sleeping cabin shall be permitted.
- c) On lots greater than 1.0 hectare in lot area, a maximum of two (2) sleeping cabins may be permitted.
- d) The maximum gross floor area of a sleeping cabin shall be 56 square metres.
- e) A sleeping cabin shall not include a kitchen or any cooking facilities but may include washroom facilities.
- f) On a lot 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) A sleeping cabin shall be limited to one (1) storey in height.
- h) A sleeping cabin shall not be permitted to have a loft, basement, or cellar.
- i) On one wall of a sleeping cabin, the maximum eave projection shall be 1.2 metres. On all other walls, the maximum eave projection shall be 0.6 meters.
- j) The maximum height of a sleeping cabin is 4.5 metres and shall be measured in accordance with the definition of building height.
- k) A sleeping area shall be permitted in the upper storey of a two-storey detached garage, where the lands have frontage onto and gain direct access from a public road. Where this is not the case, a sleeping area is not permitted in the upper storey of a two-storey detached garage. A sleeping area in the upper

storey of a two-storey detached garage shall be subject to the sleeping cabin requirements of Section 4.1.10 and shall be considered a sleeping cabin for the purposes of this By-law.

- l) A sleeping area shall be permitted on the main level of a detached garage, where the lands have frontage onto and gain direct access from a public road. Where this is not the case, a sleeping area is not permitted in a detached garage. A sleeping area in a detached garage shall be subject to the sleeping cabin requirement of Section 4.1.14 and shall be considered a sleeping cabin for the purposes of this By-law. The combined maximum ground floor area of the sleeping area in a detached garage and detached garage shall be the maximum permitted ground floor area of a detached garage.
- m) In the SR4 and SRI4 zones, a sleeping cabin shall be located no closer than 30.0 metres to the front lot line.
- n) In the Cognashene Coastal Waterfront Community, the Wah Wah Taysee Coastal Waterfront Community and Go Home Bay Coastal Waterfront Community, the maximum height of a sleeping cabin shall be 4.0 metres. Height shall be measured in accordance with the definition of building height.

#### **4.1.11 Detached Garage**

- a) The maximum height of a detached garage shall be 4.5 metres.
- b) A detached garage shall be setback a minimum of 40 metres from the high water mark for properties on Georgian Bay.
- c) On a lot in a Shoreline Residential (SR) or Shoreline Residential Island (SRI) Zone where a sleeping cabin in a detached garage is permitted, the detached garage shall be permitted a maximum height of 5.0 metres to allow for only a sleeping area in an upper storey. The conversion of a sleeping area in the upper storey of a two storey detached garage to any other use is not permitted. A detached garage with a sleeping cabin must comply with all minimum yard requirements of the principal use for the zone in which it is located.
- d) The maximum ground floor area of a detached garage shall be 112 square metres.
- e) Notwithstanding Section 4.1.15 d) of this By-law, on Shoreline Residential (SR) or Shoreline Residential Island (SRI) properties that only have water access, the maximum ground floor area of a detached garage shall be 67 square metres.
- f) A detached garage is subject to the yard and separation requirements of Sections 4.1.5 and 4.1.6.
- g) A detached garage is not permitted in the Cognashene Coastal Waterfront Community, Wah Wah Taysee Coastal Waterfront Community and the Go Home Bay Coastal Waterfront Community, as delineated on Schedule A of this By-law.

#### **4.1.12 Human Habitation**

- a) Human habitation is strictly prohibited in all accessory buildings or structures except for accessory dwellings in non-residential zones and sleeping cabins in a Shoreline Residential (SR) or Shoreline Residential Island (SRI) Zone.
- b) Further to Section 4.1.10 (k) and (l) and 4.1.11(c), the exception for human habitation includes sleeping cabins located in a detached garage in Shoreline Residential (SR) or Shoreline Residential Island (SRI) Zones. 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 requirement of Section 4.1.10 and must comply with all minimum yard requirements of the principal use for the zone in which it is located.

#### **4.1.13 Washrooms in Accessory Buildings and Structures**

Washroom facilities shall be permitted in a detached garage, sleeping cabin or sleeping cabin portion of a detached garage. Washroom facilities shall not be permitted in a dryland boathouse or an in-water boathouse.

#### **4.1.14 Commercial and Industrial Uses**

- a) Notwithstanding Section 4.1.5, no building or structure accessory to a Commercial or Industrial use shall be erected closer than 3 metres to an interior side lot line or rear lot line.
- b) Where a Commercial (C) or Industrial (M, MX & WD) Zone abuts a Shoreline Residential (SR), Shoreline Residential Island (SRI), Residential (R, BR & RMH) or Multiple Residential (RM) Zone, accessory buildings shall be setback a minimum of 7.5 metres from an interior side or rear lot line.

#### **4.2 Storage Containers**

Storage containers shall only be permitted within the Rural (RU), and Industrial (M, MX & WD) zones. Notwithstanding the requirements of this By-law, storage containers shall adhere to the requirements of Section 4.1 (Accessory Buildings, Structures and Uses), and shall be used exclusively for the temporary storage of goods and materials and may not be used for human habitation, work areas, shops, office uses or retail sales. Storage containers shall not be permitted in the front yard.

#### **4.3 Shoreline Activity Area and Natural State Shoreline Area**

The lands within 15 metres of the high water mark on all lots in any Shoreline Residential (SR) or Shoreline Residential Island (SRI) Zone shall be maintained in a natural state with this area being considered the Natural State Shoreline Area. Within this area, existing native vegetation shall be preserved. Invasive species and trees which present safety hazards may be removed. On each lot, a Shoreline Activity Area shall be permitted within the Natural State Shoreline Area to provide access to the shoreline and locations for land-based shoreline accessory buildings and structures. The Shoreline Activity Area is calculated as a percentage of the Natural State Shoreline Area. The Natural State Shoreline Area is calculated by multiplying the length of the shoreline by the 15 metre depth. Multiple Shoreline Activity Areas may exist on a lot, however, the maximum cumulative area shall be as follows:

- a) On lands within an SR1, SRI1, SR2, SRI2, SR4, SRI4, SR5, SRI5, or SR6 Zones, and within the Honey Harbour Coastal Waterfront Community as delineated on Schedule A of this By-law, the Shoreline Activity Area shall be a maximum of 25 percent of the Natural State Shoreline Area and shall have a maximum width of 25 percent of the shoreline length at any point within 15 metres of the high water mark.
- b) On lands within the Go Home Bay Coastal Waterfront Community as delineated on Schedule A of the By-law, the Shoreline Activity Area shall be a maximum of 10 percent of the area of the Natural State Shoreline Area and shall have a maximum width of 10 percent of the shoreline length at any point within 15 metres of the high water mark.
- c) On lands within the Cognashene Coastal Waterfront Community as delineated on Schedule A of the By-law, the Shoreline Activity Area may be a maximum of 15 percent of the Natural State Shoreline Area, to a maximum of 345 square metres, whichever is more restrictive. The maximum width of the Shoreline Activity Area shall be 15 percent of the shoreline length at any point within 15 metres of the high water mark, to a maximum of 23 metres.

- d) On lands within the Wah Wah Taysee Coastal Waterfront Community as delineated on Schedule A of the By-law, the Shoreline Activity Area may be a maximum of 10 percent of the Natural State Shoreline Area, to a maximum of 345 square metres, whichever is more restrictive. The maximum width of the Shoreline Activity Area shall be 10 percent of the shoreline length at any point within 10 metres of the high water mark, to a maximum of 23 metres.

#### **4.4 Environmental Protection Area, Open Space and Natural State**

- a) Lands zoned Environmental Protection (EP1, EP-W, EP-PSW, NSC & NSI) or Open Space (OS, CL & LS) 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) Setback and yard requirements in this By-law shall be measured from the limit of the high water mark.
- d) The minimum required setback from an Environmental Protection (EP1, EP-W, EP-PSW, NSC & NSI) zone shall be 15 metres.
- e) The minimum required setback from a Fish Habitat – Type One (FH1) zone shall be 5 metres. There shall be no required minimum setback for pumphouses.

#### **4.5 Minimum Opening Elevation and Setback from Shorelines**

- a) Georgian Bay

On lots abutting or adjacent to Georgian Bay, no new dwelling, building for human habitation or commercial building or addition to an existing dwelling, shall have a minimum opening elevation to such dwelling or building or addition of less than 178.3 metres C.G.D. On Islands and the shoreline subject to wave run-up as a result of the fetch of Georgian Bay, this minimum opening elevation shall be no less than 178.9 metres C.G.D. These areas are identified on Appendix A.

- b) Appendix A – Lands Subject to 178.9 Minimum Opening Elevation

Appendix A identifies lands that are potentially subject to a minimum opening elevation of 178.9 metres C.G.D. The lots and areas have been identified as being subject to wave run-up generated by the fetch of Georgian Bay. Where confirmation is provided by a qualified professional that an area identified on Appendix A is not subject to wave run-up as a result of the fetch of Georgian Bay, the wave run-up requirements shall not apply.

- c) All Shorelines

Despite any other requirement of this By-law, no building or structure except those land-based and water-based shoreline accessory buildings and structures identified in Section 4.1.8 and 4.1.9 of this By-law, walkways, or permitted yard encroachments identified in this By-law, shall be erected closer than 20 metres from any high water mark, and any modification of the shoreline through filling, excavation, blasting or by other means is prohibited unless otherwise permitted by the Federal, Provincial or municipal regulation.

#### **4.6 Setback from Other Waterbodies and Watercourses**

Where a waterbody or watercourse is located on a lot or an adjacent lot, no buildings and structures shall be permitted within 20 metres, unless otherwise permitted by this By-law.

#### **4.7 Restrictions on Dwelling Units in Non-Residential Buildings**

Notwithstanding any other requirement 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.

#### **4.8 Secondary Dwelling Units**

A secondary dwelling unit shall only be permitted within the R1, R2, R3, R4, R5, RM1 and RU Zones.

- a) Where a secondary dwelling unit is permitted, the following requirements apply:
  - i) Only one secondary dwelling shall be permitted per lot, provided the lot contains an existing dwelling unit.
  - ii) Where the secondary dwelling unit is on a lot serviced by private services, the appropriate authority has approved the private sewage disposal system to service the total sewage flow on the lot.
  - iii) A secondary unit's gross floor area may not exceed 40% of the gross floor area of the primary dwelling unit.
  - iv) One additional dedicated parking space above the requirements of this By-law for the related zone shall be provided for the secondary unit.
  - v) Any expansion or extension to the dwelling structure related to the requirement of a secondary unit shall not increase the gross floor area of the structure by more than 10%, and the secondary dwelling unit shall not alter the streetscape character along the street.
- b) Secondary dwelling units are only permitted in accessory buildings where the following criteria are satisfied:
  - i) The accessory building must be located in the rear yard of the lot.
  - ii) Notwithstanding the requirements of Section 4.8, secondary dwelling units shall only be permitted in accessory buildings that comply with the minimum yard requirements for the principal building of the zone in which it is located.
  - iii) Within the R1, R2, R3, R4, R5 and RM1 Zone, secondary dwelling units in accessory buildings are only permitted on lots having a minimum area of 1 hectare.
  - iv) In any other zone where secondary dwelling units are permitted, a secondary dwelling unit shall only be permitted in an accessory building on lots having a minimum area of 1.2 hectares.
  - v) Secondary dwelling units are not permitted on lots with frontage on a waterbody.

#### **4.9 Dwelling Units Per Lot**

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

- c) An accessory dwelling unit shall not be permitted in a Shoreline Residential (SR) or Shoreline Residential Island (SRI) Zone.

#### **4.10 Floating In-Water Boathouses, Barges and Floating Accommodations**

Except as otherwise specifically permitted in this by-law:

- a) No person shall use any in-water boathouse, barge, marine vessel or any other floating structure or building, for use as a dwelling unit in any zone or appurtenant to a zone.
- b) Floating accommodations are prohibited in any zone or appurtenant to a zone.

#### **4.11 Legal Non-Complying Lots, Buildings and Structures**

- a) Legal Non-Complying Buildings and Structures

Where a legal non-complying building or structure is located on a lot and the building or structure has less than the minimum frontage, lot area, front yard, side yard, and/or rear yard required by this By-law, the said legal non-complying building or structure may be expanded or reconstructed provided that:

- i) the expansion or reconstruction does not reduce the yard or increase the amount of gross floor area, or height in a required yard as outlined in this Zoning By-law.
- ii) the legal non-complying building or structure is being used for a purpose permitted within the Zone in which it is located.
- iii) all other applicable requirements of this By-law are complied with.

- b) Reconstruction of Legal Non-Complying Building

Nothing in this By-law shall prevent the reconstruction of a legal non-complying building, provided that no part of the legal non-complying building that is non-complying is increased in height, volume or gross floor area and the reconstruction does not reduce the front yard and/or side yard and/or rear yard. Notwithstanding this requirement, the height of a legal non-complying building on Georgian Bay may be increased by a height of 1.0 metre to improve the foundation, provided the height does not exceed the maximum height requirements outlined in this By-law.

- c) Minimum Opening Elevations

Notwithstanding the provisions of this section, in all zones except a Shoreline Residential (SR) or Shoreline Residential Island (SRI) Zone, a reconstructed or expanded legally existing dwelling shall comply with the minimum opening elevations outlined in Section 4.5. In addition, legally existing buildings destroyed by natural flooding shall not be reconstructed without being flood proofed.

d) Damaged Legal Non-Complying Buildings and Structures

Nothing in this By-law shall apply to prevent the reconstruction of any permitted legal non-complying building or structure which is damaged by causes beyond the control of the owner, and such permitted legal non-complying building or structure may be reconstructed as it previously existed, even if such did not comply with one or more of the requirements of this By-law, but the non-compliance may not be further increased.

A legal non-complying building or structure damaged or destroyed as a result of natural flooding shall not be reconstructed, except in accordance with the requirements of this By-law.

e) Expansions to Legal Non-Complying Shoreline Dwellings

Notwithstanding the requirements of Section 4.11 paragraphs (a) to (c), in a Shoreline Residential (SR) or Shoreline Residential Island (SRI) Zone, where a legal non-complying shoreline dwelling does not comply with the front yard requirements, the following shall apply:

- i) Where a legal non-complying shoreline dwelling is less than 10 metres at its closest point from the front lot line, the expansion to a legal non-complying shoreline dwelling shall be permitted without a minor variance where the expansion is limited to:
  1. A maximum increase of gross floor area to the greater of 95 square metres or 25% of the gross floor area of the legal non-complying shoreline dwelling on the day this By-law was passed;
  2. A maximum increase of width to the greater of 6 metres or 20% of the legal non-complying shoreline dwelling width on the day this By-law was passed;
  3. A maximum building height being the lesser of 6 metres or an increase 1 metre based on the height of the legal non-complying shoreline dwelling on the day this By-law was passed; and
  4. No portion of any expansion shall be permitted to encroach further into the existing front yard.
- ii) Where a legal non-complying shoreline dwelling is greater than 10 metres, but less than 15 metres at its closest point from the front lot line, the expansion to a legal non-complying shoreline dwelling shall be permitted without a minor variance where the expansion is limited to:
  1. A maximum increase of gross floor area to the greater of 95 square metres or 40% of the gross floor area of the legal non-complying shoreline dwelling on the day this By-law was passed;
  2. A maximum increase of width to the greater of 6 metres or 30% of the legal non-complying shoreline dwelling width on the day this By-law was passed;
  3. A maximum building height being the lesser of 6 metres or an increase of 1.5 metres based on the height of the legal non-complying shoreline dwelling on the day this By-law was passed; and
  4. No portion of any expansion shall be permitted to encroach further into the existing front yard.

- iii) Where a legal non-complying shoreline dwelling is greater than 15 metres, but less than 20 metres at its closest point from the front lot line, the expansion to a legal non-complying shoreline dwelling shall be permitted without a minor variance where the expansion is limited to:
  1. A maximum increase of gross floor area to the greater of 95 square metres or 70% of the gross floor area of the legal non-complying shoreline dwelling on the day this By-law was passed;
  2. A maximum increase of width to the greater of 6 metres or 60% of the legal non-complying shoreline dwelling width on the day this By-law was passed;
  3. A maximum building height being the lesser of 6 metres or an increase of 2 metres based on the height of the legal non-complying shoreline dwelling on the day this By-law was passed; and,
  4. No portion of any expansion shall be permitted to encroach further into the existing front yard.

iv) Legal Non-Complying Building Minimum Opening Elevations

Notwithstanding the requirements of this section, a reconstructed or expanded legal non-complying building used as a dwelling shall comply with the minimum opening elevations outlined in Section 4.5. In addition, legal non-complying buildings destroyed by natural flooding shall not be reconstructed without being flood proofed.

- v) Despite the expansion permitted in this Section, the resulting gross floor area, width and height of a legal non-complying shoreline dwelling must comply with the gross floor area, width and height requirements of the applicable zone, together with all other applicable requirement of the Zoning By-law. For clarity, the meaning of this Paragraph is that no expansion is permitted that exceeds the permissions of the applicable Shoreline Residential (SR) or Shoreline Residential Island (SRI) Zone.

f) Legal Non-Complying Vacant Undersized Lots

Where a vacant 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 requirements of this By-law are complied with and provided that a septic system can be installed on the lands, or the lands can be serviced by municipal sewage services.

g) Section 4.11 f) shall only apply provided that:

- i) Residential Type One (R1) zoned lots have a lot area of at least 1,000 square metres; lot frontage of at least 15 metres; and a class IV or V Septic System can be accommodated on the lot, or the lot is located within the Phase 1 Servicing Area boundary of Port Severn or MacTier as identified on Schedule B of this By-law; and, must comply with all other application zone requirements of this By-law.
- ii) Shoreline Residential Island (SRI) zoned lots on Georgian Bay, must have a lot area of at least 1.0 hectare above the 177.0 C.G.D. contour of which a minimum of 0.8 hectares must be above the 177.4 C.G.D. contour and a minimum of 0.4 hectares above the 178.3 C.G.D. contour.

- iii) Shoreline Residential (SR) zoned lots and Shoreline Residential Island (SRI) Zoned lots on subdivided islands must have a lot frontage of at least 27 metres and have a lot area of at least 0.2 hectares. For lots on Georgian Bay, such area shall be above the 177.0 C.G.D. contour and must be zoned in a Shoreline Residential (SR) Zone or Shoreline Residential Island (SRI) Zone to comply with the existing undersized lots of record requirements.
- iv) Lots not located in the Shoreline Residential (SR), Shoreline Residential Island, (SRI), Residential Type One (R1) or Residential Type Three (R3) zones must have a lot area of at least 1,400 square metres; lot frontage of at least 15 metres; and must comply with all other applicable zone requirements of this By-law.
- v) Six Mile Lake Residential (SR6) zoned lots must have a lot frontage of at least 30 metres and a lot area of at least 0.3 hectares.
- vi) Shoreline Residential (SR) and Shoreline Residential Island (SRI) zoned lots in the Cognashene Coastal Waterfront Community, as delineated on Schedule A of this By-law must satisfy either of the following criteria:
  1. The lot was created after October 1981; or,
  2. The lot was created prior to November 1981 and has at least 120 metres of lot frontage and a lot area of at least 1.0 hectares above the 177.0 C.G.D contour.

h) Changes to Lot Size

Lots, which have been increased in size following adoption of this By-law, may also be used in accordance with the requirements of Section 4.11.

i) Non-Compliance as a Result of Expropriation or Widening

Notwithstanding any other requirement of this By-law, where, as a result of an acquisition of land by a public authority, such acquisition results in a contravention of this By-law relating to minimum yards and/or setbacks, lot coverage or maximum permitted gross floor area, then the lands so acquired shall be deemed to continue to form part of the lot upon which the building or buildings are located in determining compliance with this By-law.

**4.12 Legal Non-Conforming Uses**

a) Continuation of Existing Uses

The requirements of this By-law shall not apply to prevent the use of any existing lot, building or structure for any use prohibited by this By-law if such existing lot, building or structure was legally used for such purposes prior to the effective date of this By-law and provided that the lot, building or structure continues to be used for that purpose.

b) Exterior Expansion

The exterior of any building or structure which was legally used prior to the effective date of this By-law for a use not permitted within the Zone in which it is located, shall not be expanded, reconstructed or otherwise structurally altered, unless such building or structure is thereafter to be used for a purpose permitted within such Zone, and complies with all requirements of this By-law for such Zone unless these changes are necessary to provide for flood proofing or insulation of the building. This requirement shall not prohibit normal or regular maintenance or replacement of exterior cladding.

c) Interior Alteration

The interior of any building or structure which was legally used, prior to the effective date of the By-law, for a purpose not permitted within the Zone in which it is located, may be reconstructed or structurally altered for the existing purpose for which such building or structure was legally used.

d) Restoration and Replacement

Nothing in this By-law shall prevent the strengthening or restoration or replacement to a safe condition of any existing, legal non-conforming building or structure or part thereof, provided that the strengthening or restoration or replacement does not increase the building height, size or volume, or change its location, or change the existing, lawful use of such existing building or structure or unless these changes are necessary to provide for flood proofing or insulation of the building.

e) Reconstruction of Existing Buildings

- i) Nothing in this By-law shall apply to prevent the reconstruction of any existing legal non-conforming building which is damaged by causes beyond the control of the owner, other than flooding. The existing building may be reconstructed in the same location on which it existed on the date of the passage of this By-law even if such did not comply with one or more of the requirements of this By-law, but the non-conformity may not be further increased, and the size of the building shall not be increased.
- ii) Buildings damaged or destroyed as the result of natural flooding shall not be reconstructed, except in accordance with the requirements of this By-law.

f) Building Permit Issued

The requirements of this By-law shall not prevent the use of any existing lot, building or structure for any purpose prohibited by this By-law for which a building permit has been issued under the Ontario Building Code, prior to the day of the passing of this By-law, so long as the building or structure when erected is used and continues to be used for the purpose for which it was erected and provided the permit has not been revoked under the Ontario Building Code.

**4.13 Permitted Yard Encroachments**

- a) As outlined in the following Table 4.3, structures are permitted to encroach into required yards:

Table 4.3

Column 1	Column 2	Column 3
<b>Structure</b>	<b>Required Yards Encroachment is Permitted</b>	<b>Encroachment</b>
Sills, belt courses, cornices, eaves or canopies, gutters, chimneys or pilasters	All Required Yards	0.75m

Column 1	Column 2	Column 3
Structure	Required Yards Encroachment is Permitted	Encroachment
Bay windows	Front Yard Rear Yard Exterior Side Yard	0.75m over a maximum width of 3.6m
Balconies	Front Yard Rear Yard Exterior Side Yard	1.8m
Porches and Screened Porches < 1.2m above finished grade	Rear Yard Interior Side Yard	2m and no closer than 1.2m to any lot line
Decks < 1.2m above finished grade	Rear Yard Interior Side Yard	4m and no closer than 1.2m to any lot line
Steps, Stairs, and Landings < 1.2m above finished grade	Rear Yard Interior Side Yard	4m if not covered or 2m if covered and no closer than 1.2m to any lot line
Porches or Screened Porches	Front Yard	2m
Decks ≥ 1.2m above finished grade	Front Yard	4m
Steps, Stairs and Landings ≥ 1.2m above finished grade	Front Yard	4m if not covered or 2m if covered and no closer than 1.2m to any lot line

- b) Notwithstanding 4.13 (a), within the Cognashene Coastal Waterfront Community, balconies, porches and screened porches shall not be permitted to encroach into any required yard.
- c) Notwithstanding 4.13 (a), within the Cognashene Coastal Waterfront Community, decks shall not be permitted to encroach into any required side or rear yard.
- d) Open stairs used for access to the natural grade or, to a shoreline or, other property line over uneven terrain that do not exceed 1.2 metres in height above natural grade or 1.2 metres in width will be deemed not to be a structure for the purposes of lot coverage and will be an allowed structure in the front yard subject to the setback requirements of this By-law. Walkways are subject to the requirements of Section 4.14 of this By-law.

#### 4.14 Walkways and Breezeways

A walkway and/or breezeway may be permitted in any Zone, except for the EP1, EP-W, EP-PSW NSI or NSC Zones, subject to the following requirements:

- a) A walkway shall have a maximum width of 1.6 metres.
- b) Any walkway, or portion thereof, that exceeds 1.2 metres in height above natural grade will be deemed to be a structure for the purposes of this By-law and shall be included in the calculation of lot coverage.
- c) A walkway may be permitted in any yard but shall be subject to the side yard setback requirements for accessory buildings and structures.
- d) The maximum permitted length of a breezeway shall be 10 metres. Where a covered entrance(s) exists, the maximum permitted length of the breezeway shall be reduced by the projection of the covered entrance(s).
- e) The maximum width of a breezeway shall be 1.6 metres as measured from the outside of support posts.
- f) The maximum eave projection on a breezeway shall be 1.2 metres.
- g) The maximum permitted height of a breezeway shall be 4.5 metres.
- h) The maximum permitted height of a breezeway in the Cognashene Coastal Waterfront Community or Go Home Bay Coastal Waterfront Community, as delineated on Schedule A to this By-law, shall be 4.0 metres.

#### **4.15 Temporary Structures for Special Events**

Temporary structures shall not be permitted in any Shoreline Residential (SR), Shoreline Residential Island (SRI), Residential (R, RMH & BR), Multiple Residential (RM) or Environmental Protection (EP, FH, NSC & NSI) zone except for a special event. A temporary structure for a special event may be erected on a lot for a period not to exceed six (6) days provided that no lot shall be used for the erection of temporary structure for more than twenty-eight (28) days in any calendar year and provided the structure complies with the yard and setback requirement of the By-law.

#### **4.16 Home Industry**

Where a Home Industry is a permitted use in the Rural (RU) Zone, the following requirements shall apply:

- a) A maximum of four (4) persons may be engaged in the home industry on the lot where the home industry is located.
- b) 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 100 square metres.
- c) There shall be no outdoor storage of goods, materials or articles.
- d) Notwithstanding Section 4.16 c) a maximum of three currently licensed motor vehicles not belonging to the owner and/or any employees and otherwise associated with the home industry may be parked or stored on the lot but only within an interior side or rear yard.
- e) There shall be no emission of noise, odour or dust, which is not normally attributed to the use of the land for residential uses.

- f) There shall be no display, other than a sign having a maximum surface area of 0.3 metres to indicate to persons outside that this property is being used for a home industry.
- g) A home industry shall be accessory to and smaller in size than the main residential dwelling and shall not change the residential character of the dwelling or lot.
- h) The home industry shall comply with the following:
  - i) The lot has an area equal to or greater than 0.8 hectares.
  - ii) Where an accessory building is used for a home industry use, the building shall have a minimum yard setback of 20 metres (for all yards).
  - iii) The home industry shall be a minimum of 30 metres from a Shoreline Residential (SR), Shoreline Residential Island (SRI), Residential (R, BR, RMH) or Multiple Residential (RM) Zone.
  - iv) The home industry shall be a minimum of 60 metres from an existing dwelling on another lot.

#### **4.17 Home Occupation**

Where a Home Occupation is a permitted use, the following requirements shall apply:

- a) No person, other than a person living on the premises, shall be engaged in the occupation of providing merchandise and/or services to customers with the exception of one assistant who is not a resident in the dwelling.
- b) There shall be no display, other than a sign having a maximum surface area of 0.2 square metres, to indicate to persons outside that any part of the dwelling or dwelling unit is being used for a home occupation.
- c) There shall be no goods, wares, or merchandise offered for sale or rent from the dwelling which are not manufactured or processed on the premises. The resale of products not manufactured or processed on the property is prohibited.
- d) Not more than 25 percent of the gross floor area of the dwelling shall be used for the purposes of a home occupation, and such home occupation shall be conducted entirely within the dwelling or dwelling unit.
- e) There shall be no outdoor storage of goods or materials in conjunction with the home occupation use.
- 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.
- g) The home occupation shall be secondary to the principal residential use of the property and shall not change the character of the lot.

#### **4.18 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, camping establishments or private parks shall be prohibited within the area covered by this By-law.

#### **4.19 Travel Trailers, Truck Campers and Tent Trailers**

a) Parking and Storage

The parking and storage or use of travel trailers, truck campers or tent trailers shall be prohibited in all Zones except where one travel trailer, truck camper or tent trailer is 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 one travel trailer, truck camper or tent trailer 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.

b) Use

The use of travel trailers, truck campers or tent trailers shall be prohibited in all zones except where such land use is specifically permitted by this By-law.

#### **4.20 Antennae, Towers, Satellite Dishes – Not Federally Regulated**

Radio and television antenna towers, satellite dishes and dish antennas and other communication towers 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.

#### **4.21 Height Exceptions**

Notwithstanding the height requirements 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 requirements of this By-law are complied with. All cupolas or other ornamental roof structures shall adhere to the requirements of Section 4.1.9.1 f).

#### **4.22 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 shall mean the discontinuation of work for more than 180 consecutive days, or the failure to maintain a current building permit, and shall not exceed 18 months.

#### **4.23 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 upon a year-round municipally maintained road.

- b) The requirements of Section 4.23 (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 requirements of Section 4.23 (a) shall not apply to prevent the expansion, renovation, reconstruction or other structural alteration of a legally existing building or structure, which 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 requirements of the By-law.
- d) Notwithstanding Section 4.23 (a) and (b), where an existing lot of record does not front onto a municipally maintained road, a building permit may be issued for a building or structure provided:
  - 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.
- e) Notwithstanding Section 4.23 (a), where a lot is accessed only by navigable water, a building permit may be issued provided that:
  - i) the lot in question meets all other requirements of this Bylaw and is a lot as defined herein.
- f) Where a lot is not located in an Urban Centre, and where the lot abuts a Provincial Highway or Class A District Road, the minimum required lot frontage for a new lot shall be 150 metres or where the lot frontage abuts a Class B District Road, the minimum required lot frontage for a new lot shall be 135 metres.

#### **4.24 Multiple Uses on One Lot**

Where any land, building or structure is used for more than one permitted use, the applicable Zone requirements of this By-law which serve to regulate each such use shall be complied with.

#### **4.25 Multiple Zones on One Lot**

Where a lot is divided into more than one Zone under the requirements 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 requirements that apply to the required yards for the applicable Zone and except for the setback requirement from an Environmental Protection (EP, FH, NSC & NSI) Zone, as outlined in Section 4.4 of this By-law.

#### **4.26 Through Lots**

- a) 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 requirements of the Zone in which such lot is located.
- b) In the Cognashene Coastal Waterfront Community as delineated on Schedule A to this By-law, on a lot with more than one front lot line, the siting of the principal dwelling shall be such that the front yard between the dwelling and longest front lot line, shall be less than the yard between the principal dwelling and any other front lot line.

**4.27 Septic Systems**

- a) The following minimum opening elevation and shoreline setback requirements apply to septic systems (leaching bed, tertiary treatment systems and privy):

Table 4.4

Requirement	Lot Abutting or Adjacent to Georgian Bay	Lot Not Abutting or Adjacent to Georgian Bay
Minimum setback from the shoreline for the leaching bed components and/or treatment unit	a) 30 metres from the high water mark b) In the Go Home Bay Coastal Waterfront Community, as delineated on Schedule A of the By-law, 30 metres from 178.3 C.G.D.	30 metres from high water mark
Minimum opening elevation for the leaching bed components and/or treatment unit	a) 178.4 (1 metre above the high water mark) b) On Islands and the mainland subject to wave runup as a result of the fetch of Georgian Bay this elevation shall be 178.9 metres C.G.D. These areas are identified on Appendix A. c) In the Go Home Bay Coastal Waterfront Community, as delineated on Schedule A of this Bylaw, 1 metre above 178.3 metres C.G.D.	The Regulatory Flood Elevation, which is identified as the "100 year flood" or Regional Flood Event.

- b) Where a septic system services a building or buildings on an individual lot, the septic system shall be located wholly within the boundaries of the lot on which the building or buildings are located.
- c) Replacement or Expansion of Legally Existing Septic Systems

Legally existing septic systems shall be permitted to be replaced and/or expanded, provided the replacement or expansion does not encroach further into the required front yard setback, required side yard setback or required rear yard setback. Notwithstanding this, any expansion of a septic system must comply with the requirements of the Ontario Building Code and the minimum elevation requirements identified in Table 4.4.

Where additional development is proposed which increase the number of bedrooms, fixtures, or floor area, and results in a septic system expansion, the system expansion must comply to the requirements of the Zoning By-law.

Where an existing developed property has an existing sewage system with no prior approval from the MECP or Township, such system may be replaced in a location that does not encroach further into the required front yard setback or required side yard setback. The replacement must meet the requirements of the Ontario Building Code and must comply with the requirements of Section 4.27.

Where additional development is proposed, the system expansion must comply to the requirements of the Zoning By-law.

- d) Holding Tank Setback and Septic Tank Setback
  - i) All holding tanks must be setback 20 metres from the high water mark.
  - ii) In the Cognashene Coastal Waterfront Community and the Go Home Bay Coastal Waterfront Community, as delineated on Schedule A to this By-law, where permitted, a holding tank must be setback 30 metres from the high water mark.
  - iii) Notwithstanding i), and ii), all holding tanks and septic tanks must be located behind the front wall of a dwelling. This requirement shall not apply to unsubdivided islands.

#### **4.28 Servicing Required**

- a) Any Residential, Commercial, Industrial, or Institutional use within a water services area boundary or sewage service area boundary identified on Schedule B of this By-law shall be required to be serviced by municipal services.
- b) Within the Phase 1 Servicing Area Boundary as shown on Schedule B, no person shall use any land or erect or use any building or structure, or part thereof, on a lot unless municipal sewage and water services are available to service such land, building or structure.
- c) Individual on-site water and/or sewage services within the Phase 1 Servicing Area Boundary identified on Schedule B will only be permitted on lots where confirmation has been received from the District of Muskoka that services are not available and provided the lot is suitable for the installation of the individual water and sewage services and provided such building or structure is designed to be connected to services when they become available.
- d) For lands within the Phase 2 Servicing Area as shown on Schedule B, where the District of Muskoka advises that municipal water and sewage services are not available and are not envisioned within the near future, a building or structure may be used or erected on an existing lot on individual services provided the lot is suitable for the installation of the individual water and sewage services and provided such building or structure is designed to be connected to services when they become available.

#### **4.29 Outdoor Storage**

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

- a) such outdoor storage is accessory to the use of the main building on the lot;
- b) 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.

#### **4.30 Noxious Use**

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

#### **4.31 Minimum Distance Separation**

- a) Notwithstanding anything to the contrary, no residential, institutional, commercial, industrial or recreational use, building or structure located on a separate lot and permitted within a zone, shall be established or expanded unless it complies with the Minimum Distance Separation (MDS I) setback from a livestock facility, manure storage or anaerobic digester, calculated using the Formulas published by the Ontario Ministry of Agricultural, Food and Rural Affairs (OMAFRA), as may be amended from time to time.
- b) Notwithstanding anything to the contrary, no residential, institutional, commercial, industrial or recreational use, building or structure located on a separate lot and permitted within a zone, shall be established or expanded unless it complies with the Minimum Distance Separation (MDS II) setback from a livestock facility, manure storage or anaerobic digester, calculated using the Formulas published by the Ontario Ministry of Agricultural, Food and Rural Affairs (OMAFRA), as may be amended from time to time.

#### **4.32 Setbacks from Municipal Water Supply and Sanitary Sewage Disposal Facilities**

The following minimum setback shall apply:

- a) Sanitary sewage disposal site from nonresidential uses – 150m
- b) Sanitary sewage disposal site from residential uses – 200m
- c) Waste stabilization ponds from all uses – 400m
- d) Hauled sewage lagoon from all uses – 400m
- e) New industrial or noxious commercial uses will not be permitted within 1000m of a municipal water supply intake.

#### **4.33 Sight Triangles**

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 1.0 metre in height shall be erected and no land shall be used for the growing of shrubs or trees in excess of 1.0 metre in height. The triangular space is hereafter defined as a sight triangle. The following minimum sight triangles apply:

- a) Shoreline Residential (SR), Shoreline Residential Island (SRI), Residential (R, BR & RMH), and Multiple Residential (RM) Zones – 6m
- b) Commercial (C), Tourist Commercial (CT) Marine Commercial (CM & ML), Industrial (M, MX & WD), and Institutional (I) Zones – 8m
- c) Rural (RU) Zone – 10m
- d) Adjacent to Provincial Highways or Railways – 30m

#### **4.34 Pits, 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 express requirements 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.

#### **4.35 Public Uses**

a) Public Uses

The requirements 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, District 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 Inc., any telephone, telegraph or cable TV company and any natural gas company, which company possesses all the necessary powers, rights, licenses and franchises.

b) Location Restrictions

Notwithstanding any other requirement contained in this By-law to the contrary, where a public use is specifically zoned, such uses shall comply with the Zone requirements of the Zone or Zones in which the public use is permitted, save and except that there shall be no minimum lot area or lot frontage requirement. This requirement shall not apply to Crown agencies.

c) Requirements

- i) No goods, materials or equipment shall be stored outside the building or structure located on the lot, except as may otherwise be permitted under this By-law; and,
- ii) No building or structure erected in accordance with the requirements of this Section shall be used for the purposes of an office or maintenance or works depot.

d) Roads and Utility Installations

Nothing in this By-law shall prevent a public authority from providing or using land as a road or provincial highway, nor prevent the installation of a utility including a water main, sanitary sewer, storm sewer, gas main, pipeline, overhead or underground hydro, communication line or high voltage electrical facilities owned, operated and maintained by Hydro One Inc.

e) Privately Owned Lands

Nothing in this Section shall be deemed to permit the Township, District, or any Public Authority to use privately-owned lands or to use or erect any building or structure on privately-owned land without the consent of the landowner.

#### **4.36 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.

#### **4.37 Setback from Natural Gas Pipeline**

No permanent buildings, structures or excavations shall be located closer than 7.0 metres from a gas pipeline right-of-way.

#### **4.38 Setback from Railways**

No building for human habitation shall be located closer than 30 metres to a railway right-of-way.

#### **4.39 Signs**

Unless otherwise specified, the requirements 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 and District Municipality of Muskoka.

#### **4.40 Temporary Sales Structures and Model Homes**

Model homes and a temporary sales structure 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 requirements of the Planning Act.
- 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 requirements of this By-law and the expected registered plan of subdivision.
- d) Up to 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 Shoreline Residential (SR), Residential (R, BR & RMH), Multiple Residential (RM), Commercial (C), Tourist Commercial (CT), or Industrial (M) Zone provided that:
  - i) The temporary sales structure is located in accordance with the zone requirements 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.

#### **4.41 Vacant Lots on Highly Sensitive Lakes or Over Threshold Lakes**

Vacant lots on highly sensitive lakes or over threshold lakes shall not be issued a building permit for a principal building until such time that a Phase 2 Water Quality Impact Assessment has been completed and it is demonstrated that water quality and quantity will be protected. Highly sensitive and over threshold lakes are identified on Appendix B of this By-law.

#### **4.42 Tadenac Ecosystem Special Policy Area Overlay Zone**

The Tadenac Ecosystem Special Policy Area Overlay Zone identifies those lands that subject Section F.5.11.10 of the Official Plan. Within the Tadenac Ecosystem Special Policy Area Overlay Zone, and adjacent lands, development shall only be permitted in accordance with the policies of Section F.5.11.10 of the Official Plan.

#### **4.43 Source Protection**

This Section applies to the areas within the Intake Protection Zone Area (IPZ) Overlay Zones (IPZ-1 and IPZ-2). The regulations set forth in this Section shall apply to the applicable Overlay Zone and shall be in addition to those regulations set forth in the underlying Zone. In the event of a conflict between the requirements of the regulations of the Overlay Zone and the requirements of the underlying Zone, the requirements of the Overlay Zone shall prevail.

- a) Within the IPZ-1 Overlay Zone, any of the following non-residential uses are prohibited where they would be a significant threat to drinking water:
  - i) Waste disposal sites within the meaning of Part V of the Environmental Protection Act (excluding storage of wastes described in clauses (p), (q), (r), (s), (t), or (u) of the definition of hazardous waste (O. Reg 347) and storage of hazardous or liquid industrial waste).
  - ii) Large (more than 10,000 litres) on-site sewage systems.
  - iii) Storage facilities for agricultural source material.
  - iv) Storage facilities for non-agricultural source material.
  - v) Storage facilities for commercial fertilizer.
  - vi) Storage facilities for pesticides.
  - vii) Storage facilities for road salt.
  - viii) Storage facilities for snow.
  - ix) Storage facilities for fuel.
  - x) Storage facilities for organic solvents.
  - xi) Outdoor confinement area of farm animal yard.

- b) Within the IPZ-1 or IPZ-2 Overlay Zones, any non-residential use that is proposed to use or store any dense non-aqueous phase liquids (DNAPLS) with a vulnerability score of 8 or greater, shall be prohibited.
- 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 South Georgian Bay Lake Simcoe Source Protection Plan.

**Section 5: Parking and Loading Standards**

**5.1 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 requirements 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.

**5.2 Parking**

**5.2.1 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 requirements of this Section of the By-law.

**5.2.2 Residential Parking Requirements**

The number of parking spaces required for residential uses shall be calculated in accordance with the standards set out in Table 5.1:

Table 5.1

Column 1	Column 2
<b>Type or Nature of Use</b>	<b>Minimum Off-Street Parking Requirements</b>
Dwelling, Detached	2 parking spaces per dwelling unit
Dwelling, Converted	This requirement shall not apply to boat parking spaces for a water access lot.
Dwelling, Semi-Detached	
Dwelling, Duplex	
Dwelling, Triplex	
Dwelling, Fourplex	

Column 1	Column 2
Type or Nature of Use	Minimum Off-Street Parking Requirements
Dwelling, Townhouse	2 parking spaces per dwelling unit
Dwelling, Accessory	This requirement 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
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: ≤ 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	None

### 5.2.3 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 5.2:

Table 5.2

Column 1	Column 2
Type or Nature of Use	Minimum Off-Street Parking Requirements
Assembly Hall, Auditorium, Arena, 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

Column 1	Column 2
Type or Nature of Use	Minimum Off-Street Parking Requirements
Bowling Alley	3 parking spaces for each bowling lane
Clinic or Veterinary Clinic	4 parking spaces for each examination room
Financial Institution, Office, Retail Store, Personal Service Establishment	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
Hotel, Motel, Resort, Cottage Establishment, Camping Establishment, 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
Restaurant, Banquet Halls, Tavern	1 parking space for each 15 square metres of gross floor area
School	1.5 parking spaces per classroom
Permitted uses other than those listed in this Table	1 parking space for each 35 square metres of gross floor area

**5.2.4 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.

**5.2.5 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.

**5.2.6 Boat Parking**

- a) Where a commercial use abuts or is adjacent to a navigable waterway, one third of the parking requirements may be in the form of boat slips maintained for the sole purpose of customer boat parking specifically for the commercial use.
- b) A boat parking space shall be at least 6 metres in length and have a width of 3 metres.
- c) In the Cognashene Coastal Waterfront Community, as delineated on Schedule A of this By-law, the mooring and docking of live-aboard boats to a lot or dock shall be prohibited with the exception of one live-aboard boat provided:
  - i) The boat owner is the occupant of the lot to which the live-aboard boat is docked or moored; and,
  - ii) A dwelling unit is existing on the same lot, or a building permit has been issued for a dwelling unit.

**5.2.7 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 requirements for drainage facilities.

**5.2.8 Barrier-Free Parking**

Barrier-free parking spaces for non-residential uses shall be provided in accordance with the following table:

Table 5.3

Column 1	Column 2
Number of Parking Spaces in Parking Area	Number of Barrier Free Parking Spaces
1 - 9	1
10 - 20	2
21 - 100	3
For each additional 100 or part thereof	1

**5.2.9 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.

### **5.2.10 Parking Area Location on Lot**

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

Within a Marine Commercial (CM & ML) Zone or a General Commercial (C1) Zone, one half of the parking required may be provided on an alternate lot provided that such lot is not located more than 500 metres from the use requiring the parking.

### **5.2.11 Cash In-Lieu of Parking**

Parking spaces required by Section 5.2.3 of this By-law shall not be required subject to the owner/proponent obtaining Minor Variance approval for the parking space deficiency and 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.

### **5.2.12 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.

### **5.2.13 Size of Parking Spaces**

- a) Where parking spaces are provided in a surface parking area, each parking space shall have a width of not less than 2.75 metres and a length of not less than 6.0 metres, with the exception of a barrier-free parking space which shall have a width of not less than 3.7 metres and a length of not less than 6.0 metres.
- b) Where parking spaces are provided in an enclosed or underground parking garage, such parking spaces shall have a width of not less than 2.6 metres and a length of not less than 5.8 metres.

### **5.2.14 Ingress and Egress Requirements**

- a) Ingress and egress to and from the required parking spaces and areas shall be provided by means of unobstructed driveways of at least 3 metres in width but not more than 9 metres in perpendicular width.
- b) The maximum width of any joint ingress and egress driveway ramp measured along the road line shall be 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 60 degrees.
- e) On a municipally maintained road, every lot shall be limited to the following number of driveways:
  - i) Up to the first 15 metres of lot frontage, not more than one driveway;

- ii) Greater than 15 metres of lot frontage but not more than 30 metres of frontage, not more than two driveways within a combined width not exceeding 30 percent of the lot frontage; and
- iii) Over 30 metres of lot frontage a maximum of three driveways shall be permitted.

**5.2.15 Width of Aisles**

The minimum width of an aisle providing access to a parking space within a parking area shall be 6.0 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.

**5.2.16 Width of Access Ramps and Driveways**

Access ramps and driveways accessing a parking area or parking lot shall be a minimum of 3.0 metres in width for one-way traffic and a minimum of 6.0 metres in width for two-way traffic. For a Commercial, Industrial, Institutional or Municipal Parking Lot, a minimum of 9.0 metres in width shall be provided.

**5.2.17 Width of Driveways Accessing Individual Residential Dwellings**

The maximum driveway width accessing individual residential dwellings shall be the lesser of 8.0 metres or 50% of the lot frontage, whichever is more restrictive.

**5.2.18 Parking Area Location on A Non-Residential Lot**

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

**5.2.19 Illumination**

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

- a) No part of the lighting fixture shall be more than 9.0 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 Bay.

**5.2.20 Parking Area Location on a Lot**

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

Table 5.4

Column 1	Column 2
<b>Zone</b>	<b>Yard in Which Required Parking Permitted</b>
Residential (R, RMH & BR) and Multiple Residential (RM) 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 (SR) and Shoreline Residential Island (SRI) 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 (C), Tourist Commercial (CT), Marine Commercial (CM and ML), Institutional (I), and Industrial (M, MX and WD) 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.
Rural (RU) Zone	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.

### 5.3 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 following requirements:

- a) The minimum queuing space requirements within a designated queuing lane shall be as set out in Table 5.5. In addition, one space shall be provided for each point of service delivery.

Table 5.5

Column 1	Column 2	Column 3
<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

- b) Required ingress spaces shall be located before the first point of contact and required egress spaces shall be located after the final point of contact.
- c) The length of the queuing lane associated with the drive-through service facility shall be the total number of required ingress spaces and egress spaces, plus one space for each point of service delivery and shall not form part of the required parking spaces or aisles.
- d) Where multiple queuing lanes are required on a lot, the queuing space requirements shall be provided for each individual queuing lane in compliance with the requirements of Section 5.3.1 (a).
- e) All queuing spaces shall be rectangular in shape, with a minimum length of 6.0 metres and a minimum width of 2.75 metres.
- f) Queuing lanes and all order boxes using voice communication to order shall be located no closer than 30 metres from any road line or any Shoreline Residential (SR), Residential (R, RMH & BR) or Multiple Residential (RM) Zone.
- g) 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.

## 5.4 Loading Space Requirements

Loading spaces shall be provided in accordance with the requirements of this By-law for any use and are subject to the following:

- a) Table 5.6

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

- b) Each loading space shall be a minimum of 9 metres long, 3.5 metres wide and have a vertical clearance of at least 4 metres.
- c) Access to loading spaces shall be by means of a driveway at least 6 metres in width contained on the lot on which the spaces are located and leading to a municipally maintained road.
- d) 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 requirements for drainage facilities.

### 5.4.1 Location of Loading Spaces

- a) Required loading spaces shall be located on the same lot for the use or building for which the space or spaces 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.
- e) In all Zones, with the exception of Industrial (M, MX & WD) 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.

**Section 6: Shoreline Residential Zones**

**6.1 General Prohibition**

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

**6.2 Permitted Uses**

In Table 6.1, the permitted uses in a Zone are noted by the '√' symbol in the column applicable to that Zone and the row corresponding with a specific permitted use. One or more conditions may apply where number(s) follow the '√' symbol, zone heading, or identified permitted use. The condition number(s) are described in the footnotes of the Table.

The Shoreline Residential (SR) Zones Established by this By-law are as follows:

- Shoreline Residential Type One (SR1)
- Shoreline Residential Type Two (SR2)
- Go Home Bay Residential (SR3)
- Shoreline Residential Type Four (SR4)
- Shoreline Residential Type Five (SR5)
- Six Mile Lake Residential (SR6)
- Cognashene Residential (SR7)

Table 6.1

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8
Use	SR1	SR2	SR3	SR4	SR5	SR6	SR7
Dwelling, Detached	√	√	√	√	√	√	√
Home Occupation	√	√ (1)	-	-	-	√	-

Footnotes for Table 6.1:

- (1) Home occupations are not permitted in the SR2 Zone in the Palisades Bay / East Bone Island Coastal Waterfront Community, as delineated on Schedule A of this By-law.

**6.3 Zone Requirements**

Within any Shoreline Residential Zone, no person shall use any lot or erect, alter, or use any building or structure except in accordance with the following zone requirements:

a) Table 6.2

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8
Requirement	SR1	SR2	SR3	SR4	SR5	SR6	SR7
Minimum Lot Area	4,000m <sup>2</sup>	10,000m <sup>2</sup>	14,000m <sup>2</sup>	4,000m <sup>2</sup> per unit	Existing	Existing or 8,000m <sup>2</sup> for new lots	10,000m <sup>2</sup>
Minimum Lot Frontage	60m	120m	210m	60m per unit	Existing	Existing or 120m for new lots	180m
Maximum Lot Coverage	7%	5%	5%	5%	5%	8%	5%
Minimum Front Yard	20m	20m	20m	30m	20m	20m	20m
Minimum Exterior Side Yard	8m	8m	8m	10m	8m	8m	8m
Minimum Rear Yard	10m	10m	10m	N/A	10m	10m	10m
Minimum Interior Side Yard	5m	5m	8m	5m	5m	5m	5m
Maximum Building Height	8m	8m	6m	8m	8m	8m	7m or one and one-half storey, whichever is less

b) Notwithstanding Table 6.2, the following maximum lot coverage requirements apply:

- i) In the SR1 Zone on the Trent Severn Waterway and on Go Home Lake, the maximum lot coverage shall be 10%.
- ii) In the SR2 Zone on the Trent Severn Waterway the maximum lot coverage shall be 7%.

c) In the SR7, SR5, and/or SR4 Zones in the Cognashene Coastal Waterfront Community, lot coverage shall be based on the portion of the lot area within 90 metres of the high water mark and shall include buildings, structures, and decks greater than 1.2 metres in height. For all buildings, structures and decks greater than 1.2 metres in height constructed more than 90 metres from the high water mark, lot coverage shall be based on the total lot area and shall also include those buildings and structures within 90 metres of the high water mark.

- d) In the SR3 and/or SR6 Zones, lot coverage shall be based on the area within 60 metres of the high water mark and shall include all buildings and structures wholly or partially located within this area. For all buildings and structures constructed on the lot beyond 60 metres of the high water mark, lot coverage shall be based on the total lot area and shall also include buildings or structures located wholly or partially within 60 metres of the high water mark.
- e) On lots in the Wah Wah Taysee Coastal Waterfront Community, as delineated on Schedule A of this By-law, the minimum lot frontage shall be 210 metres.

#### **6.3.1 Cognashene Coastal Waterfront Community**

- a) Lots less than 5,600 square metres in total area or having less than 70 metres of lot frontage are permitted to have a maximum gross floor area for a dwelling of 140 square metres.
- b) Lots more than 5,600 square metres in total area and having more than 70 metres of lot frontage are permitted to have a maximum gross floor area of 25 square metres per 1,000 square metres of lot area or 2 square metres per metre of lot frontage, whichever is more restrictive.
- c) Notwithstanding 6.3.1 (b), in no case shall a dwelling exceed a gross floor area of 325 square metres.
- d) The maximum width of a dwelling is 25% of the lot frontage or 25 metres, whichever is more restrictive.
- e) The minimum amount of undisturbed Open Space shall be 75% of the lot area above the high water mark.

#### **6.3.2 Go Home Bay Waterfront Community**

- a) The maximum permitted gross floor area for a dwelling is 200 square metres.
- b) The maximum area of decks greater than 1.2 metres in height is 60 square metres.
- c) The maximum cumulative area of decks and free-standing decks is 200 square metres.
- d) All decks shall be included in the determination of lot coverage, regardless of height.
- e) Additional requirements for buildings and structures in the front yard are located in section 4.1.8.7.

#### **6.3.3 Six Mile Lake Inland Waterfront Community**

- a) Lots under 4,000 square metres in total area are permitted to have a maximum gross floor area of 190 square metres.
- b) Lots over 4,000 square metres in total area are permitted to have a maximum gross floor area of 275 square metres or 5% of the lot area, whichever is more restrictive.
- c) The maximum width of a dwelling is 25% of the lot frontage or 23 metres, whichever is more restrictive.

### 6.3.4 Wah Wah Taysee Coastal Waterfront Community

- a) The maximum permitted gross floor area for a dwelling shall be 20 square metres per 1,000 square metres of lot area, or 1.25 square metres per 1 metre of lot frontage, whichever is more restrictive.
- b) Notwithstanding 6.3.4 (a), in no case shall a dwelling exceed a gross floor area of 300 square metres.

### 6.4 Shoreline Residential Zones – Exceptions

The exception requirements apply to those lands that are zoned with an exception on the accompanying zone maps to this By-law. Exception requirements to this zone are set out in Tables 6.3 to Table 6.9. All other requirements of the zone, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

Table 6.3 – SR1 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Prohibited Uses	Modifications and Additional Requirements
SR1-1 By-law 2014-75				Minimum required front yard – 30m
SR1-2 By-law 2014-75	Home industry that is limited to the repair and service of marine vessels and equipment.		Marine facilities shall not be used in conjunction with the home industry.	
SR1-7 By-law 2014-75				Minimum required front yard – 30m The lands are exempt from the existing lot of record requirements.
SR1-10 By-law 2014-75				Maximum dock length – 7m
SR1-14 By-law 2014-75				Minimum lot frontage – 20m Minimum lot area - 0.14ha Northerly side yard setback – 3m Maximum lot coverage – 9%
SR1-15				Minimum required front yard – 15m

Column 1	Column 2	Column 3	Column 4	Column 5
<b>Exception Number</b>	<b>Additional Permitted Uses</b>	<b>Only Permitted Uses</b>	<b>Prohibited Uses</b>	<b>Modifications and Additional Requirements</b>
By-law 2014-75				
SR1-18 By-law 2014-75				Minimum lot area – 0.13ha Minimum required front yard – 18m Maximum lot coverage – 9%
SR1-23 By-law 2014-75	Secondary dwelling unit			
SR1-24 By-law 2014-75				Maximum floor area for a sleeping cabin – 75sq.m.
SR1-25 By-law 2014-75				Minimum lot frontage – 45m Maximum dock length – 25m
SR1-27 By-law 2014-75				Minimum required front yard – 13m
SR1-28 By-law 2017-42				Minimum rear yard setback – 5m
SR1-29 By-law 2014-75				Minimum required front yard – 17m Minimum front yard setback for all decks above 1m in height – 17m
SR1-32 By-law 2014-75				Maximum number of detached dwellings – 2 Minimum front yard setback of most southern dwelling – 3.3m Minimum front yard setback of other dwelling – 2.9m
SR1-33 By-law 2014-75				Minimum required front yard – 30m Minimum setback for the septic tile bed or equivalent – 30m
SR1-34 By-law 2014-75				Maximum dock length – 10m Minimum required front yard – 30m
SR1-35				No buildings or structures are permitted within 15m of the centre line of the unnamed stream flowing into Gloucester Pool, except as otherwise

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Prohibited Uses	Modifications and Additional Requirements
By-law 2014-75				permitted within a yard setback as set out in the Accessory Building, Structure and Uses general requirement.
SR1-36 By-law 2014-75		One accessory building per lot		Maximum floor area of an accessory building – 50sq.m. Maximum number of driveways – 1 per lot Maximum driveway width – 3m Accessory building shall abut the driveway or parking area.
SR1-37 By-law 2014-75				Maximum number of garages – 1 Maximum ground floor area of garage – 166.29sq.m. Maximum height of detached garage – 5.5m
SR1-38 By-law 2014-75				Minimum lot area – 0.33ha Minimum required front yard – 25m
SR1-39 By-law 2014-75				Minimum required front yard – 13m
SR1-40 By-law 2014-75				Minimum lot area – 2,304sq.m. Minimum lot frontage – 27m
SR1-42 By-law 2014-75				Minimum front yard setback (existing sleeping cabin) – 13m Minimum front yard setback (detached unit) – 15m
SR1-43 By-law 2014-75				Minimum lot area – 3,500sq.m. Minimum lot frontage – 35m
SR1-44 By-law 2014-75				Minimum lot area – 1,500sq.m. Minimum lot frontage – 20m
SR1-45 By-law 2014-75		A dwelling unit  Accessory buildings, structures		Maximum gross floor area for a dwelling unit – 195sq.m. Maximum number of accessory buildings, structures – 4 Maximum lot coverage – 8.5% Minimum front yard setback:

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Prohibited Uses	Modifications and Additional Requirements
				<ul style="list-style-type: none"> <li>to open deck on dwelling – 6.5m</li> <li>to main wall on dwelling – 7.5m</li> <li>to existing frame shed – 6m</li> <li>to existing privy – 10m</li> <li>to new proposed shed – 12m</li> </ul> <p>The septic system shall comply with the Ontario Building Code.</p>
SR1-46 By-law 2017-42	Two dwelling units per lot			Maximum gross floor area – 227sq.m.
SR1-50 By-law 2014-75		Legally existing buildings and structures		<p>Minimum lot area – Existing</p> <p>Minimum lot frontage – Existing</p> <p>Maximum size of existing buildings and structures shall be as legally existed and legally constructed.</p>
SR1-51 By-law 2014-75		Legally existing buildings and structures		Maximum size of existing buildings and structures shall be as legally existed and legally constructed.
SR1-52 By-law 2016-04				<p>Minimum lot frontage – 70m</p> <p>Minimum front yard for buildings, structures and uses – 30m</p>
SR1-53 Bylaw 2016-98				Maximum permitted dock length – 15.54m
SR1-54 Bylaw 2017-54				<p>Minimum lot frontage – 32m</p> <p>Minimum lot area – 1,895sq.m.</p>
SR1-55 By-law 2017-86	In-water boathouse and boatport			
SR1-58 By-law 2018-44				<p>To permit an in-water boatport on a lot with a frontage of 29.8m.</p> <p>Lot coverage – 13.8%</p>
SR1-57				Maximum projection of dock & ramp – 18.25m

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Prohibited Uses	Modifications and Additional Requirements
By-law 2018-93				Minimum side yard (west) for dock – 0.0m Minimum side yard (west) for walkway – 2.5m Minimum side yard (west) for freestanding deck – 2.5m
SR1-59 By-law 2018-54	2 dwellings on the subject property			Cottage `A`: Gross floor area – 83.3sq.m. Front yard setback – 13.0m (deck), 15.6m (dwelling) Cottage `B`: Gross floor area – 84.2sq.m. Front yard setback – 8.3m (dwelling)  The applicant enters into a Site Plan Agreement with the Township of Georgian Bay prior to the issuance of Building Permits.
SR1-60 By-law 2018-89				Lot frontage – 52.48m
SR1-64 By-law 2019-032	Maximum of two sleeping cabins			Maximum area for sleeping cabin/ human habitation in accessory structure (west) = 58sq.m.
SR1-66 By-law 2019-023	In-water boathouse in a narrow waterbody			The Owner(s) enters into a Site Plan Agreement with the Township of Georgian Bay prior to site alteration or development of these lands.
SR1-67 By-law 2020-067	Additional one (1) sleeping cabin above a detached garage (one currently exists)			Maximum permitted height of a detached garage with sleeping cabin above – 5.5m The Owner(s) enters into a Site Plan Agreement with the township of Georgian Bay prior to issuance of a building permit for a detached garage.
SR1-68 By-law 2020-092	Waterfront landing			1. Minimum setback for buildings and structures from the shoreline shall be 30 metres. 2. The minimum setback for buildings and structures from the Provincially Significant Wetland shall be 30 metres with the exception of permitted

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Prohibited Uses	Modifications and Additional Requirements
				<p>encroachments (e.g. overhangs, porches, decks, etc.) in accordance with the Zoning By-law.</p> <p>3. No new shoreline structures and no expansions to existing shoreline structures shall be permitted.</p> <p>4. Vegetation within 20 metres of shoreline is to be maintained in its natural state with the exception of a 2 metre path to the shoreline and a driveway from the existing laneway to the proposed building envelope.</p> <p>5. An existing accessory storage building shall be permitted on the lot prior to the establishment of a principal dwelling. No expansions to the accessory storage building shall be permitted.</p> <p>The waterfront landing/mooring facility shall be for the use of a maximum of one water access lot.</p> <p>Owner shall enter into a Site Plan Agreement before the issuance of building permits.</p> <p>A waterfront landing/mooring facility shall be defined as an easement for parking and access to a water access lot(s) as per the court order applying to the lot.</p>
SR1-69 By-law 2020-092				<p>1. Minimum setback for buildings and structures from the shoreline shall be 30 metres.</p> <p>2. The minimum setback for buildings and structures from the Provincially Significant Wetland shall be 30 metres.</p> <p>3. No new shoreline structures and no expansions to existing shoreline structures shall be permitted.</p> <p>4. Vegetation within 20 metres of shoreline is to be maintained in its natural state with the exception of a 2 metre path to the shoreline.</p> <p>Owner shall enter into a Site Plan Agreement before the issuance of building permits.</p>
SR1-70 By-law 2020-090				<p>Minimum interior side yard setback from the east interior side lot line - 15m</p> <p>Minimum setback for all accessory buildings and structures from the east interior side lot line and the projection of the east interior side lot line - 15m</p>

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Prohibited Uses	Modifications and Additional Requirements
				A 10m vegetation buffer of existing natural vegetation shall be maintained adjacent to the east interior side lot line. The interior encroachment requirements of By-law 2014-75 shall not apply to the east interior side yard.
SR1-71 By-law 2021-085				Minimum front yard setback and setback for the existing screened porch and open deck shall be 3.0 metres. Maximum width of the existing dock shall be 3.5 metres.
SR1-76 By-law 2022-065				Maximum lot coverage – 14.6% Minimum setback between the existing southern shed and dwelling – 3.5m
SR1-77 By-law 2022-069				Minimum front yard setback (dwelling) – 9.5m Minimum front yard setback (deck) – 9.5m
SR1-78 By-law 2023-010				Sleeping cabin permitted with a front yard setback of 18 metres.
SR1-79 By-law 2022-100				Minimum required front yard (dwelling) – 9.8m Minimum building height (dwelling) – 9.44m Maximum gross floor area (GFA) for a dwelling – 327.65sq.m. Minimum required front yard (deck) – 5.9m
SR1-80 By-law 2023-033				Maximum footprint of a detached garage shall be 212sq.m. Maximum height of a detached garage shall be 6.69m. Maximum lot coverage shall be 8.2%.
SR1-81 By-law 2023-031				Notwithstanding Section 6.3 of this Zoning By-law the: a) North side yard setback shall be a minimum of 3.75m; and, b) Front yard setback shall be a minimum of 7.75m All additional requirements of the SR1 Zone shall apply. Notwithstanding Section 4.12 of this Zoning By-law, for a deck of any height at or above the finished grade, the maximum permitted projection into the front yard is 2.2m.

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Prohibited Uses	Modifications and Additional Requirements
				<p>Notwithstanding the requirements of Section 4.11 of this Bylaw, the following are permitted to the existing legal non-complying dwelling:</p> <ul style="list-style-type: none"> <li>a) An increase to the dwelling width of 52% being a maximum width of 18.2m;</li> <li>b) An increase to the dwelling height of 2 m being a maximum building height of 7.5m; and,</li> <li>c) An increase to the dwelling gross floor area of 186% to a maximum of 200m<sup>2</sup>.</li> </ul> <p>Notwithstanding the requirements of Section 4.3 (a) of this Zoning By-law, a Shoreline Activity Area shoreline length of 25m or 27% is permitted within the Natural State Shoreline Area.</p> <p>Develop and implement an Erosion and Sediment Control Plan for the site that minimizes risk of sedimentation entering the waterbody during all phases of redevelopment.</p>
SR1-82 By-law 2023-122				<p>Minimum interior side yard setback to existing shed – 4.25m and 4.93m</p> <p>Minimum interior side yard setback to existing sleeping cabin – 2.15m</p> <p>Minimum front yard setback to existing shed – 2.1m</p> <p>Minimum front yard setback to existing sleeping cabin – 18m</p> <p>Minimum building separation between sleeping existing cabin and existing dwelling – 3.6m</p> <p>Minimum lot area required for existing sleeping cabin – 0.19 ha.</p> <p>Maximum existing lot coverage – 14.38%</p> <p>Minimum front yard setback to existing dwelling – 5.3m</p> <p>Minimum front yard setback to existing walkway and deck – 0.8m</p>
SR1-83 By-law 2024-084				<p>A dock having a width of 4.87 metres with a gazebo having an area of 12.97 square metres and a height of 2.0 metres is permitted.</p>
SR1-84 By-law 2025-075				<p>Notwithstanding Sections 4.1.5, 4.1.6 (c), 4.1.8, 4.1.10 (f), 4.13 (a), 4.3, and 6.3 of the By-law, an existing shoreline detached dwelling and related accessory buildings and structures are permitted in the SR1-84 Zone by modification of requirements for the SR1 Zone, being:</p>

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Prohibited Uses	Modifications and Additional Requirements
				<p>I. Existing detached dwelling with:</p> <ul style="list-style-type: none"> <li>i) 12.0 metre existing setback from the high water mark on Georgian Bay</li> <li>ii) 0.45 metre existing setback from the west interior side lot line;</li> </ul> <p>II. Existing deck attached to the detached dwelling with:</p> <ul style="list-style-type: none"> <li>i) 7.8 metre existing setback from the high water mark on Georgian Bay;</li> <li>ii) 4.8 metre existing projection from the shoreline detached dwelling into the front yard; and</li> <li>iii) 1.12 metre existing projection from the shoreline detached dwelling into the approximately west interior side yard;</li> </ul> <p>III. Existing sleeping cabin is permitted in the minimum required front yard with a 13.2 metre existing setback from the high water mark on Georgian Bay;</p> <p>IV. Existing deck attached to the sleeping cabin is permitted in the minimum required front yard with a 10.9 metre existing setback from the high water mark on Georgian Bay;</p> <p>V. Existing wood shed permitted in the minimum required front yard with 9.1 metre setback from the high water mark on Georgian Bay and 3.6 metre setback from the existing sleeping cabin;</p> <p>VI. Existing propane tank permitted in the minimum required front yard with 8.4 metre setback from the high water mark on Georgian Bay and 3.9 metre setback from the existing sleeping cabin; and</p> <p>VII. Existing tool shed permitted in the rear yard with an existing setback of 4.4 metres to the existing detached dwelling.</p> <p>Notwithstanding the meanings of <b>front yard</b> and <b>interior side yard</b> in Section 19 of the By-law, future expansion(s) of the existing shoreline dwelling and/or related accessory buildings and structures in the SR1-84</p>

Column 1	Column 2	Column 3	Column 4	Column 5
<b>Exception Number</b>	<b>Additional Permitted Uses</b>	<b>Only Permitted Uses</b>	<b>Prohibited Uses</b>	<b>Modifications and Additional Requirements</b>
				Zone shall comply with the unmodified requirements from the SR1 Zone. For greater certainty, the SR1-84 Zone applies to the existing shoreline dwelling and related accessory buildings or structures regardless of any future expansion(s), and the SR1 Zone applies to future expansion(s).

Table 6.4 – SR2 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Modifications and Additional Requirements
SR2-1 By-law 2014-75				Minimum required front yard – 30m
SR2-7 By-law 2014-75				Minimum setback for septic system from South Bay of Georgian Bay in the direction of flow – 300m
SR2-15 By-law 2014-75				Minimum lot area – 0.5ha
SR2-16 By-law 2014-75				Minimum required front yard– 15m Minimum required rear yard– 6m Minimum rear yard setback for accessory buildings – 2m Minimum side yard setback for marine railway – 3m Maximum lot coverage – 7%
SR2-17 By-law 2018-79				Minimum required front yard – 20m Minimum required exterior side yard – 20m Maximum dock length – 1.5m Maximum number of docks – 1 Only a dryland boathouse will be permitted subject to all boathouse regulations set out in the general requirements.
SR2-43 By-law 2014-75				a) Minimum lot area – 1.0ha b) Minimum lot frontage – 120m c) Maximum lot coverage – 5% subject to the following:

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Modifications and Additional Requirements
				<ul style="list-style-type: none"> <li>• For buildings constructed within 90m of the High Water Mark abutting the lot, lot coverage shall be based on that portion of the lot area within 90m of the High Water Mark abutting the lot.</li> <li>• For all buildings and structures constructed on the lot beyond 90m from the High Water Mark abutting the lot, the lot coverage shall be based on the total lot area.</li> </ul> <p>d) Maximum number of storeys for a dwelling – 1.5</p> <p>e) Maximum gross floor area for a dwelling – 25sq.m. per 1,000sq.m. of lot area or 2.0sq.m. per 1.0m of lot frontage to a maximum of 325sq.m. whichever is the lesser</p> <p>f) Notwithstanding e) above, minimum required gross floor area for a dwelling - 93sq.m.</p> <p>g) Maximum number of permitted dry land boathouses and boat ports on lots with a minimum frontage of 120m – 1</p> <p>h) Maximum number of tool sheds less than 10sq.m. – 1</p> <p>i) Minimum lot frontages for dry land boathouse or boat port – 120m</p> <p>j) Maximum number of permitted dry land boathouses and boat ports on lots with less than 120m of frontage – nil</p> <p>k) Maximum number of permitted on-water boathouses – nil</p> <p>l) Maximum length of a boat port – 12.2m</p> <p>m) Maximum width of a boat port – 10.2m</p> <p>n) Maximum height of a boat port – 5m above the water’s surface</p> <p>o) Maximum area of a dry land boathouse within 20m of the shoreline – 30sq.m.</p> <p>p) Maximum width of a dock – 4m</p> <p>q) Maximum length of a dock – 20m</p> <p>r) Maximum number of docks where lot frontage is 122m or less – 2</p> <p>s) Maximum number of docks where lot frontage is 122.1m or greater – 2 plus 1 per 61m of frontage to a maximum of 4.</p>

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Modifications and Additional Requirements
				<p>t) Maximum cumulative width of all docks, boathouses and boat ports – 15% of the total lot shoreline, or 20m plus 10% of frontage in excess of 120m, whichever is the lesser.</p> <p>u) Minimum required setback for all septic systems – 30m</p> <p>v) Notwithstanding t) above, a visual barrier in the form of a landscaping strip of unpierced hedgerow of trees, evergreens or shrubs or solid fencing not less than 1.5m high shall be provided immediately adjacent to and generally encircling a Class 5 – Holding Tank, in order to provide a visual barrier form adjacent properties and the waterfront.</p> <p>w) The use of flat roofs is prohibited on all boathouses and boat ports.</p> <p>Boathouse, dryland means an accessory building or structure used for the sheltering and storage of boats or other forms of water transportation and boating equipment, located inland of the High Water Mark (177.44 CGD)</p> <p>Boatport means a floating accessory structure, which is designed and used for the sheltering of a boat or other forms of water transportation. Such structures shall not be enclosed by any walls or have a flat roof.</p> <p>Storey, one-half means that portion of a building situated above the first storey that is wholly or in part within the roof and having a floor area not exceeding more than 60 percent of the floor area of the first storey.</p>

Table 6.5 – SR3 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
<b>Exception Number</b>	<b>Additional Permitted Uses</b>	<b>Only Uses Permitted</b>	<b>Uses Prohibited</b>	<b>Modifications and Additional Requirements</b>
SR3-1 By-law 2014-75	Convenience Store Home Industry			Minimum required front yard – 30m
SR3-6 By-law 2014-75				Lands indicated as Lot D and B on Schedule A of By-law 2007-88, as outlined in Appendix C of this By-law, shall be considered one for planning purposes.
SR3-8 By-law 2017-42	Sleeping cabin prior to principal dwelling			
SR3-10 By-law 2014-75		Dwelling, detached Sleeping cabin		Minimum lot area – Existing Minimum lot frontage – Existing Minimum required interior side yard – 5m Maximum building height – 8m
SR3-13 By-law 2014-75				Accessory docks shall be a permitted use within the dock envelope indicated on Schedule A of By-law 2007-88, as outlined in Appendix C of this By-law.  A dwelling unit shall be a permitted use within the building envelope indicated on Schedule A of By-law 2007-88, as outlined in Appendix C of this By-law.  A septic system shall be a permitted use within the septic envelope indicated on Schedule A of By-law 2007-88, as outlined in Appendix C of this By-law.
SR3-14 By-law 2014-75				Lands indicated as Lot D and Lot B on Schedule A of By-law 2007-88, as outlined in Appendix C of this By-law, shall be considered one for planning purposes.  Accessory docks shall be a permitted use within the dock envelope indicated on Schedule A of By-law 2007-88, as outlined in Appendix C of this By-law.  Accessory to the principal use of the lands indicated as Lot D on Schedule A to By-law 2007-88, one accessory structure a maximum of 50% of the size

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Modifications and Additional Requirements
				of the dwelling on Lot D shall be a permitted use within the building envelope indicated on Schedule A to By-law 2007-88.
SR3-15 By-law 2014-75				<p>Accessory docks shall be a permitted use within the dock envelope indicated on Schedule A of By-law 2007-88, as outlined in Appendix C of this By-law.</p> <p>A dwelling unit shall be a permitted use within the building envelope indicated on Schedule A of By-law 2007-88, as outlined in Appendix C of this By-law.</p> <p>A septic system shall be a permitted use within the septic envelope indicated on Schedule A of By-law 2007-88, as outlined in Appendix C of this By-law.</p>
SR3-50 By-law 2014-75		Legally existing buildings and structures		<p>Minimum lot area – Existing</p> <p>Minimum lot frontage – Existing</p> <p>Maximum size of existing buildings and structures shall be as legally existed and legally constructed.</p>
SR3-51 By-law 2014-75		Legally existing buildings and structures		Maximum size of existing buildings and structures shall be as legally existed and legally constructed.
SR3-53 Bylaw 2022-017				<p>Minimum lot area – 5665.6sq.m.</p> <p>Minimum lot frontage – 80.83m</p> <p>Maximum building height – 7.6m</p> <p>Maximum lot coverage – 6.7%</p> <p>Maximum permitted gross floor area of existing sleeping cabin – 56.9sq.m.</p> <p>The existing dock platforms on shall be limited to the existing location and footprint.</p> <p>Notwithstanding this Amendment, any future replacement of the dock platforms shall comply with the general requirements of the Township’s Zoning By-law.</p>

Table 6.6 – SR4 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Modifications and Additional Requirements
SR4-3 By-law 2014-75				<p>Minimum lot area – 10,000sq.m. per unit</p> <p>Minimum lot frontage – 120m per unit</p> <p>Minimum required front yard – 20m</p> <p>Minimum required interior side yard – 5m</p> <p>Minimum required exterior side yard – 20m</p> <p>Minimum required rear yard – 10m</p> <p>Maximum number of boat slips – 4</p> <p>Maximum number of dwelling units – 2</p>
SR4-5 By-law 2014-75				<p>Minimum lot area – 10,000sq m. per unit</p> <p>Minimum lot frontage – 120m per unit</p> <p>Regulations for permitted uses are the regulations that apply to the SR7 Zone.</p>
SR4-7 By-law 2014-75		Maximum number of dwelling units – 2 on the westerly shoreline only		Minimum required front yard – 15m on the westerly shoreline only
SR4-10 By-law 2014-75				<p>Minimum required front yard – 20m</p> <p>Minimum separation distance between dwelling units – 10m</p> <p>Minimum separation distance between accessory structures – 5m</p> <p>Maximum number of dwelling units – 12</p> <p>Maximum gross floor area of a dwelling unit – 1,200sq.ft.</p> <p>Maximum floor area of a sleeping cabin – 600sq.ft.</p> <p>Maximum number of docks per dwelling unit – 1</p> <p>Maximum number of sleeping cabins per dwelling unit – 1</p> <p>Where an existing building does not comply with the front yard setback requirements, same structure can only be increase in size by 20%. All new structures or renovations and additions greater than 20% of the existing structure will be required to have a front yard setback of 20m.</p>

Column 1	Column 2	Column 3	Column 4	Column 5
<b>Exception Number</b>	<b>Additional Permitted Uses</b>	<b>Only Uses Permitted</b>	<b>Uses Prohibited</b>	<b>Modifications and Additional Requirements</b>
SR4-50 By-law 2014-75		Legally existing buildings and structures		Minimum lot area – Existing Minimum lot frontage – Existing Maximum size of existing buildings and structures shall be as legally existed and legally constructed.
SR4-51 By-law 2014-75		Legally existing buildings and structures		Maximum size of existing buildings and structures shall be as legally existed and legally constructed.

Table 6.7 – SR5 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Modifications and Additional Requirements
SR5-1 By-law 2014-75				Minimum required front yard – 30m
SR5-6 By-law 2014-75				<p>Maximum dock length – 8.0m</p> <p>Maximum dock width – 8.0m</p> <p>Maximum dock footprint – 30sq.m. for floating docks or cantilevered docks, and 15sq.m. for conventional crib docks.</p> <p>Maximum dwelling gross floor area – 300sq.m.</p> <p>Minimum lot area – 4,000sq.m.</p> <p>Minimum lot frontage – 60.0m</p> <p>Notwithstanding Section 4.13 (a) of this By-law, a maximum 3 metre wide access walkway, constructed of natural materials such as stone or mulch, to the lake shall be permitted.</p> <p>Minimum watercourse setback (other than Steward Lake) – 5m</p> <p>The location of dwellings shall be limited to the building envelopes identified on Schedule B of By-law 2009-80, as outlined in Appendix E of this By-law.</p> <p>The minimum required front yard shall be 20m, to be retained in its natural state and maintained on each lot as identified on Schedule B of By-law 2009-80, as outlined in Appendix E of this By-law.</p> <p>The septic system leaching bed, on each lot, shall be located a minimum of 30m from the high water mark within the leaching bed location envelope as identified on Schedule B of By-law 2009-80, as outlined in Appendix E of this By-law. Tertiary sewage treatment system be installed.</p> <p>Shoreline development, on each lot, shall be limited to one dock located within a docking envelope as identified on Schedule B of By-law 2009-80, as outlined in Appendix E of this By-law.</p> <p>Definition:</p>

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Modifications and Additional Requirements
				<b>Natural State</b> means lands that abut the water's edge which are maintained in a natural vegetated state, except that vista pruning or the removal of dying, dead, decaying or diseased trees is permitted.
SR5-12 By-law 2014-75				Minimum lot area – Existing Minimum lot frontage – Existing Regulations for permitted uses are the regulations that apply to the SR7 Zone.
SR5-16 By-law 2014-75				a) Minimum lot area – 1.0ha b) Minimum lot frontage – 120m c) Maximum lot coverage – 5% subject to the following: <ul style="list-style-type: none"> <li>• For buildings constructed within 90m of the High Water Mark abutting the lot, lot coverage shall be based on that portion of the lot area within 90m of the High Water Mark abutting the lot.</li> <li>• For all buildings and structures constructed on the lot beyond 90m from the High Water Mark abutting the lot, the lot coverage shall be based on the total lot area.</li> </ul> d) Maximum number of storeys for a dwelling – 1.5 e) Maximum gross floor area for a dwelling – 25sq.m. per 1,000sq.m. of lot area or 2.0sq.m. per 1.0m of lot frontage to a maximum of 325sq.m. whichever is the lesser. f) Notwithstanding e) above, minimum required gross floor area for a dwelling – 93sq.m. g) Maximum number of permitted dry land boathouses and boat ports on lots with a minimum frontage of 120m – 1 h) Maximum number of storage sheds less than 10 sq. m. – 1 i) Minimum lot frontages for dry land boathouse or boat port – 120m j) Maximum number of permitted dry land boathouses and boat ports on lots with less than 120m of frontage – nil k) Maximum number of permitted on-water boathouses – nil l) Maximum length of a boatport – 12.2m

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Modifications and Additional Requirements
				<p>m) Maximum width of a boatport – 10.2m</p> <p>n) Maximum height of a boatport – 5m above the water’s surface</p> <p>o) Maximum area of a dry land boathouse within 20m of the shoreline – 30sq.m.</p> <p>p) Maximum width of a dock – 4m</p> <p>q) Maximum length of a dock – 20m</p> <p>r) Maximum number of docks where lot frontage is 122m or less – 2</p> <p>s) Maximum number of docks where lot frontage is 122.1m or greater – 2 plus 1 per 61m of frontage to a maximum of 4.</p> <p>t) Maximum cumulative width of all docks, boathouses and boat ports – 15% of the total lot shoreline, or 20m plus 10% of frontage in excess of 120m, whichever is the lesser.</p> <p>u) Minimum required setback for all septic systems – 30m</p> <p>v) Notwithstanding t) above, a visual barrier in the form of a landscaping strip of unpierced hedgerow of trees, evergreens or shrubs or solid fencing not less than 1.5m high shall be provided immediately adjacent to and generally encircling a Class 5 – Holding Tank, in order to provide a visual barrier form adjacent properties and the waterfront.</p> <p>w) The use of flat roofs is prohibited on all boathouses and boatports.</p> <p>Boathouse, Dryland means an accessory building or structure used for the sheltering and storage of boats or other forms of water transportation and boating equipment, located inland of the High Water Mark (177.44 CGD)</p> <p>Boatport means a floating accessory structure, which is designed and used for the sheltering of a boat or other forms of water transportation. Such structures shall not be enclosed by any walls or have a flat roof.</p> <p>Storey, One-Half means that portion of a building situated above the first storey that is wholly or in part within the roof and having a floor area not exceeding more than 60 percent of the floor area of the first storey.</p>
SR5-50 By-law 2014-75		Legally existing buildings and structures		<p>Minimum lot area – Existing</p> <p>Minimum lot frontage – Existing</p> <p>Maximum size of existing buildings and structures shall be as legally existed and legally constructed.</p>

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Modifications and Additional Requirements
SR5-51 By-law 2014-75		Legally existing buildings and structures		Maximum size of existing buildings and structures shall be as legally existed and legally constructed.
SR5-53 Bylaw 2023-063		As per Section 6.2 Permitted Uses.		Minimum lot area: 13ha Minimum lot frontage: 350m Minimum required front yard: 30m All other requirements of Table 6.2 Zone Requirements shall apply. Section 4.4(d) shall not apply. For the purposes of Section 4.23, the lot shall be considered to be a 'Lot Existing'.
SR5-54 Bylaw 2023-063		As per Section 6.2 Permitted Uses.		Minimum lot area: 5ha Minimum lot frontage: 120m Minimum required front yard: 30m All other requirements of Table 6.2 Zone Requirements shall apply. Section 4.4(d) shall not apply. For the purposes of Section 4.23, the lot shall be considered to be a 'Lot Existing'.

Table 6.8 – SR6 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
<b>Exception Number</b>	<b>Additional Permitted Uses</b>	<b>Only Uses Permitted</b>	<b>Uses Prohibited</b>	<b>Modifications and Additional Requirements</b>
SR6-1 By-law 2014-75				Minimum required front yard- 30m
SR6-3 By-law 2014-75				Minimum required northerly side yard – 41m The northerly side lot line projection shall be at 90 degrees to the shoreline.
SR6-4 By-law 2014-75				Maximum lot coverage – 7% Maximum building height – 5m Maximum dwelling unit gross floor area – 200sq.m. The maximum total daily design flow for any sewage system shall not exceed 1,600 liters per day with a maximum of twenty (20) fixture units.
SR6-6 By-law 2014-75				Minimum required front yard for a detached dwelling – 30m Minimum required northerly setback – 10m Minimum required southerly setback – 70m
SR6-7 By-law 2014-75				Minimum required front yard for a detached dwelling – 30m Minimum required westerly dock side yard setback – 90m Minimum required easterly dock side yard setback – 12m
SR6-8 By-law 2014-75				Minimum required front yard – 10m Minimum required interior side yard – 3.7m Maximum lot coverage – 7%
SR6-9 By-law 2014-75	Two detached dwellings			Maximum combined gross floor area for the dwelling units is 346sq.m.
SR6-11 By-law 2014-75				Minimum required front yard – 30m Maximum dwelling unit height – 6m
SR6-12				Minimum lot area – 2,884sq.m.

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Modifications and Additional Requirements
By-law 2014-75				Minimum lot frontage – 43m Minimum required front yard – 10.8m Maximum dwelling width – 12m or 28%
SR6-13 By-law 2014-75				Minimum lot area – 3,091sq.m. Minimum lot frontage – 43m Minimum required front yard – 23.5m Maximum dwelling width – 15m or 34% Maximum dock width – 3.2m
SR6-14 By-law 2014-75				Minimum front yard setback for building and tile bed – 30m
SR6-16 By-law 2014-75				Minimum required front yard– 30m Maximum dock footprint (area covered on the lakebed) – 15sq.m.
SR6-17 By-law 2014-75				Minimum lot frontage – 115m Minimum required front yard – 30m Maximum dock footprint (area covered on the lakebed) – 15sq.m.
SR6-19 By-law 2014-75				Maximum boathouse width – 8.5m
SR6-20 By-law 2016-77				Minimum required front yard setback (proposed deck): 10.0m Minimum required front yard setback (main dwelling wall) – 11.3m Minimum required front yard setback (proposed sleeping cabin) – 7.6m Maximum permitted gross floor area of a dwelling – 300.0m <sup>2</sup> Maximum permitted lot coverage – 9.0%  Docks existing as of September 16, 2010, (which then had a maximum cumulative width of 40.2m) are deemed to comply with the requirements of this By-law with respect to cumulative width, dock length, dock width and coverage and may be maintained or replaced in the same locations,

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Modifications and Additional Requirements
				<p>provided that neither their individual nor their cumulative width, length, or coverage is increased.</p> <p>A boathouse may be permitted to be constructed only on the north dock, with a maximum height of 4m and a maximum width of 5.9m.</p> <p>No boathouse is permitted on the dock adjacent to the south-west part of the property at 57 Beverly Street.</p>
SR6-21 By-law 2014-75				<p>Minimum lot area – 4,700sq.m.</p> <p>Maximum cumulative width of shoreline structures – 19m</p> <p>Maximum boathouse width – 10.3m</p>
SR6-30 By-law 2014-75				<p>Minimum lot area – 0.81ha</p>
SR6-31 By-law 2014-75				<p>Minimum lot area – 0.81ha</p> <p>An existing structure within the required front yard setback is permitted prior to the main structure on the property and such structure shall have a maximum floor area of 660sq.m. and any addition shall only be to the rear of the existing structure, which shall be limited to 4m in height.</p>
SR6-32 By-law 2014-75				<p>Docks are permitted in the locations identified in the registered Site Plan Agreement.</p>
SR6-50 By-law 2014-75		Legally existing buildings and structures		<p>Minimum lot area – Existing</p> <p>Minimum lot frontage – Existing</p> <p>Maximum size of existing buildings and structures shall be as legally existed and legally constructed.</p>
SR6-51 By-law 2014-75		Legally existing buildings and structures		<p>Maximum size of existing buildings and structures shall be as legally existed and legally constructed.</p>
SR6-52 By-law 2018-20				<p>Boathouse length/projection – 13.72m</p> <p>Boathouse height – 4.77m</p> <p>Detached garage floor area – 150. 25sq.m.</p>

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Modifications and Additional Requirements
				<p>Detached garage height – 6.45m</p> <p>The location of the proposed boathouse and detached garage are identified on “Schedule B”.</p> <p>Only 1 Sleeping Cabin permitted to be located within the upper half storey of a detached garage.</p>
SR6-53 By-law 2018-85	The construction of a detached garage at the same time as the principal dwelling			
SR6-55 By-law 2019-43	Maximum of two (2) residential dwellings			<p>Minimum front yard setback to dwelling (north dwelling) of 15.5m;</p> <p>Minimum front yard setback to deck (north dwelling) of 14.2m;</p> <p>Maximum lot coverage within 60m of the high water mark of 11.5%;</p> <p>Maximum lot coverage of total area 11%.</p>
SR6-56 By-law 2019-084	To permit storage only on the second storey of a detached garage			<p>Maximum permitted lot coverage – 8.3% (whole lot)</p> <p>For a detached garage:</p> <p style="padding-left: 40px;">Minimum setback from side lot line – 2.0m</p> <p style="padding-left: 40px;">Minimum setback from rear lot line – 1.1m</p> <p style="padding-left: 40px;">Maximum height – 6.5m</p> <p>Second storey of maximum 101sq.m. for storage use only.</p>
SR6-59 By-law 2021-017				<p>Minimum front yard setback – 17m</p> <p>Maximum gross floor area – 275m<sup>2</sup></p> <p>Maximum dwelling width – 22.15m</p> <p>Minimum setback to a septic system – 20m</p> <p>Septic tank located in front of dwelling.</p> <p>Setback of septic tank to a dwelling of 3m.</p> <p>Property subject to Site Plan Control.</p>

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Modifications and Additional Requirements
SR6-60 By-law 2022-016				Minimum lot area – 0.5 ha
SR6-61 By-law 2022-023				Minimum required front yard – 12.34m Minimum required interior side yard (northerly side) – 1.72m Maximum permitted dwelling width – 17.92m
SR6-62 By-law 2023-008				Minimum required front yard – 16m Maximum gross floor area – 5.2% or 212m <sup>2</sup>
SR6-63 By-law 2023-032				The minimum lot area shall be no less than 4000m <sup>2</sup> . The minimum lot frontage shall be no less than 46m. Notwithstanding the setback and/or Required Yard minimums of Sections 4.1 and Section 6.3 the setbacks for existing buildings and structures shall be no less than as they existed on the date of passing of the site-specific by-law. All further development shall comply with the applicable requirements of the Comprehensive Zoning By-law in force at the time of application.
SR6-64 By-law 2023-125				Minimum required: <ul style="list-style-type: none"> <li>• Front yard setback – 12.8m (to unenclosed deck)</li> <li>• Setback from waterbody or watercourse – 15m</li> <li>• Front yard setback – 15m</li> </ul> Maximum permitted: <ul style="list-style-type: none"> <li>• Lot coverage – 9.8%</li> <li>• Gross floor area – 363m<sup>2</sup> (dwelling)</li> <li>• Dwelling width – 24.4m</li> </ul>
SR6-65 By-law 2025-033				Minimum required front yard – 30m Only one (1) dock having a width of 3.05m and a length of 16.2m shall be permitted appurtenant to the lot.
SR6-65(H)				Minimum front yard setback – 30m

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Modifications and Additional Requirements
By-law 2025-094				<p>Maximum lot coverage within 60m of the regulated water mark – 9.94%</p> <p>Maximum gross floor area of a dwelling – 410sq.m.</p> <p>Maximum width of a dwelling – 27.1m</p> <p>Maximum projection of an in-water boathouse – 14m</p> <p>Maximum projection of a dock – 14m</p> <p>Condition of Removal of “H”:</p> <ul style="list-style-type: none"> <li>- That a site plan agreement be registered on title prior to the removal of the Holding on the SR6-65 zone.</li> </ul>
SR6-66 By-law 2025-063				<p>One sleeping cabin having the following shall be permitted:</p> <ul style="list-style-type: none"> <li>• Front yard setback of 11.2m</li> <li>• Height of 5.4m</li> <li>• Interior side yard of 1.31m</li> <li>• Gross floor area of 72.37sq.m.</li> </ul>
SR6-68 By-law 2025-089				<p>A detached dwelling having a gross floor area of 333sq.m.</p> <p>The following accessory buildings and/or structures are permitted in the front yard at the following setbacks from the lot line:</p> <ul style="list-style-type: none"> <li>a) Firewood shelter 1 – 0.37m</li> <li>b) Firewood shelter 2 – 0.49m</li> <li>c) Shed – 13.09m</li> <li>d) Pergola – 0m</li> <li>e) Sauna – 1.09m</li> </ul> <p>The following minimum accessory building and structure separation shall be permitted:</p> <ul style="list-style-type: none"> <li>a) Firewood shelter 1 to Dryland Boathouse – 0.88m</li> <li>b) Firewood shelter 2 to Sauna – 1m</li> <li>c) Shed to Sleeping Cabin – 3.67m</li> </ul>

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Modifications and Additional Requirements
				<p>d) Pergola to Boatport – 0m</p> <p>A dock having a projection or length of 16.46m and a width of 9.45m (measured parallel and connects to the shoreline) and having a pergola with an area of 27sq.m. is permitted.</p> <p>As shoreline activity area of 35.63% is permitted.</p>

Table 6.9 – SR7 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Modifications and Additional Requirements
SR7-1 By-law 2014-75				Minimum required front yard – 30m
SR7-4 By-law 2014-75				Minimum required front yard – 5m
SR7-12 By-law 2014-75				Minimum lot area – 0.75ha Minimum required southerly front yard – 80m
SR7-13 By-law 2014-75				Minimum lot area – 0.75ha Minimum dock setback – 5m For the purposes of setbacks from the north shore, easterly lot line, the projected lot line shall project north from where such lot line intersects the 177.4 CGD contour.

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Modifications and Additional Requirements
SR7-21 By-law 2014-75				Minimum lot area – 8,685sq.m. Minimum lot frontage – 164m Minimum front yard setback to deck – 11m Minimum required front yard to principal dwelling – 16m
SR7-22 By-law 2014-75				Maximum dwelling gross floor area –275sq.m. Minimum front yard setback to dwelling deck – 15m Minimum required front yard to principal dwelling – 19m Minimum front yard setback to sleeping cabin deck – 12m Minimum front yard setback to sleeping cabin – 15m
SR7-50 By-law 2014-75		Legally existing buildings and structures		Minimum lot area – Existing Minimum lot frontage – Existing Maximum size of existing buildings and structures shall be as legally existed and legally constructed.
SR7-51 By-law 2014-75		Legally existing buildings and structures		Maximum size of existing buildings and structures shall be as legally existed and legally constructed.
SR7-52 (previously SRI7-52) By-law 2016-21 & By-law 2015-89				Minimum shoreline setback for the leaching bed component for leaching bed systems – 20m Minimum shoreline setback for the treatment unit and leaching bed components for tertiary treatment system – 20m Minimum yard requirements for buildings, structures and uses: <ul style="list-style-type: none"> <li>• Front yard setback to covered porch – 27.24m</li> </ul> Lot coverage (maximum) – 4.51% Maximum gross floor area for a dwelling (for lots greater 5,600.0m <sup>2</sup> of lot area and 70.0m of lot frontage – 449.81m <sup>2</sup> The proposed covered porch shall not be enclosed by walls or windows. The proposed covered porch shall not include a bedroom and/or sleeping area.

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Uses Permitted	Uses Prohibited	Modifications and Additional Requirements
				The proposed covered porch shall not include a bathroom or sanitary facilities.
SR7-53 By-law 2022-101			No boathouse or boatport shall be permitted on a lot within the minimum front yard or appertaining to a lot in or on the water.	

**Section 7: Shoreline Residential Island Zones**

**7.1 General Prohibition**

No person shall, within any Shoreline Residential Island (SRI) Zone, use any land, or erect, alter or use any building or structure except in accordance with the following requirements.

**7.2 Permitted Uses**

In Table 7.1, the permitted uses in a Zone are noted by the '√' symbol in the column applicable to that Zone and the row corresponding with a specific permitted use. One or more conditions may apply where number(s) follow the '√' symbol, zone heading, or identified permitted use. The condition number(s) are described in the footnotes of the Table.

The Shoreline Residential Island (SRI) Zones established by this By-law are as follows:

- Shoreline Residential Island Type One (SRI1)
- Shoreline Residential Island Type Two (SRI2)
- Go Home Bay Shoreline Residential Island (SRI3)
- Shoreline Residential Island Type Four (SRI4)
- Shoreline Residential Island Type Five (SRI5)
- Cognashene Shoreline Residential Island (SRI7)

This By-law purposefully does not include an SRI6 Zone.

Table 7.1

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
Use	SRI1	SRI2	SRI3	SRI4	SRI5	SRI7
Dwelling, Detached	√	√	√	√	√	√

### 7.3 Zone Requirements

Within any Shoreline Residential Island Zone, no person shall use any lot or erect, alter, or use any building or structure except in accordance with the following zone requirements:

a) Table 7.2

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
Requirement	SRI1	SRI2	SRI3	SRI4	SRI5	SRI7
Minimum Lot Area	4,000m <sup>2</sup>	10,000m <sup>2</sup>	14,000m <sup>2</sup>	4,000m <sup>2</sup>	Existing	10,000m <sup>2</sup>
Minimum Lot Frontage	60m	120m	210m	60m	Existing	180m
Maximum Lot Coverage	7%	5%	5%	5%	5%	5%
Minimum Front Yard	20m	20m	20m	30m	20m	20m
Minimum Exterior Side Yard	8m	8m	8m	10m	8m	8m
Minimum Rear Yard	10m	10m	10m	N/A	10m	10m
Minimum Interior Side Yard	5m	5m	8m	5m	5m	5m
Maximum Building Height	8m	8m	6m	8m	8m	7m or one and one-half storey, whichever is less

- b) Notwithstanding Table 7.2, all vacant lots on islands that are contemplated for development in accordance with the requirements of this By-law shall be placed in a Holding Two (H2) Zone in accordance with Section 18. Refer to Section 18 for additional information.
- c) In the Go Home Bay Residential Island (SRI3) Zone, lot coverage shall be based on the area within 60 metres of the high water mark and shall include all buildings and structures wholly or partially located within this area. For all buildings and structures constructed on the lot beyond 60 metres of the high water mark, lot coverage shall be based on the total lot area and shall also include buildings or structures located wholly or partially within 60 metres of the high water mark.
- d) In the SRI7, SRI5, and/or SRI4 Zones in the Cognashene Coastal Waterfront Community, lot coverage shall be based on the portion of the lot area within 90 metres of the high water mark and shall include buildings, structures, and decks greater than 1.2 metres in height. For all buildings, structures and decks

greater than 1.2 metres in height constructed more than 90 metres from the high water mark, lot coverage shall be based on the total lot area and shall also include those buildings and structures within 90 metres of the high water mark.

- e) On lots in the Wah Wah Taysee Waterfront Community, as delineated on Schedule A of this By-law, the minimum lot frontage shall be 210 metres.

### **7.3.1 Cognashene Coastal Waterfront Community**

- a) Lots less than 5,600 square metres in total area or having less than 70 metres of lot frontage are permitted to have a maximum gross floor area for a dwelling of 140 square metres.
- b) Lots more than 5,600 square metres in total area and having more than 70 metres of lot frontage are permitted to have a maximum gross floor area of 25 square metres per 1,000 square metres of lot area or 2 square metres per metre of lot frontage, whichever is more restrictive.
- c) Notwithstanding (b), in no case shall a dwelling exceed a gross floor area of 325 square metres.
- d) The maximum width of a dwelling is 25% of the lot frontage or 25 metres, whichever is more restrictive.
- e) The minimum amount of undisturbed natural state area shall be 75% of the lot area above the high water mark.

### **7.3.2 Go Home Bay Coastal Waterfront Community**

- a) The maximum permitted gross floor area for a dwelling is 200 square metres.
- b) The maximum area of decks greater than 1.2 metres in height is 60 square metres.
- c) The maximum cumulative area of decks and free-standing decks is 200 square metres.
- d) Decks shall be included in the determination of lot coverage, regardless of height.
- e) Additional requirements for buildings and structures in the front yard are located in section 4.1.8.7.

### **7.3.3 Wah Wah Taysee Coastal Waterfront Community**

- a) The maximum permitted gross floor area for a dwelling shall be 20 square metres per 1,000 square metres of lot area, or, 1.25 square metres per 1 metre of lot frontage, whichever is more restrictive.
- b) Notwithstanding (a), in no case shall a dwelling exceed a gross floor area of 300 square metres.

## 7.4 Shoreline Residential Island Zones – Exceptions

The exception requirements apply to those lands that are zoned with an exception on the accompanying zone maps to this By-law. Exception requirements to this zone are set out in Tables 7.3 to Table 7.8. All other requirements of the zone, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

Table 7.3 – SRI1 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
SRI1-1 By-law 2014-75				Minimum required front yard – 30m
SRI1-3 By-law 2014-75				Maximum length of docks – 43m
SRI1-12 By-law 2014-75				Minimum required south shore front yard – 9.5m Minimum required north shore front yard– 15.5m
SRI1-31 By-law 2014-75				Minimum lot area – 3,800sq.m. Minimum required front yard – 7.5m Maximum lot coverage – 5.5% Maximum building height – 5m Maximum gross floor area of dwelling unit – 171sq.m.
SRI1-32	Home Occupation			In addition to the residents of the dwelling, the home occupation may have a maximum of four employees who are not residents of the dwelling.  Not more than 186 square metres (2,000 square feet) of gross floor area shall be used for the purposes of a home occupation, and such home occupation may be permitted entirely within a detached building on the premises that is not the dwelling or dwelling unit.
SRI1-50 By-law 2014-75		Legally existing buildings and structures		Minimum lot area – Existing Minimum lot frontage – Existing Maximum size of existing buildings and structures shall be as legally existed and legally constructed.

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
SRI1-51 By-law 2014-75		Legally existing buildings and structures		Maximum size of existing buildings and structures shall be as legally existed and legally constructed.
SRI1-52 By-law 2016-97				Minimum required front yard setback (sleeping cabin wall) – 1.8m Minimum required front yard setback (sleeping cabin deck) – 0.7m Minimum required shoreline setback to tertiary septic system – 10.10m
SRI1-53 By-law 2017-60		Legally existing building and structures		Setback for tertiary treatment system – 15.6m Minimum required front yard setback to a sleeping cabin – 1.8m Minimum required front yard setback to a deck on a sleeping cabin – 0.7m Maximum permitted lot coverage for cabin addition and deck – 7.07% Maximum size of existing buildings and structures shall be as legally existed and legally constructed. Note: Sleeping cabin addition and sleeping cabin deck were developed without a building permit and prior to the amending by-law. These structures shall only be permitted in accordance with the drawing requirements of this By-law.
SRI1-56 By-law 2017-92	Games room above a dryland boathouse		Sleeping cabin	Games room: means the upper storey of a one and one half storey boathouse that is used for recreational activities and shall not be used as a sleeping cabin or dwelling unit.
SRI1-57 By-law 2018-83 & By-law 2018-84	2 dwellings on the subject property	Legally existing buildings and structures		North Cottage: Front yard setback – 7.4m (deck), 13.9m (dwelling) South Cottage: Front yard setback – 0.0m (deck), 1.0m (dwelling)  Dwelling with a total gross floor area of 124.7 square metres. Maximum setback to deck (northeast side) – 13.8m Lot coverage – 9.9% Maximum size of existing building and structures shall be as legally existing and legally constructed.

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
SRI1-58 By-law 2023-096		Legally existing Buildings and Structures which shall include an addition to the dwelling as authorized by the special zoning requirements.		Maximum gross floor area of dwelling unit – 151sq.m. Maximum building height of dwelling unit – 8m The requirement for removal of the holding requirement shall be the completion of an inspection of the septic system, at which time, the pipes shall be exposed to determine if the septic system is functioning in its intended manner. The holding symbol will only be considered for removal, if the septic system is functioning in its intended manner.
SRI1-60 By-law 2019-034	2 sleeping cabins			Frontage – 52m Dwelling – side yard setback 2.1m Sleeping Cabin #1: Minimum front yard setback – 5.8m Maximum floor area – 39.7sq.m. Sleeping Cabin #2: Minimum front yard setback – 8.5m Minimum side yard setback – 4.2m Maximum floor area – 36.7sq.m.
SRI1-61 By-law 2020-065	Two sleeping cabins shall be permitted			Minimum separation between two sleeping cabins – 1.1m Maximum lot coverage – 23.5% Maximum floor area of each sleeping cabin shall be – 10.4sq.m. Human habitation shall not be permitted in the lower level of the dwelling.
SRI1-62 By-law 2022-058				Minimum lot area – 1,643.5sq.m Minimum lot frontage – 27.8m Minimum rear yard – 5.94m Maximum lot coverage – 9% Permitted setbacks for the sleeping cabin: Western side yard – 2.5m Rear yard – 4.6m

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
				Permitted setbacks for the shed: Eastern side yard – 1.5m Rear yard – 1m
SRI1-63 By-law 2022-088				Required front yard minimum – 9.6m Maximum lot coverage – 7.4% Minimum required front yard for existing light house and shed structure – 8.8m Cumulative area of freestanding decks – 52.5sq.m.
SRI1-64 By-law 2022-089				Minimum required front yard (addition) – 4.1m Maximum gross floor area permitted for the dwelling located to the north on the subject property – 112sq.m. Front yard (porch) – 4.08m

Table 7.4 – SRI2 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
SRI2-1 By-law 2014-75				The privy and any building or structure on Island 195 shall not be expanded or altered and there shall be no further plumbing hookups to the holding tank.
SRI2-2 By-law 2014-75				Minimum opening elevation of all buildings – 178.8 C.G.D.
SRI2-8 By-law 2014-75				Minimum required front yard – 11m
SRI2-19 By-law 2014-75	Three sleeping cabins			Maximum combined floor area of sleeping cabins – 153sq.m.
SRI2-21				Minimum lot frontage – 114m

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
By-law 2014-75				
SRI2-25 By-law 2014-75				Minimum required front yard- 8m Maximum gross floor area of dwelling unit – 111.5sq.m.
SRI2-26 By-law 2014-75				Maximum gross floor area of dwelling unit – 168sq.m. Maximum floor area of sleeping cabin – 74sq.m. Maximum floor area of boathouse – 51sq.m.
SRI2-36 By-law 2014-75				Minimum required easterly front yard – 30m
SRI2-37 By-law 2014-75				Minimum interior side yard setback for a dock, boathouse or boatport from the south property line – 60m
SRI2-43 By-law 2014-75				<p>a) Minimum lot area – 1.0ha</p> <p>b) Minimum lot frontage – 120m</p> <p>c) Maximum lot coverage – 5% subject to the following:</p> <ul style="list-style-type: none"> <li>• For buildings constructed within 90m of the high water mark abutting the lot, lot coverage shall be based on that portion of the lot area within 90m of the high water mark abutting the lot.</li> <li>• For all buildings and structures constructed on the lot beyond 90m from the high water mark abutting the lot, the lot coverage shall be based on the total lot area.</li> </ul> <p>d) Maximum number of storeys for a dwelling – 1.5</p> <p>e) Maximum gross floor area for a dwelling – 25sq.m. per 1,000sq.m. of lot area or 2.0sq.m. per 1.0m of lot frontage to a maximum of 325sq.m. whichever is the lesser</p> <p>f) Notwithstanding e) above, minimum required gross floor area for a dwelling – 93sq.m.</p> <p>g) Maximum number of permitted dry land boathouses and boat ports on lots with a minimum frontage of 120m – 1</p> <p>h) Maximum number of tool sheds less than 10sq.m. – 1</p>

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
				<p>i) Minimum lot frontages for dry land boathouse or boat port – 120m</p> <p>j) Maximum number of permitted dry land boathouses and boat ports on lots with less than 120m of frontage – nil</p> <p>k) Maximum number of permitted in-water boathouses – nil</p> <p>l) Maximum length of a boat port – 12.2m</p> <p>m) Maximum width of a boat port – 10.2m</p> <p>n) Maximum height of a boat port – 5m above the water’s surface</p> <p>o) Maximum area of a dry land boathouse within 20m of the shoreline – 30sq.m.</p> <p>p) Maximum width of a dock – 4m</p> <p>q) Maximum length of a dock – 20m</p> <p>r) Maximum number of docks where lot frontage is 122m or less – 2</p> <p>s) Maximum number of docks where lot frontage is 122.1m or greater – 2 plus 1 per 61m of frontage to a maximum of 4.</p> <p>t) Maximum cumulative width of all docks, boathouses and boat ports – 15% of the total lot shoreline, or 20m plus 10% of frontage in excess of 120m, whichever is the lesser.</p> <p>u) Minimum required setback for all septic systems – 30m</p> <p>v) Notwithstanding t) above, a visual barrier in the form of a landscaping strip of unpierced hedgerow of trees, evergreens or shrubs or solid fencing not less than 1.5m high shall be provided immediately adjacent to and generally encircling a Class 5 – Holding Tank, in order to provide a visual barrier form adjacent properties and the waterfront.</p> <p>w) The use of flat roofs is prohibited on all boathouses and boat ports.</p> <p>Boathouse, dryland means an accessory building or structure used for the sheltering and storage of boats or other forms of water transportation and boating equipment, located inland of the high water mark (177.44 CGD)</p> <p>Boatport means a floating accessory structure, which is designed and used for the sheltering of a boat or other forms of water transportation. Such structures shall not be enclosed by any walls or have a flat roof.</p> <p>Storey, one-half means that portion of a building situated above the first storey that is wholly or in part within the roof and having a floor area not exceeding more than 60 percent of the floor area of the first storey.</p>

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
SRI2-44 By-law 2014-75				Minimum required front yard – 8.5m Minimum front yard setback for sleeping cabin – 6m Maximum lot coverage – 5.7%
SRI2-47 By-law 2014-75				No docks or boathouses shall be permitted on and/or appertaining to the south-east shoreline. Maximum number of docks – 1
SRI2-48 By-law 2014-75				Maximum number of docks – 1
SRI2-49 By-law 2014-75				Minimum required front yard – 10m
SRI2-50 By-law 2014-75		Legally existing buildings and structures		Minimum lot area – Existing Minimum lot frontage – Existing Maximum size of existing buildings and structures shall be as legally existed and legally constructed.
SRI2-51 By-law 2014-75		Legally existing buildings and structures		Maximum size of existing buildings and structures shall be as legally existed and legally constructed.
SRI2-53 By-law 2017-103	Floating dock	Legally existing buildings and structures		Maximum length of dock – 20.2m Maximum width of dock – 4.0m Maximum size of existing buildings and structures shall be as legally existed and legally constructed.
SRI2-55 By-law 2019-031		Legally existing buildings and structures One in-water boathouse with a width of 5.8m; a length of 8.9m;		Maximum lot coverage – 11.1% Maximum size of existing buildings and structures shall be as legally existed and legally constructed. A Site Plan Control Agreement be submitted and approved to the satisfaction of the Township prior to the issuance of any building permits.

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
		and a maximum height of 3.5m. An existing dock to be permitted a maximum width of 3.1m and a maximum length of 18.6m.		
SRI2-56 By-law 2019-096				Sleeping cabin – minimum front yard setback of 3.6m.
SRI2-57 By-law 2019-094		Legally existing buildings and structures		The existing dwelling is permitted to be relocated to the located as defined on the survey attached to the Site Plan Agreement with; <ul style="list-style-type: none"> <li>• a minimum front yard setback to a dwelling of 1.2m, and</li> <li>• a minimum front yard setback to a deck of 0.0m</li> </ul> Note: The Owner(s) enter into a Site Plan Agreement with the Township of Georgian bay prior to the issuance of a building permit to relocate the existing dwelling and deck to its proposed location as outlined in Column 5.
SRI2-58 By-law 2020-091				Minimum lot frontage (severed lot) – 180m Minimum front yard setback – 25m
SRI2-60 By-law 2023-123		Existing legal dwelling and attached tool shed, existing tool shed, and a third tool shed.		1) The third tool shed under <i>development</i> shall have: <ul style="list-style-type: none"> <li>(i) a maximum area of 14.5m<sup>2</sup>;</li> <li>(ii) a 1.4m setback from the high water mark; and</li> <li>(iii) a 2.8m setback from the dwelling.</li> </ul> 2) Human habitation in any form, either permanent or for an occasional use such as a sleeping cabin, is prohibited in all tool sheds. 3) Maximum lot coverage of 12.1% 4) Maximum size of all buildings and structures shall be as existed and constructed with a Building Permit as may have been or is required. 5) Notwithstanding 4) above, an expansion to the deck as constructed is permitted.

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
SRI2-61 By-law 2024-014				Notwithstanding section 4.4 "Environmental Protection Area, Open Space and Natural State", development on the subject lands shall not be subject to a 15-metre setback from the Environmental Protection One (EP1) Zone. Table 7.2 b) requiring vacant lots to be placed in a Holding Two (H2) Zone does not apply.
SRI2-62 By-law 2024-079				Development on 2 Island 850 Georgian Bay (Island 119 Georgian Bay) shall be limited to: <ul style="list-style-type: none"> <li>• A detached dwelling having a maximum gross floor area of 100 square metres.</li> <li>• A sleeping cabin having a maximum gross floor area of 31.33 square metres</li> <li>• A shed having a gross floor area of 5.97 square metres</li> <li>• A gazebo having an area of 15.31 square metres</li> <li>• Two (2) freestanding decks having an area of 21.02 square metres and 14.44 square metres respectively</li> <li>• Two (2) docks</li> </ul>

Table 7.5 – SRI3 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
SRI3-10 By-law 2014-75		Dwelling, detached  Sleeping cabin		Minimum lot area – Existing Minimum lot frontage – Existing Minimum required interior side yard– 5m Minimum building height – 8m
SRI3-12 By-law 2014-75 By-law 2022-087				Minimum lot frontage – 125m An accessory boathouse shall be a permitted accessory use prior to the completion of the main principal building within the boathouse envelope indicated on Schedule A of By-law 2008-49.
SRI3-34 By-law 2014-75	Kitchen facilities are permitted			Maximum number of dwelling units – 1 Maximum number of sleeping cabins – 3

	within sleeping cabins			
SRI3-50 By-law 2014-75		Legally existing buildings and structures		Minimum lot area – Existing Minimum Lot frontage – Existing Maximum size of existing buildings and structures shall be as legally existed and legally constructed.
SRI3-51 By-law 2014-75		Legally existing buildings and structures		Maximum size of existing buildings and structures shall be as legally existed and legally constructed.
SRI3-52 By-law 2019-46				Setback to septic from 178.3 contour: 19m (north side) 19.5m (south side) 20m (east side) Setback to deck on cottage: 17m (north side) 18.5m (south side)

Table 7.6 – SRI4 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
SRI4-1 By-law 2017-43				Maximum number of dwelling units – 22 Maximum number of docks – 22 Maximum cumulative width of docks and boathouses – 200m
SRI4-4 By-law 2014-75				Minimum lot area – 10,000sq.m. per unit Minimum lot frontage – 120m per unit
SRI4-5 By-law 2014-75				Minimum lot area – 10,000sq.m. per unit Minimum lot frontage – 120m per unit Regulations for permitted uses are the regulations that apply to the SR7 Zone.

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
SRI4-6 By-law 2014-75				Minimum lot area – 10,000sq.m. per unit Minimum lot frontage – 120m per unit Maximum number of dwelling units – 16 Regulations for permitted uses are the regulations that apply to the SR7 Zone.
SRI4-8 By-law 2014-75	Cluster development on one lot			Minimum lot area – 10,000sq.m. per unit Minimum lot frontage – 120m per unit Minimum required front yard – 20m Minimum required interior side yard – 5m Minimum required exterior side yard – 20m Minimum required rear yard – 10m Maximum number of boat slips – 14 Maximum number of dwelling units – 6
SRI4-11 By-law 2014-75				Minimum lot area – 2.5ha per unit Minimum frontage – 100m per unit Maximum floor area per dwelling unit – 250sq.m. Maximum number of boat slips – 8 Regulations for permitted uses are the regulations that apply to the SR7 Zone.
SRI4-50 By-law 2014-75		Legally existing buildings and structures		Minimum lot area – Existing Minimum lot frontage – Existing Maximum size of existing buildings and structures shall be as legally existed and legally constructed.
SRI4-51 By-law 2014-75		Legally existing buildings and structures		Maximum size of existing buildings and structures shall be as legally existed and legally constructed.

Table 7.7 – SRI5 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
SRI5-2				<p>Minimum lot area – 20ha                      Minimum lot frontage – 350m                      The maximum cumulative area of freestanding decks shall be 60 square metres.                      Each dock shall be allowed an attached deck with a maximum 20 square metres of area. The attached deck may be setback 0 metres from the Environmental Protection Zone boundary.                      One boat lift and one dock ramp shall be permitted.                      One dock may be extended to achieve a minimum water depth of 1.2 metres.                      The maximum gross floor area of a detached garage shall be 112 square metres.                      Section 4.10 of By-law 2014-75 shall not apply.                      A home occupation shall be a permitted use.                      An expansion to a legally existing shoreline dwelling shall be permitted a maximum height of 8.0 metres.                      Passive outdoor recreation and landscaping shall be permitted within the Shoreline Activity Area and the Natural State Shoreline Area.                      Passive outdoor recreation is permitted within the Open Space (OS), Crown Land (CL), Environmental Protection- Provincially Significant Wetland (EP-PSW) and Lakeside (LS) zones.</p>
SRI5-3	<p>Two Detached Dwellings                      A Sleeping Cabin</p>			<p>Minimum lot area – 20ha                      Minimum lot frontage – 350m                      The maximum cumulative area of freestanding decks shall be 60 square metres.                      Each dock shall be allowed an attached deck with a maximum 20 square metres of area. The attached deck may be setback 0 metres from the Environmental Protection Zone boundary.                      One boat lift and one dock ramp shall be permitted                      One dock may be extended to achieve a minimum water depth of 1.2 metres.                      The maximum gross floor area of a detached garage shall be 112 square metres.                      Section 4.10 of By-law 2014-75 shall not apply.</p>

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
				<p>A home occupation shall be a permitted use.</p> <p>An expansion to a legally existing shoreline dwelling shall be permitted a maximum height of 8.0 metres.</p> <p>Passive outdoor recreation and landscaping shall be permitted within the Shoreline Activity Area and the Natural State Shoreline Area.</p> <p>Passive outdoor recreation is permitted within the Open Space (OS), Crown Land (CL), Environmental Protection- Provincially Significant Wetland (EP-PSW) and Lakeside (LS) zones.</p>
SRI5-12 By-law 2014-75				<p>Minimum lot area – Existing</p> <p>Minimum lot frontage – Existing</p> <p>Regulations for permitted uses are the regulations that apply to the SRI7 Zone.</p>
SRI5-13 By-law 2014-75				<p>Minimum lot area – Existing</p> <p>Minimum lot frontage – Existing</p> <p>Regulations for permitted uses are the regulations that apply to the SRI7 Zone, with the exception that the maximum height of dwelling units shall be one storey.</p>
SRI5-14 By-law 2014-75				<p>Notwithstanding the yard requirements and setback requirements of this By-law, on lands within the SRI5-14 Zone, dwellings, septic systems and accessory structures, with the exception of one shoreline dock on each lot, shall only be located within the building envelope as identified on Map 99A, of Schedule A to this Bylaw. Within the building envelope identified on Map 99A, the minimum separation distance between buildings shall be 2 metres.</p> <p>In the SRI5-14 Zone the minimum interior side yard requirement shall be 2 metres.</p> <p>The building envelope identified on Map 99A may be expanded prior to the entering of a Site Plan Control Agreement, pursuant to the Ecologist review as required in Section 12 of the Subdivision Agreement, as amended.</p>
SRI5-15 By-law 2014-75				<p>All lands zoned SRI5-15 shall be retained in its natural state. However, a 3m wide access path, constructed of natural materials such as stone or mulch, to the lake shall be permitted.</p> <p>Shoreline development on each lot shall be limited to one dock and located as identified on Map 99A of Schedule A to this By-law.</p>

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
				Natural state: Lands that abut the water's edge which are retained in a natural vegetated state, except for vista pruning or removal of dying, dead, decaying or diseased trees.
SRI5-16 By-law 2014-75				<p>a) Minimum lot area – 1.0 ha</p> <p>b) Minimum lot frontage – 120m</p> <p>c) Maximum lot coverage – 5% subject to the following:</p> <ul style="list-style-type: none"> <li>• For buildings constructed within 90m of the high water mark abutting the lot, lot coverage shall be based on that portion of the lot area within 90m of the high water mark abutting the lot.</li> <li>• For all buildings and structures constructed on the lot beyond 90m from the high water mark abutting the lot, the lot coverage shall be based on the total lot area.</li> </ul> <p>d) Maximum number of storeys for a dwelling – 1.5</p> <p>e) Maximum gross floor area for a dwelling – 25sq.m. per 1,000sq.m. of lot area or 2.0sq.m. per 1.0m of lot frontage to a maximum of 325sq.m. whichever is the lesser</p> <p>f) Notwithstanding e) above, minimum required gross floor area for a dwelling – 93sq.m.</p> <p>g) Maximum number of permitted dryland boathouses and boatports on lots with a minimum frontage of 120m – 1</p> <p>h) Maximum number of tool sheds less than 10 sq. m. – 1</p> <p>i) Minimum lot frontages for dryland boathouse or boatport – 120m</p> <p>j) Maximum number of permitted dryland boathouses and boatports on lots with less than 120m of frontage – nil</p> <p>k) Maximum number of permitted in-water boathouses – nil</p> <p>l) Maximum length of a boatport – 12.2m</p> <p>m) Maximum width of a boatport – 10.2m</p> <p>n) Maximum height of a boatport – 5m above the water's surface</p> <p>o) Maximum area of a dryland boathouse within 20m of the shoreline – 30sq.m.</p> <p>p) Maximum width of a dock – 4m</p>

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
				<p>q) Maximum length of a dock – 20m</p> <p>r) Maximum number of docks where lot frontage is 122m or less – 2</p> <p>s) Maximum number of docks where lot frontage is 122.1m or greater – 2 plus 1 per 61m of frontage to a maximum of 4.</p> <p>t) Maximum cumulative width of all docks, boathouses and boat ports – 15% of the total lot shoreline, or 20m plus 10% of frontage in excess of 120m, whichever is the lesser.</p> <p>u) Minimum required setback for all septic systems – 30m</p> <p>v) Notwithstanding t) above, a visual barrier in the form of a landscaping strip of unpierced hedgerow of trees, evergreens or shrubs or solid fencing not less than 1.5m high shall be provided immediately adjacent to and generally encircling a Class 5 – Holding Tank, in order to provide a visual barrier form adjacent properties and the waterfront.</p> <p>w) The use of flat roofs is prohibited on all boathouses and boat ports.</p> <p>Boathouse, dryland means an accessory building or structure used for the sheltering and storage of boats or other forms of water transportation and boating equipment, located inland of the High Water Mark (177.44 C.G.D).</p> <p>Boatport means a floating accessory structure, which is designed and used for the sheltering of a boat or other forms of water transportation. Such structures shall not be enclosed by any walls or have a flat roof.</p> <p>Storey, one-half means that portion of a building situated above the first storey that is wholly or in part within the roof and having a floor area not exceeding more than 60 percent of the floor area of the first storey.</p>
SRI5-50 By-law 2014-75		Legally existing buildings and structures		<p>Minimum lot area – Existing</p> <p>Minimum lot frontage – Existing</p> <p>Maximum size of existing buildings and structures shall be as legally existed and legally constructed.</p>
SRI5-51 By-law 2014-75		Legally existing buildings and structures		<p>Maximum size of existing buildings and structures shall be as legally existed and legally constructed.</p>
SRI5-52				<p>Minimum lot area – 0.59ha</p>

Column 1	Column 2	Column 3	Column 4	Column 5
<b>Exception Number</b>	<b>Additional Permitted Uses</b>	<b>Only Permitted Uses</b>	<b>Uses Prohibited</b>	<b>Modifications and Additional Requirements</b>
By-law 2019-101				Minimum lot frontage – 95m Minimum front yard setback to a dwelling – 18m (west), 15m (north) Minimum front yard setback to a deck – 14m Maximum gross floor area of a dwelling – 233m <sup>2</sup> Maximum total lot coverage – 5.9% Minimum side yard setback to an accessory structure (septic tank) – 3m
SRI5-53 By-law 2019-102	Total of 2 (two) sleeping cabins			Minimum lot area of 0.97 ha Minimum lot frontage of 53m (west), 45m (east)

Table 7.8 – SRI7 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
<b>Exception Number</b>	<b>Additional Permitted Uses</b>	<b>Only Permitted Uses</b>	<b>Uses Prohibited</b>	<b>Modifications and Additional Requirements</b>
SRI7-1 By-law 2014-75				Minimum required front yard – 30m
SRI7-2 By-law 2014-75				Maximum height of dwelling unit – 6m and one storey
SRI7-5 By-law 2014-75				Minimum lot area – Existing Minimum lot frontage – Existing Minimum front yard setback – 18m
SRI7-6 By-law 2014-75				Minimum lot frontage – 110m Minimum required westerly front yard – 110m Minimum required easterly front yard – 10m (this requirement shall only come into effect upon agreement of a site plan, as per OMB order)
SRI7-7		Dwelling, detached		Minimum required front yard – 25m

Column 1	Column 2	Column 3	Column 4	Column 5
<b>Exception Number</b>	<b>Additional Permitted Uses</b>	<b>Only Permitted Uses</b>	<b>Uses Prohibited</b>	<b>Modifications and Additional Requirements</b>
By-law 2014-75		Sleeping cabin Septic system		Envelopes for the dwelling unit, accessory sleeping cabin and private sewage disposal system are identified on the schedule attached to By-law 99-72.
SRI7-9 By-law 2014-75				Maximum height of a dwelling unit – 6m
SRI7-10 By-law 2014-75				Minimum lot frontage – 80m
SRI7-11 By-law 2014-75				Minimum required front yard – 10m Maximum gross floor area of dwelling unit – 158sq.m.
SRI7-14 By-law 2014-75				Minimum lot area – 0.28ha Minimum lot frontage – 34m
SRI7-15 By-law 2014-75				Minimum lot area – 0.26ha Minimum lot frontage – 60m
SRI7-16 By-law 2014-75				Minimum lot frontage – 120m Minimum required front yard for all structures on the easterly shoreline – 30m Maximum number of docks permitted on the easterly shoreline – 1
SRI7-17 By-law 2014-75				Minimum front yard setback for all structures on the easterly shoreline – 30m Maximum number of docks permitted on the easterly shoreline – 1
SRI7-18 By-law 2014-75				Minimum lot frontage – 170m
SRI7-19 By-law 2014-75				Minimum required front yard – 25m Minimum front yard setback of septic system – 30m
SRI7-20 By-law 2014-75				Maximum number of dwelling units – 2 Maximum number of sleeping cabins – 2 Maximum gross floor area per dwelling unit – 250sq.m.

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
				Maximum height of dwelling unit – 1 storey and 6m All buildings shall have a minimum opening elevation of 178.8 C.G.D.
SRI7-21 By-law 2014-75				Minimum required front yard – Existing Maximum lot coverage – Existing
SRI7-22 By-law 2014-75				Minimum required front yard – 12m
SRI7-23 By-law 2014-75				Maximum dock length protruding into Hang Dog Channel – 10m
SRI7-29 By-law 2014-75				Maximum gross floor area of dwelling unit – 150sq.m. Maximum floor area of sleeping cabin – 41sq.m. Maximum floor area of boathouse – 29.5sq.m. Maximum floor area of boatport – 19sq.m.
SRI7-30 By-law 2014-75				Maximum gross floor area of dwelling unit – 2,500sq.ft. Maximum height of dwelling unit – 5.5m Minimum required front yard – 3.5m Minimum deck setback – 4m Maximum width of dwelling unit – 72ft
SRI7-32 By-law 2014-75				Maximum gross floor area of dwelling unit – 120sq.m. Maximum floor area of storage shed – 10sq.m.
SRI7-33 By-law 2014-75				Minimum lot area – 0.24ha Minimum lot frontage – 30m
SRI7-35 By-law 2014-75				Maximum dock length – 15m Maximum distance of dock from easterly lot line – 60m

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
SRI7-50 By-law 2014-75		Legally existing buildings and structures		Minimum lot area – Existing Minimum lot frontage – Existing Maximum size of existing buildings and structures shall be as legally existed and legally constructed.
SRI7-51 By-law 2014-75		Legally existing buildings and structures		Maximum size of existing buildings and structures shall be as legally existed and legally constructed.
SRI7-53 By-law 2016-38				Site Plan Control Approval is required prior to the site alteration or development of these lands, implementing the recommended mitigation measures for lot and dock development, pursuant to the Environmental Impact, as prepared by Michalski Nielsen Associates Limited (September 2015).
SRI7-54 By-law 2017-94	Sleeping cabin permitted in required front yard			Min. setback from the high water mark to sleeping cabin deck – 6.8m Min. setback from the high water mark to sleeping cabin wall – 10.2m Min. required side yard setback to sleeping cabin – 0.4m Min. setback from the high water mark to leaching bed component of septic system – 19m Min setback from high water mark to dwelling – 8.8m to high water mark on west side of the building No expansion to sleeping cabin in the front yard is permitted. Max. gross floor area of 43sq.m.
SRI7-55 Decision of LPAT re Case No. PL180134 dated March 19, 2020				Minimum lot frontage – 94m Minimum lot area - 8,130sq.m. As per Section 4.4, the minimum required setback from an Environmental Protection Zone (EP-W) shall be 15 metres. As per Section 4.4, the minimum required setback from a Fish Habitat Type 1 Zone (FH1) shall be 5 metres. Dock shall be setback a minimum of 62 metres from the projection of the north interior side lot line.

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
				<p>Dock shall be setback a minimum of 19.5 metres from the projection of the south interior side lot line.</p> <p>A dock shall project a maximum of 12 metres from the high water mark.</p> <p>An in-water boatport shall not be permitted.</p> <p>Structures beyond the high water mark shall have a maximum area of 34 square metres.</p> <p>Note: the Township Blasting By-law, 2016-64 restricts blasting.</p> <p>The building envelope for the area zoned SRI7-55 shall be determined and confirmed through completion of additional Environmental Studies in accordance with the recommendations of the Azimuth Environmental Consulting Reports dated November 14, 2017 and November 20, 2017, and also determined and confirmed through addressing matters of access and septic services to the satisfaction of the Township and as detailed in the Site Plan Agreement applicable to the property.</p>
SRI7-56 By-law 2018-90				<p>Detached Dwelling:</p> <p>Front yard setback – 15.3m (west) and 19.6 (south, dwelling wall), 14.6m (west) and 18.9m (eave)</p> <p>Maximum gross floor area – 221sq.m.</p> <p>Maximum height of dwelling – 6m and 1 storey</p> <p>Septic:</p> <p>Front yard setback – 20.0m</p> <p>The Owner(s) enters into a Site Plan Agreement with the Township of Georgian Bay prior to the issuance of Building Permits.</p>
SRI7-57 By-law 2018-84		Legally existing buildings and structures		<p>Dwelling with a total gross floor area of 124.7 square metres.</p> <p>Maximum setback to deck (northeast side) shall be 13.8 metres.</p> <p>Lot coverage – 9.9%</p> <p>Maximum size of existing building and structures shall be as legally existing and legally constructed.</p>

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
SRI7-58 By-law 2018-104	Maximum of two sleeping cabins			
SRI7-60 By-law 2020-007				<p>Maximum of 2 sleeping cabins.</p> <p>Accessory building with a washroom, laundry and storage.</p> <p>Maximum of 4 accessory buildings (accessory building 1, sauna, gazebo and dryland boathouse).</p> <p>Minimum setback of 2.0 metres from the dryland boathouse to sauna.</p> <p>Minimum setback of 4.0 metres from accessory building 1 to the cottage.</p> <p>A sauna shall be permitted in the required front yard with a minimum setback of 10.0 metres from the high water mark.</p> <p>The Owner(s) enters into a Site Plan Agreement with the Township of Georgian Bay prior to site alteration or development of these lands.</p>
SRI7-62 By-law 2020-069				<p>Minimum lot area – 110 square metres (existing)</p> <p>The Owner(s) enters into a Site Plan Agreement with the Township of Georgian Bay prior to the issuance of any building permit.</p>
SRI7-63 By-law 2021-053				<p>A minimum front yard setback of 2.5 metres to a sleeping cabin.</p> <p>A maximum gross floor area of 93.0 square metres for a sleeping cabin.</p> <p>A maximum dwelling width of 29.0 metres.</p>
SRI7-64 By-law 2024-107				<p>Development on 2 Island 2170 Georgian Bay (Island 94 Georgian Bay) shall be limited to:</p> <p>A detached dwelling with a maximum 80% increase in gross floor area of the existing 80.9 square-metre dwelling;</p> <p>A detached dwelling with a maximum 28% increase in width of the existing 80.9 square-metre dwelling;</p> <p>A minimum front yard setback of 2.5 metres from the existing dwelling;</p> <p>A minimum front yard setback to the existing accessory building of 4 metres;</p> <p>A minimum yard projection of 17.5 metres to an existing deck;</p>

Column 1	Column 2	Column 3	Column 4	Column 5
<b>Exception Number</b>	<b>Additional Permitted Uses</b>	<b>Only Permitted Uses</b>	<b>Uses Prohibited</b>	<b>Modifications and Additional Requirements</b>
				<p>A minimum setback from a waterbody or watercourse to the existing dwelling of 2.5 metres;</p> <p>A minimum setback to the existing septic system from the regulated high water mark of 13.1 metres.</p>

**Section 8: Residential Zones**

**8.1 General Prohibition**

No person shall, within any Residential (R, BR, and RMH) Zone, use any land, or erect, alter or use any building or structure except in accordance with the following requirements.

**8.2 Permitted Uses**

In Table 8.1, the permitted uses in a Zone are noted by the '√' symbol in the column applicable to that Zone and the row corresponding with a specific permitted use. One or more conditions may apply where number(s) follow the '√' symbol, zone heading, or identified permitted use. The condition number(s) are described in the footnotes of the Table.

The Residential (R, BR and RMH) Zones established by this By-law are as follows:

- Residential Type One (R1)
- Residential Type Two (R2)
- Residential Type Three (R3)
- Residential Type Four (R4)
- Residential Type Five (R5)
- Residential Mobile Home (RMH)
- Back Lot Residential (BR)

Table 8.1

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8
Use	R1	R2	R3	R4	R5	RMH	BR
Dwelling, Detached	√	√	√	√	√	-	√
Dwelling, Semi-Detached	-	-	-	-	√	-	-
Dwelling, Duplex	-	-	-	-	√	-	-
Dwelling, Mobile Home	-	-	-	-	-	√	-
Secondary Dwelling Unit	√	√	√	√	√	-	-
Group Home	√	√	√	√	√	-	-
Home Occupation	√	√	√	√	√	-	√

### 8.3 Zone Requirements

Within any Residential Zone, no person shall use any lot or erect, alter, or use any building or structure except in accordance with the following zone requirements:

a) Table 8.2

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8
Requirement	R1	R2	R3	R4	R5	RMH	BR
Minimum Lot Area	4,000m <sup>2</sup>	3,000m <sup>2</sup>	2,000m <sup>2</sup>	700m <sup>2</sup>	465m <sup>2</sup> per dwelling unit	2.0ha	4.0ha
Minimum Lot Frontage	60m	40m	30m	20m	15m per dwelling unit	30m plus 10m per unit	200m
Minimum Road Frontage	60m	40m	N/A	N/A	N/A	N/A	N/A
Maximum Lot Coverage	10%	10%	10%	30%	30%	10%	5%
Minimum Front Yard	7.5m	7.5m	7.5m	7.5m	7.5m	10m	20m
Minimum Exterior Side Yard	7.5m	7.5m	7.5m	7.5m	7.5m	10m	N/A
Minimum Rear Yard	7.5m	7.5m	7.5m	7.5m	7.5m	10m	10m
Minimum Interior Side Yard	2m	2m	2m	2m	2m	5m	20m
Maximum Building Height	10m	10m	10m	7.5m	10m	5m	10m
Maximum Dock Length	15m	15m	15m	15m	15m	N/A	N/A

- b) Notwithstanding Table 8.2, where a front yard abuts a navigable waterway the minimum front yard setback shall be 20 metres.
- c) In the R5 Zone, the 2 metre interior side yard requirement does not apply where there is a common wall.
- d) If an R2, R3 or R4 Zone abuts a waterbody, the minimum lot frontage shall be 60 metres.
- e) Lands within the R4 or R5 Zone are required to be serviced with municipal sewer and water.

- f) In the RMH Zone, the minimum required site area within a mobile home park shall be 1,000 square metres.
- g) In the RMH Zone, the minimum required setbacks for an individual site within a mobile park home shall be 2 metres.

#### 8.4 Residential (R, BR and RMH) Zones – Exceptions

The exception requirements apply to those lands that are zoned with an exception on the accompanying zone maps to this By-law. Exception requirements to this zone are set out in Tables 8.3 to Table 8.9. All other requirements of the zone, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

Table 8.3 – R1 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
R1-1 By-law 2014-75	Parking, repair and storage of vehicular equipment  Equipment and material storage area			Minimum lot frontage – 15m Special requirements for the parking, storage and repair yard: 1) The parking, storage and repair yard must be located in the rear yard. 2) Minimum required front yard – 35m 3) Minimum required west side yard – 160m 4) Minimum required east side yard – 4m 5) Minimum required rear yard – 5m 6) Maximum parking, storage and repair area – 1,100sq.m. Parking, repair and storage of vehicular equipment – means a specially designated area where the owner/operator parks, stores and repair vehicular construction equipment such as dump trucks, tractors, bulldozers, backhoes, trailers and floats.
R1-3 By-law 2014-75	Two Existing Detached Dwellings			Minimum lot area – 4,500sq.m. Minimum lot frontage – 45m
R1-7 By-law 2014-75	Home industry Storage area			Minimum lot area - 0.8ha Minimum yard setback for accessory home industry building (all yards) – 3m Minimum separation distance from a Shoreline Residential (SR), Shoreline Residential Island (SRI), Residential (R, BR & RMH) and Multiple Residential (RM) Zone – 3m Minimum separation from dwelling unit in existence on another lot – 10m

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
				Minimum required front yard- 20m
R1-10 By-law 2014-75	Bed and breakfast establishment			Maximum number of bedrooms rented in the bed and breakfast establishment - 4
R1-12 By-law 2014-75				An accessory building shall be permitted in the front yard. Minimum required exterior side yard - 3m Maximum lot coverage - 12%
R1-14 By-law 2014-75				Minimum lot area - 3,000sq.m. Minimum lot frontage - 35m Minimum required front yard - 10m Minimum required interior side yard - 3m Minimum required rear yard - 10m Maximum lot coverage - 30% Maximum building height - 8m Maximum dock length - 15m
R1-18 By-law 2014-75				Minimum lot area - 1.2ha Minimum lot frontage - 110m
R1-19 By-law 2014-75	Dog kennel			Maximum number of dogs - 6 Minimum required front yard - 10m Minimum required interior and exterior side yards - 10m Minimum required rear yard - 10m Maximum height of fence - 2m Minimum size of kennel - 30sq.m.
R1-20 By-law 2008-75		Dwelling, detached Public self storage facility Workshop	Outside storage of goods, materials, articles, vessels, and boat trailers	Maximum lot coverage - 14%
R1-21 (H)				Minimum lot area - 540sq.m.

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
By-law 2014-75 (Appendix F)				Minimum lot frontage – 15m Minimum required front yard – 7.5m Minimum required interior side yard – 2m Minimum required exterior side yard– 6m Minimum required rear yard – 7.5m Maximum lot coverage – 40% Minimum landscaped open space – 20% Maximum building height – 10m Minimum road frontage – 15m Maximum dock length – 15m
R1-22 (H) By-law 2014-75 (from By-law 2010-16 amending By-law 91-19)				Minimum lot area – 540sq.m Minimum lot frontage – 15m Minimum required front yard – 7.5m Minimum required interior side yard – 2m Minimum required exterior side yard – 6m Minimum required rear yard – 7.5m Maximum lot coverage – 40% Maximum height of buildings – 10m All development shall be subject to Site Plan Control pursuant to the Planning Act.
R1-23(H) By-law 2014-75 (from By-law 2010-16 amending By-law 91-19)				Minimum lot area – 540sq.m. Minimum lot frontage – 15m Minimum required front yard – 7.5m Minimum required interior side yard – 2m Minimum required exterior side yard – 6m Minimum required rear yard– 7.5m Maximum lot coverage – 40% Maximum height of buildings – 10m All development shall be subject to Site Plan Control pursuant to the Planning Act.

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
				<p>Lot: a parcel of land described as a whole registered description by the Condominium Act, in which a unit is considered a lot.</p> <p>Road: means a path or way, including a condominium road, which affords vehicular access to more than one lot and may or may not be owned by a public authority.</p>
R1-24(H) By-law 2014-75 (from By-law 2010-16 amending By-law 91-19)				<p>Minimum lot area – 540sq.m.  Minimum lot frontage – 10m  Minimum required front yard – 7.5m  Minimum required interior side yard – 2m  Minimum required exterior side yard – 6m  Minimum required rear yard – 7.5m  Maximum lot coverage – 40%  Maximum height of buildings – 10m  All development shall be subject to Site Plan Control pursuant to the Planning Act.</p> <p>Lot: a parcel of land described as a whole registered description by the Condominium Act, in which a unit is considered a lot.</p> <p>Road: means a path or way, including a condominium road, which affords vehicular access to more than one lot and may or may not be owned by a public authority.</p>
R1-25 By-law 2014-75				<p>Minimum lot area – 0.13ha  Minimum lot frontage – 45.7m</p>
R1-26 By-law 2014-75				<p>Minimum lot area – 3,400sq.m.  Minimum lot frontage – nil</p>
R1-27 By-law 2014-75		<p>Parking and storage of vehicles</p> <p>Equipment and material storage area</p>		<p>The following requirements apply to parking, equipment and material storage:  Minimum required front yard (Prisque Road) – 15m  Minimum required north side yard – 7.5m  Minimum required rear yard – 6m</p> <p>Equipment and material storage area: a specifically designated area where the owner/operator stores equipment and materials used for the day-to-day operations of a landscaping business.</p>

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
				Parking, or vehicular equipment area: A specifically designated area where the owner/operator parks/stores vehicular construction equipment.
R1-28 By-law 2014-75				Minimum lot area – 2,200sq.m. Minimum lot frontage – 20m
R1-29 By-law 2015-15		Dwelling units  Accessory buildings, structures  Recycle materials drop-off centre		Front yard setback for storage area – 10m Interior side yard for storage area – 5m Rear yard setback for storage area – 5m Recycled materials drop-off centre: means a privately-operated development used for the collection and temporary storage of recyclable material. Recyclable materials include, but are not limited to cardboard, paper, metal and similar household goods.  Recyclable material left at the drop-off centre shall be periodically removed and taken to larger, permanent recycling operations for final recycling. The Drop-off Centre must operate outdoors.
R1-30 By-law 2023-90				Minimum lot frontage – 56.41m

Table 8.4 – R2 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
R2-				

Table 8.5 – R3 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
R3-3 By-law 2014-75				Minimum lot frontage – 22.86m All permitted uses must be connected to water and sewer services.

Table 8.6 – R4 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
R4-1 By-law 2014-75 (By-law 2009-80 amending By-law 91-19)				<ul style="list-style-type: none"> <li>a) The minimum required front yard shall be 20m, to be retained in its natural state, shall be maintained on each lot as identified in Schedule B of By-law 2009-80, as outlined in Appendix E of this By-law.</li> <li>b) Despite the above requirement, a 3m wide access path, constructed of natural materials such as stone or mulch, to the lake shall be permitted.</li> <li>c) The maximum gross floor area for dwellings shall be 300sq.m.</li> <li>d) The maximum footprint of any dock shall be 30sq.m. for floating docks or cantilevered docks and 15sq.m. for conventional crib docks.</li> <li>e) The maximum length of a dock shall be 8m.</li> <li>f) The maximum width of a dock shall be 8m.</li> <li>g) Boathouses shall be prohibited and only one dock shall be permitted.</li> </ul> <p>Natural state: lands that abut the current water mark which are maintained in a natural vegetated state, except for vista pruning or removal of dying, dead, decaying or diseased trees is permitted.</p>
R4-2 By-law 2014-75				Minimum required rear yard – 4.5m
R4-4 By-law 2014-75				<p>Minimum lot area – 1,500sq.m. Minimum lot frontage – 25m Minimum required front yard – 7.5m Minimum required interior side yard – 2m Minimum required exterior side yard – 5m Minimum required rear yard – 40m</p>

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
				Minimum road frontage – 25m
R4-9 By-law 2014-75				Minimum lot area – 2,400sq.m. Minimum lot frontage – 24.5m Minimum required front yard – 20m Minimum required interior side yard – 2m Minimum required exterior side yard – 5m Minimum required rear yard – 20m Minimum road frontage – 19.5m
R4-17 By-law 2014-75				Maximum number of driveways – 1
R4-19 By-law 2017-71			Shoreline accessory structures – land based  Shoreline accessory structures – water based	Minimum lot frontage – 20m Minimum required front yard – 11m
R4-20 By-law 2018-03	Studio gallery			Minimum required number of off-street parking spaces = one (1) space Studio gallery means a premises in which an artist produces artwork or crafts and may include the display and sales of works primarily produced on the premises and may include a photography studio.
R4-21 By-law 2023-17				Notwithstanding Section 4.38 of this By-law, a building for human habitation is permitted 20 metres from the railway right-of-way.
R4-22 By-law 2025-031				Minimum lot frontage – 20m Shoreline structures are prohibited.

Table 8.7 – R5 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
R5-1 By-law 2014-75			All shoreline structures	
R5-2 By-law 2014-75	A communal docking facility			
R5-3 By-law 2014-75				Minimum required side yard – 1.3m
R5-4 By-law 2018-22				Minimum required side yard: <ul style="list-style-type: none"> <li>• Where the property abuts a Residential Type Four (R4) Zone (south lot line) = 1.5m</li> <li>• Where the property abuts a Residential Multiple Type Two Exception Three (RM2-3) Zone (north lot line) = 1.2m</li> </ul>

Table 8.8 – RMH Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
RMH-				

Table 8.9 – BR Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
BR-1 By-law 2014-75				Minimum required front yard – 30m
BR-2 By-law 2014-75		Dwelling, detached		i) No boat and vessel storage facility building shall be constructed or maintained less than 40 metres from the boundary of Vollicks Road. For the purpose of this

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
		Boat and vessel storage facilities boat trailer parking		<p>exception zone, Vollicks Road and the boundary of the road are defined as being Part 6 on Plan 35R24124 and Part 2 on Plan 35R-12052.</p> <p>ii) Notwithstanding the requirements of Section 4.1 of this By-law, accessory structures may be constructed prior to the construction of the main principal building.</p> <p>iii) Notwithstanding Section 4.25 of this By-law, where multiple zones are located on one lot, each zone category shall not constitute a separate lot with respect to any applicable zone requirements.</p> <p>Boat and vessel storage facilities means a building, structure or place where watercraft and watercraft accessories are stored but shall not include the service repair or sale of watercraft and / or watercraft accessories.</p> <p>Minor servicing may include the replacement of parts, including but not limited to, the replacement of tires, trailer hitches, batteries, but shall not include repair including, but not limited to, retreading of tires, motor, exhaust, electrical system or brake repair.</p>

## Section 9: Multiple Residential Zones

### 9.1 General Prohibition

No person shall, within any Multiple Residential (RM) Zone, use any land, or erect, alter or use any building or structure except in accordance with the following requirements. Development shall be serviced by municipal sewage services and municipal water services.

### 9.2 Permitted Uses

In Table 9.1, the permitted uses in a Zone are noted by the '√' symbol in the column applicable to that Zone and the row corresponding with a specific permitted use. One or more conditions may apply where number(s) follow the '√' symbol, zone heading, or identified permitted use. The condition number(s) are described in the footnotes of the Table.

The Multiple Residential (RM) Zones established by this By-law are as follows:

Residential Multiple Type One (RM1)  
 Residential Multiple Type Two (RM2)  
 Residential Multiple Type Three (RM3)  
 Residential Multiple Type Four (RM4)

Table 9.1

Column 1	Column 2	Column 3	Column 4	Column 5
Use	RM1	RM2	RM3	RM4
Dwelling, Apartment	-	-	√	-
Dwelling, Converted	√	-	-	√
Dwelling, Duplex	√	-	-	√
Dwelling, Detached	-	-	-	-
Dwelling, Fourplex	-	-	-	-
Dwelling, Semi-Detached	√	-	-	√
Dwelling, Townhouse	-	√	-	-
Dwelling, Triplex	√	-	-	√

Column 1	Column 2	Column 3	Column 4	Column 5
Use	RM1	RM2	RM3	RM4
Secondary Dwelling Unit	✓	-	-	-

### 9.3 Zone Requirements

Within any Multiple Residential Zone, no person shall use any lot or erect, alter, or use any building or structure except in accordance with the following zone requirements:

a) Table 9.2

Column 1	Column 2	Column 3	Column 4	Column 5
Requirement	RM1	RM2	RM3	RM4
Minimum Lot Area	2,000m <sup>2</sup>	280m <sup>2</sup>	2,000m <sup>2</sup>	300m <sup>2</sup> per dwelling unit
Minimum Lot Frontage	30m	7.5m	30m plus 2m per unit	7.5m per dwelling unit
Maximum Lot Coverage	10%	40%	25%	40%
Minimum Front Yard	7.5m	7.5m	10m	7.5m
Minimum Exterior Side Yard	7.5m	7.5m	10m	Half of the building height or 7.5m, whichever is greater
Minimum Rear Yard	7.5m	7.5m	10m	7.5m
Minimum Interior Side Yard	2m	0m	5m	0m for a common wall 4m for other side yard
Maximum Building Height	10m	10m	10m	10m
Maximum Density	N/A	30 units per hectare	N/A	N/A
Minimum Landscaped Open Space	20%	20%	20%	20%

b) Notwithstanding Table 9.2, where a front yard abuts a navigable waterway the minimum front yard setback shall be 20 metres.

#### 9.4 Multiple Residential (RM) Zones – Exceptions

The exception requirements apply to those lands that are zoned with an exception on the accompanying zone maps to this By-law. Exception requirements to this zone are set out in Tables 9.3 to Table 9.6. All other requirements of the zone, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

Table 9.3 – RM1 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5						
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements						
RM1-2 (H) Map 149 in Schedule 'A' to By-law 2014-75 RM1-2 Table 9.3 in Section 9.4 of By-law 2014-75 (Original By-law 2014-28 amending By-law 91-19)		Dwelling, detached Dwelling, semi-detached Dwelling, duplex Dwelling, triplex Dwelling, fourplex Dwelling, townhouse		Minimum Yard Requirements						
				Dwelling Type	Minimum Lot Frontage	Minimum Lot Area	Front	Rear	Interior Side	Exterior Side
				Single Detached	15m	540sq.m.	6m	7.5m	2m	6m
				Semi-Detached	9m/unit	360sq.m./unit	6m	7.5m	2m	6m
				Duplex	15m/unit	465sq.m./unit	6m	7.5m	2m	6m
				Triplex	9m/unit	240sq.m./unit	6m	7.5m	2m	6m
				Fourplex	9m/unit	630sq.m.	6m	7.5m	2m	6m
				Townhouse	6m	240sq.m./unit	6m	7.5m	2m	6m
				Where units have an attached wall the minimum interior side yard requirement is nil. The minimum outdoor amenity space for triplex dwellings, fourplex dwellings, and townhouse dwellings are as follows: Triplex dwelling unit – 40sq.m. per dwelling unit Fourplex dwelling unit – 40sq.m. per dwelling unit						

Column 1	Column 2	Column 3	Column 4	Column 5																														
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements																														
				<p>Townhouse dwelling unit – 30sq.m. per dwelling unit</p> <p>Maximum building height – 11m and 3 storeys</p> <p>Maximum number of dwelling units with attached walls: Townhouse dwellings – 8</p> <p>No driveway or garage shall exceed 45% of the width of a lot.</p> <p>No part of any garage shall extend beyond the front face or a porch or screened porch of the dwelling unit.</p> <p>For the purposes of this zone the following definitions shall apply:</p> <p>Driveway a defined area providing access for motor vehicles from a public or private road to facilities such as a parking area, parking lot, loading space, private garage, building or structure.</p> <p>Outdoor amenity space an outdoor space, unobstructed by buildings and which cannot be traveled upon by motor vehicles.</p> <p>Notwithstanding the requirements of this By-law to the contrary, within the Blocks identified on Schedule A and in the Residential Multiple Type One Exception 2 Holding (RM-1-2-H) Zone, the following maximum densities shall be permitted in the blocks identified on schedule "A" attached hereto:</p> <table border="1"> <thead> <tr> <th>Block Number (Schedule A)</th> <th>Maximum number of single dwellings per block (single detached)</th> <th>Maximum total number of units per block</th> </tr> </thead> <tbody> <tr><td>1</td><td>6</td><td>11</td></tr> <tr><td>2</td><td>2</td><td>2</td></tr> <tr><td>3</td><td>7</td><td>12</td></tr> <tr><td>4</td><td>7</td><td>14</td></tr> <tr><td>5</td><td>6</td><td>12</td></tr> <tr><td>6</td><td>6</td><td>9</td></tr> <tr><td>7</td><td>6</td><td>11</td></tr> <tr><td>8</td><td>6</td><td>11</td></tr> <tr><td>9</td><td>4</td><td>7</td></tr> </tbody> </table>	Block Number (Schedule A)	Maximum number of single dwellings per block (single detached)	Maximum total number of units per block	1	6	11	2	2	2	3	7	12	4	7	14	5	6	12	6	6	9	7	6	11	8	6	11	9	4	7
Block Number (Schedule A)	Maximum number of single dwellings per block (single detached)	Maximum total number of units per block																																
1	6	11																																
2	2	2																																
3	7	12																																
4	7	14																																
5	6	12																																
6	6	9																																
7	6	11																																
8	6	11																																
9	4	7																																

Column 1	Column 2	Column 3	Column 4	Column 5		
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements		
				Total	50	80
				<p>Notwithstanding the requirements of this By-law to the contrary, where there is a conflict between Section 9.3 (Zone Requirements) and the table above, the regulations in this table shall prevail.</p> <p>For the purpose of this zoning by-law, the erection of any buildings or structures shall only occur if sufficient water and sewer capacity exists, as determined by the municipality, to service the proposed buildings and structures on site.</p>		

Table 9.4 – RM2 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5	
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements	
RM2-3	21 Detached dwellings 1 Communal swimming pool and related structures 11 Accessory docks Accessory recreational facilities			<p>Minimum lot area – 360sq.m.            Minimum lot frontage – 13.85m            Minimum required rear yard – 5m            Minimum required side yard – 1.2m, except where the property abuts a Residential Type Four (R4) Zone, in which case the minimum required side yard shall be 1.5m.            Minimum required front yard S (internal) – 7.5m            Maximum lot coverage – 40%            Maximum dock length – 8m            Minimum side yard setback for a dock – 5m            Minimum setback from lone pine road – 1.5m            A minimum 8m wide buffer strip shall be maintained around the current water mark. for purposes of this zone docks and walkways are permitted in the buffer strip.            For the purposes of this Zone, the front lot line for individual residential lots shall be either the boundary between the public road or the private access road.</p>	

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
				For the purposes of this Zone, all side yards within the zone are interior side yards.
RM2-4 (H) By-law 2014-75				Maximum number of driveways – 1
RM2-05 (H16) By-law 2024-092 Re-numbered, previously RM2-01 (H16).				<p>Front yard setback – 19.5m</p> <p>Rear yard setback – 3.5m</p> <p>Maximum density – 53 dwelling units per hectare</p> <p>Minimum number of parking spaces – 1.8 parking spaces per dwelling unit</p> <p>Covered walkways are permitted on the lot with a maximum width of 3.75 metres, maximum height of 4.5 metres and a minimum setback of 0.4 metres from any lot line. A covered walkway means a passage or path used for walking or accessibility purposes that provides access to and from buildings, structures or features and which has a roof and open sides.</p> <p>Notwithstanding Sections 4.5 and 4.6, the 4.0 metres maximum projection into the front yard permitted by Section 4.13 also permits a similar encroachment into the minimum shoreline setbacks on the Subject Lands.</p>

Table 9.5 – RM3 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5																																																																																	
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements																																																																																	
RM3-1 (H) By-law 2014-75 Appendix F (By-law 2014-15 amending By-law 91-19)		Dwelling, single detached Dwelling, semi-detached Dwelling, duplex Dwelling, triplex Dwelling, fourplex Dwelling, townhouse Dwelling, apartment, with a maximum of 16 units A home occupation within a single detached dwelling An accessory dwelling unit within a single detached dwelling		<table border="1"> <thead> <tr> <th rowspan="2">Dwelling Type</th> <th rowspan="2">Minimum Lot Frontage</th> <th rowspan="2">Minimum Lot Area</th> <th colspan="4">Minimum Yard Requirements (i)</th> <th rowspan="2">Maximum Lot Coverage</th> <th rowspan="2">Minimum Landscaped Open Space</th> </tr> <tr> <th>Front</th> <th>Rear</th> <th>Interior Side (ii)</th> <th>Exterior Side</th> </tr> </thead> <tbody> <tr> <td>Single Detached</td> <td>15m</td> <td>465sq.m.</td> <td>7.5m</td> <td>7.5m</td> <td>2.0 m</td> <td>7.5m</td> <td>30%</td> <td>20%</td> </tr> <tr> <td>Semi-Detached</td> <td>7.5m/unit</td> <td>300sq.m./unit</td> <td>7.5m</td> <td>7.5m</td> <td>2.0 m</td> <td>7.5m</td> <td>40%</td> <td>20%</td> </tr> <tr> <td>Duplex</td> <td>7.5m/unit</td> <td>300sq.m./unit</td> <td>7.5m</td> <td>7.5m</td> <td>2.0 m</td> <td>7.5m</td> <td>40%</td> <td>20%</td> </tr> <tr> <td>Triplex</td> <td>7.5m/unit</td> <td>300sq.m./unit</td> <td>7.5m</td> <td>7.5m</td> <td>2.0 m</td> <td>7.5m</td> <td>40%</td> <td>20%</td> </tr> <tr> <td>Fourplex</td> <td>7.5m/unit</td> <td>300sq.m./unit</td> <td>7.5m</td> <td>7.5m</td> <td>2.0 m</td> <td>7.5m</td> <td>40%</td> <td>20%</td> </tr> <tr> <td>Townhouses</td> <td>5.5m/lot/unit</td> <td>200sq.m./unit</td> <td>7.5m (iii)</td> <td>7.5m</td> <td>2.0 m</td> <td>7.5m</td> <td>50%</td> <td>20%</td> </tr> <tr> <td>Apartments</td> <td>30m/unit (iv)</td> <td>2000sq.m/lot</td> <td>5.0m</td> <td>10m</td> <td>5.0 m</td> <td>10 m</td> <td>50%</td> <td>N/A</td> </tr> </tbody> </table>						Dwelling Type	Minimum Lot Frontage	Minimum Lot Area	Minimum Yard Requirements (i)				Maximum Lot Coverage	Minimum Landscaped Open Space	Front	Rear	Interior Side (ii)	Exterior Side	Single Detached	15m	465sq.m.	7.5m	7.5m	2.0 m	7.5m	30%	20%	Semi-Detached	7.5m/unit	300sq.m./unit	7.5m	7.5m	2.0 m	7.5m	40%	20%	Duplex	7.5m/unit	300sq.m./unit	7.5m	7.5m	2.0 m	7.5m	40%	20%	Triplex	7.5m/unit	300sq.m./unit	7.5m	7.5m	2.0 m	7.5m	40%	20%	Fourplex	7.5m/unit	300sq.m./unit	7.5m	7.5m	2.0 m	7.5m	40%	20%	Townhouses	5.5m/lot/unit	200sq.m./unit	7.5m (iii)	7.5m	2.0 m	7.5m	50%	20%	Apartments	30m/unit (iv)	2000sq.m/lot	5.0m	10m	5.0 m	10 m	50%	N/A
				Dwelling Type	Minimum Lot Frontage	Minimum Lot Area	Minimum Yard Requirements (i)						Maximum Lot Coverage	Minimum Landscaped Open Space																																																																							
							Front	Rear	Interior Side (ii)	Exterior Side																																																																											
				Single Detached	15m	465sq.m.	7.5m	7.5m	2.0 m	7.5m	30%	20%																																																																									
				Semi-Detached	7.5m/unit	300sq.m./unit	7.5m	7.5m	2.0 m	7.5m	40%	20%																																																																									
				Duplex	7.5m/unit	300sq.m./unit	7.5m	7.5m	2.0 m	7.5m	40%	20%																																																																									
				Triplex	7.5m/unit	300sq.m./unit	7.5m	7.5m	2.0 m	7.5m	40%	20%																																																																									
				Fourplex	7.5m/unit	300sq.m./unit	7.5m	7.5m	2.0 m	7.5m	40%	20%																																																																									
				Townhouses	5.5m/lot/unit	200sq.m./unit	7.5m (iii)	7.5m	2.0 m	7.5m	50%	20%																																																																									
				Apartments	30m/unit (iv)	2000sq.m/lot	5.0m	10m	5.0 m	10 m	50%	N/A																																																																									
Footnotes:																																																																																					
<ul style="list-style-type: none"> <li>i) The required yard shall be measured from the limits of the condominium road or limit of the vacant land to be used for a condominium unit.</li> <li>ii) Where units have an attached wall the minimum interior side yard requirement is Nil.</li> <li>iii) Minimum front yard – 4.5m to main wall of dwelling &amp; 6m to Garage</li> <li>iv) Plus 2m / apartment dwelling unit</li> </ul>																																																																																					
Additional Requirements:																																																																																					
<ul style="list-style-type: none"> <li>i) Maximum building height – 11m and 3 storeys</li> <li>ii) Maximum number of townhouse dwelling units with attached walls – 8</li> <li>iii) No driveway or garage shall exceed 45% of the width of the lot</li> </ul>																																																																																					

Column 1	Column 2	Column 3	Column 4	Column 5																											
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements																											
				<p>iv) Minimum number of parking spaces – 1.5 parking spaces per apartment dwelling unit</p> <p>v) For the purposes of this zone, the following definitions shall apply:</p> <p>Condominium means the ownership of individual units in a multiple unit ownership structure with common elements as defined in “The Condominium Act”.</p> <p>Driveway means a defined area providing access for motor vehicles from a public or private road to facilities such as a parking area, parking lot, loading space, private garage, building or structure.</p> <p>Landscaped open space means the open space from ground to sky 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 and surfaced walk, patio or similar area but does not include any driveway or ramp, whether surface or not, any curb, retaining wall, parking area or any open space beneath or within any building or structure.</p> <p>Lot means a parcel of land described as a whole registered description by “The Condominium Act”, in which a unit is considered to be a lot, or the definition of “Lot” as defined in Section 19 of this Bylaw, as amended for freehold ownership.</p> <p>Road means a road but also includes a path or way, including a condominium road, which affords vehicular access to one or more lots and may or may not be owned by a public authority.</p> <p>The maximum permitted densities shall be as follows:</p> <table border="1"> <thead> <tr> <th>Block number (as identified in by-law 2014-15, as outlined in Appendix F of this By-law)</th> <th>Maximum number of single detached dwellings per block</th> <th>Maximum total number of units per block</th> </tr> </thead> <tbody> <tr> <td>43</td> <td>2</td> <td>4</td> </tr> <tr> <td>44</td> <td>2</td> <td>4</td> </tr> <tr> <td>45</td> <td>2</td> <td>4</td> </tr> <tr> <td>46</td> <td>2</td> <td>4</td> </tr> <tr> <td>47</td> <td>2</td> <td>4</td> </tr> <tr> <td>48</td> <td>6</td> <td>32</td> </tr> <tr> <td>50</td> <td>8</td> <td>48</td> </tr> <tr> <td>51</td> <td>7</td> <td>32</td> </tr> </tbody> </table>	Block number (as identified in by-law 2014-15, as outlined in Appendix F of this By-law)	Maximum number of single detached dwellings per block	Maximum total number of units per block	43	2	4	44	2	4	45	2	4	46	2	4	47	2	4	48	6	32	50	8	48	51	7	32
Block number (as identified in by-law 2014-15, as outlined in Appendix F of this By-law)	Maximum number of single detached dwellings per block	Maximum total number of units per block																													
43	2	4																													
44	2	4																													
45	2	4																													
46	2	4																													
47	2	4																													
48	6	32																													
50	8	48																													
51	7	32																													

Column 1	Column 2	Column 3	Column 4	Column 5		
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements		
				52	3	5
				53	2	4
				54	2	4
				55	3	5
				56	2	4
				57	3	5
				Total	46	159
				<p>On the lands described as Part of Lot 30, Concession 3, former Baxter Township, now Township of Georgian Bay, District Municipality of Muskoka, no person shall use the lands or erect any or use any buildings or structure unless both of the following municipal services are available to service such land, buildings or structures:</p> <p style="padding-left: 40px;">a) Municipal water services; and b) Municipal sewage services.</p> <p>Where there is a conflict between the requirements for permitted uses, and the density requirements (vi), the requirements for permitted uses shall prevail.</p> <p>The erection of any building or structures shall occur if sufficient water and sewer capacity exists, as determined by the municipality, to service the proposed buildings and structures on site.</p>		
RM3-2 By-law 2015-73	Four-plex dwelling unit			<p>Minimum lot area – 970sq.m. Minimum lot frontage – 20m Minimum front yard setback - 3m Minimum exterior side yard – 1m Maximum number of dwelling units – 4</p>		
RM3-3 (H6) By-law 2016-80		Detached dwelling Semi-detached dwelling Duplex dwelling Triplex dwelling		<p>The minimum landscape open space for triplex dwellings, fourplex dwellings, apartment dwellings, and townhouse dwellings are as follows:</p> <p style="padding-left: 40px;">Triplex Dwelling Unit - 40m<sup>2</sup> per dwelling unit Fourplex Dwelling Unit- 40m<sup>2</sup> per dwelling unit Townhouse Dwelling Unit - 40m<sup>2</sup> per dwelling unit</p> <p>Maximum height of buildings: 11.0m and 3 storeys</p>		

Column 1	Column 2	Column 3	Column 4	Column 5																																																					
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements																																																					
		Fourplex dwelling Townhouse dwelling		<p>Maximum number of dwelling units with attached walls: Townhouse dwellings – 8 No driveway or garage shall exceed 45% of the width of a lot.</p> <table border="1"> <thead> <tr> <th rowspan="2">Dwelling Type</th> <th rowspan="2">Minimum Lot Frontage</th> <th rowspan="2">Minimum Lot Area</th> <th colspan="4">Minimum Yard Requirements (i)</th> </tr> <tr> <th>Front</th> <th>Rear</th> <th>Interior Side</th> <th>Exterior Side</th> </tr> </thead> <tbody> <tr> <td>Single Detached</td> <td>10.7m</td> <td>420sq.m.</td> <td>6m</td> <td>7.5m</td> <td>2.0m</td> <td>6m</td> </tr> <tr> <td>Semi-Detached</td> <td>5.3m/ unit</td> <td>210sq.m./unit</td> <td>6m</td> <td>7.5m</td> <td>2.0m</td> <td>6m</td> </tr> <tr> <td>Duplex</td> <td>10.7m/ unit</td> <td>465sq.m./unit</td> <td>6m</td> <td>7.5m</td> <td>2.0m</td> <td>6m</td> </tr> <tr> <td>Triplex</td> <td>9m/ unit</td> <td>240sq.m./unit</td> <td>6m</td> <td>7.5m</td> <td>2.0m</td> <td>6m</td> </tr> <tr> <td>Fourplex</td> <td>9m/ unit</td> <td>63sq.m</td> <td>6m</td> <td>7.5m</td> <td>2.0m</td> <td>6m</td> </tr> <tr> <td>Townhouse</td> <td>6m</td> <td>240sq.m./unit</td> <td>6m</td> <td>7.5m</td> <td>2.0m</td> <td>6m</td> </tr> </tbody> </table> <p>Footnotes for Table: (i) Where units have an attached wall the minimum interior side yard requirement is nil.</p> <p>For the purposes of this Zone the following definitions shall apply:</p> <p>Condominium the ownership of individual units in a multiple unit ownership structure with common elements as defined in The Condominium Act.</p> <p>Driveway a defined area providing access for motor vehicles from a public or private road to facilities such as a parking area, parking lot, loading space, private garage, building or structure;</p> <p>Lot for the purpose of this zoning by-law is the sum of the total of all lands that comprise registered condominium, being all the units and common elements; and;</p> <p>Yard shall be measured from the limits of the condominium road or limit of the vacant land to be used for a condominium unit.</p>	Dwelling Type	Minimum Lot Frontage	Minimum Lot Area	Minimum Yard Requirements (i)				Front	Rear	Interior Side	Exterior Side	Single Detached	10.7m	420sq.m.	6m	7.5m	2.0m	6m	Semi-Detached	5.3m/ unit	210sq.m./unit	6m	7.5m	2.0m	6m	Duplex	10.7m/ unit	465sq.m./unit	6m	7.5m	2.0m	6m	Triplex	9m/ unit	240sq.m./unit	6m	7.5m	2.0m	6m	Fourplex	9m/ unit	63sq.m	6m	7.5m	2.0m	6m	Townhouse	6m	240sq.m./unit	6m	7.5m	2.0m	6m
Dwelling Type	Minimum Lot Frontage	Minimum Lot Area	Minimum Yard Requirements (i)																																																						
			Front	Rear	Interior Side	Exterior Side																																																			
Single Detached	10.7m	420sq.m.	6m	7.5m	2.0m	6m																																																			
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Triplex	9m/ unit	240sq.m./unit	6m	7.5m	2.0m	6m																																																			
Fourplex	9m/ unit	63sq.m	6m	7.5m	2.0m	6m																																																			
Townhouse	6m	240sq.m./unit	6m	7.5m	2.0m	6m																																																			

Column 1	Column 2	Column 3	Column 4	Column 5																													
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements																													
				<p>Notwithstanding the requirements of this By-law to the contrary, within the Blocks identified on Schedule A and in the Residential Multiple Type Three Exception Three Holding Six (RM3—3(H6)) Zone, the following maximum densities shall be permitted in the blocks identified on Schedule "A" attached to By-law No.:</p> <table border="1"> <thead> <tr> <th rowspan="2">Block number (Schedule A)</th> <th colspan="2">Maximum number of single dwellings per block</th> </tr> <tr> <th>Single Detached</th> <th>Maximum total number of units per block</th> </tr> </thead> <tbody> <tr> <td>48</td> <td>3</td> <td>4</td> </tr> <tr> <td>49</td> <td>3</td> <td>4</td> </tr> <tr> <td>50</td> <td>3</td> <td>4</td> </tr> <tr> <td>51</td> <td>3</td> <td>4</td> </tr> <tr> <td>52</td> <td>3</td> <td>4</td> </tr> <tr> <td>53</td> <td>3</td> <td>4</td> </tr> <tr> <td>54</td> <td>3</td> <td>4</td> </tr> <tr> <td>Total</td> <td>21</td> <td>28</td> </tr> </tbody> </table> <p>Notwithstanding the requirements of this By-law to the contrary, where there is a conflict between Section 9.3 (Table 9.2) Zone Requirements, the Regulations for Permitted Uses contained in the first table shall prevail.</p> <p>For the purpose of this zoning by-law, the erection of any buildings or structures shall only occur if sufficient water and sewer capacity exists, as determined by the municipality, to service the proposed buildings and structures on site.</p> <p>In all other respects the requirements of the Residential Multiple Type Three (RM3) Zone shall apply.</p>	Block number (Schedule A)	Maximum number of single dwellings per block		Single Detached	Maximum total number of units per block	48	3	4	49	3	4	50	3	4	51	3	4	52	3	4	53	3	4	54	3	4	Total	21	28
Block number (Schedule A)	Maximum number of single dwellings per block																																
	Single Detached	Maximum total number of units per block																															
48	3	4																															
49	3	4																															
50	3	4																															
51	3	4																															
52	3	4																															
53	3	4																															
54	3	4																															
Total	21	28																															

Table 9.6 – RM4 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5						
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements						
RM4-1 By-law 2014-75			All shoreline structures	Minimum required interior side yard (building) – 2m Minimum required interior side yard (common wall) – Nil						
RM4-2 By-law 2014-75				Minimum lot frontage – 10m						
RM4-3(H) By-law 2014-75, By-law 2021-037, By-law 2025-053, & OLT-25-000597		Dwelling, Detached Dwelling, Semi-Detached Dwelling, Duplex Dwelling, Triplex Dwelling Fourplex Dwelling, Townhouse Dwelling, Apartment, not Exceeding Six Units		Regulations for Permitted Uses:						
				Dwelling Type	Minimum Lot Frontage	Minimum Lot Area	Minimum Yard Requirements			
							Front	Rear	Interior Side	Exterior Side
				Single Detached	15m	540sq.m.	6m	7.5m	2m	6 m
				Semi-Detached	9m/unit	360sq.m./unit	6m	7.5m	2m and 0m between attached units	6 m
				Duplex	15m/unit	465sq.m./unit	6m	7.5m	2m	6 m
				Triplex	9m/unit	240sq.m./unit	6m	7.5m	2m and 0m between horizontal attached units	6 m
				Fourplex	9m/unit	630sq.m.	6m	7.5m	2m and 0m between horizontal attached units	6 m
				Townhouse	6m	240sq.m./unit	6m	7.5m	2m and 0m between horizontal attached units	6 m

Column 1	Column 2	Column 3	Column 4	Column 5								
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements								
				Apartment	9m/unit	630sq.m.	7.5m	7.5m	4m and 0m between horizontal attached units	7.5m		
				<p>i) The minimum outdoor amenity space for triplex dwellings, fourplex dwellings, apartment dwellings, and townhouse dwellings are as follows:</p> <p style="padding-left: 40px;">Triplex Dwelling Unit 40 Sq. M. Per Dwelling Unit</p> <p style="padding-left: 40px;">Fourplex Dwelling Unit 40 Sq. M. Per Dwelling Unit</p> <p style="padding-left: 40px;">Townhouse Dwelling Unit 30 Sq. M. Per Dwelling Unit</p> <p style="padding-left: 40px;">Apartment Dwelling Unit 20 Sq. M. Per Dwelling Unit</p> <p>ii) Maximum Building Height 11m and 3 storeys</p> <p>iii) Maximum number of dwelling units with horizontal attached walls – Townhouse Dwellings 8</p> <p>iv) No driveway or garage shall exceed 40% of the width of a lot.</p> <p>v) No part of any garage shall extend beyond the front face or a porch or screened porch of the dwelling unit.</p> <p>vi) For the purposes of this Zone, the following definitions shall apply.</p> <p><b>Condominium</b> means a condominium corporation as designated in the Condominium Act, 1998, S.O. 1998, c. 19.</p> <p><b>Driveway</b> a defined area providing access for motor vehicles from a public or condominium private road to facilities such as a parking area, parking lot, loading space, private garage, building or structure.</p> <p><b>Outdoor Amenity Space</b> means landscaped and activity areas which cannot be traveled upon by motor vehicles located on a condominium lot used for a dwelling type permitted in the Zone. Outdoor amenity space only applies to the requirements of Paragraph (i) for the RM4-3 Zone. Outdoor amenity space area does not apply to the calculation of condominium lot coverage for</p>								

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
				<p>the RM4-3 Zone. Outdoor amenity space area includes the area of land used by a swimming pool, pool pump house, gazebo, hot tubs, and whirlpools.</p> <p><b>Pool House</b> means an accessory building to a permitted residential dwelling type in the Zone associated with a swimming pool on a condominium lot. A pool house is an accessory use to the condominium and includes changerooms and washrooms. Accessory buildings and structures are subject to Section 4.1 of the Zoning By-law.</p> <p>Notwithstanding Section 4.1.6(b) of the Zoning By-law, the minimum setback for a pool house in this Zone shall be 3.3 metres from a condominium private road. For clarity, Section 4.1.6(a) of the Zoning By-law applies to a pool house in this Zone.</p> <p>Notwithstanding Section 4.1.5 of the Zoning By-law, the minimum yard setback for a pool house in this Zone shall be:</p> <ul style="list-style-type: none"> <li>a) 2.0 metres to the POTL line or condominium lot line for an interior side yard;</li> <li>b) 4.0 metres to the POTL line or condominium lot line for a rear yard; and</li> <li>c) 3.3 metres to the POTL line or condominium lot line for a front yard.</li> </ul> <p><b>Lot</b> means all lands that comprise a registered condominium.</p> <p><b>Lot Area</b> means the sum total of all land in the condominium lot including buildings for a permitted dwelling type and common areas. Common areas include outdoor amenity space, condominium private roads, and any parking areas and driveways for units.</p> <p><b>Lot Coverage</b> in the RM4-3 Zone for the purpose of the lot coverage requirements in Section 9.3 of this By-law for the RM4 Zone means the numerator divided by the condominium lot area. The numerator shall be the gross floor area of all principal and accessory buildings or structures used for permitted dwelling types, minus private condominium roads, minus parking areas, and minus pool mechanical equipment in a pool house instead of a separate pump house.</p> <p><b>POTL</b> means Parcel of Tied Land.</p>

Column 1	Column 2	Column 3	Column 4	Column 5																					
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements																					
				<p><b>Yard, Front and Exterior Side</b> means the land on the condominium lot located between principal building(s) used for a permitted dwelling type measured from either the front lot line separating a condominium lot from a road, or the POTL line separating land associated with a condominium unit from the right(s) of way including condominium private roads. The minimum yard requirements for the Zone shall be measured from the exterior wall of a permitted dwelling type to the appropriate lot or POTL line.</p> <p><b>Yard, Rear and Interior Side</b> means the land on the condominium lot located between principal building(s) used for a permitted dwelling type measured from either the rear or interior side lot line separating a condominium lot from another lot, or the POTL rear or interior side lot line separating land associated with a condominium unit from another condominium unit. The minimum yard requirements for the Zone shall be measured from the exterior wall of a permitted dwelling type to the appropriate lot or POTL line.</p> <p>vii) Notwithstanding the provisions of this By-law to the contrary, within the Blocks identified on Schedule A and in the RM4-3(H) Zone, the following maximum densities shall be permitted in the blocks identified on schedule "A" of By-law 2006- 74, as outlined in Appendix G of this By-law:</p> <table border="1" data-bbox="1641 1316 2716 1802"> <thead> <tr> <th>Block Number (Schedule A)</th> <th>Maximum Number of Single Dwellings per Block (Single Detached)</th> <th>Maximum Total Number of Units per Block</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>15</td> <td>81</td> </tr> <tr> <td>2</td> <td>10</td> <td>47</td> </tr> <tr> <td>3</td> <td>25</td> <td>129</td> </tr> <tr> <td>13</td> <td>55</td> <td>93</td> </tr> <tr> <td>14</td> <td>29</td> <td>50</td> </tr> <tr> <td>15</td> <td>50</td> <td>62</td> </tr> </tbody> </table>	Block Number (Schedule A)	Maximum Number of Single Dwellings per Block (Single Detached)	Maximum Total Number of Units per Block	1	15	81	2	10	47	3	25	129	13	55	93	14	29	50	15	50	62
Block Number (Schedule A)	Maximum Number of Single Dwellings per Block (Single Detached)	Maximum Total Number of Units per Block																							
1	15	81																							
2	10	47																							
3	25	129																							
13	55	93																							
14	29	50																							
15	50	62																							

Column 1	Column 2	Column 3	Column 4	Column 5											
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements											
				<table border="1"> <tr> <td>16</td> <td>20</td> <td>20</td> <td></td> </tr> <tr> <td>Total</td> <td>200</td> <td>482</td> <td></td> </tr> </table>				16	20	20		Total	200	482	
16	20	20													
Total	200	482													
				<p>viii) Notwithstanding the provisions of this By-law to the contrary, where there is a conflict between Section 9.3 (Zone Requirements) and Provision viii) of this exception zone, the regulations in the first table shall prevail.</p> <p>ix) For the purpose of this zoning by-law, the erection of any buildings or structures shall only occur if sufficient water and sewer capacity exists, as determined by the municipality, to service the proposed buildings and structures on site.</p>											
RM4-3A(H) Bylaw 2019-38 By-law 2025-053, & OLT-25-000597		Dwelling, Townhouse		<p>In addition to the provision of the RM4-3 Zone, the following provisions shall apply:</p> <p>A maximum of 173 townhouse dwelling units shall be permitted.</p> <p>Regulations for Townhouse Dwellings:</p> <p>i) In this Zone, the minimum yard requirements for a townhouse dwelling type in the RM4-3 Zone table shall instead be:</p> <p style="padding-left: 40px;">a) 3.3 metres in the condominium front yard and exterior side yard; and</p> <p style="padding-left: 40px;">b) 2.5 metres and 0.0 metres between horizontal attached units in the condominium rear yard and interior side yard.</p> <p>ii) A parapet, guard and railing not exceeding 1.2 metres shall not be considered part of building height; and a structure providing access to roof terrace shall not be considered a storey if less than 15 square metres in footprint and not more than 3 metres in height, measured from floor to flat roof.</p> <p>iii) Outdoor amenity space in the RM4-3A Zone includes pool house(s), decks, and terraces.</p> <p>iv) A maximum driveway width of 3.2 metres for internal units and 6 metres for end units shall apply.</p> <p>v) Decks, balconies, terraces and porches which are covered or uncovered, more than 1.2 metres above finished grade are permitted to project 4.0 metres into</p>											

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
				<p>a required setback, however a minimum setback of 1.2 metres shall be required from any lot line.</p> <p>vi) Patios which are partially covered or uncovered and their steps and landings equal or less than 1.2 metres above the finished grade are permitted to project 4.75 metres into a required setback, however all of them shall be setback a minimum of 1.2 metres from any lot line.</p> <p>vii) Parking spaces shall be setback a minimum of 4 metres from the intersection of two private roads.</p> <p>viii) A minimum setback for a two car garage is 4.5 metres from a front lot line.</p> <p>ix) Buildings and structures shall not be subject to the setback requirements of Section 4.4 (d).</p> <p>The holding provisions shall be removed subject to entrance(s) to Honey Harbour Road being completed to the satisfaction of the District.</p> <p>For the purposes of this exception the following definitions shall apply:</p> <p>Patio: means a partially covered or uncovered and unenclosed accessory structure which is equal or less than 1.2 metres above the finished grade designed for lounging or sunbathing and is attached to a building.</p> <p>Deck: deck means a partially covered or uncovered and unenclosed accessory structure which is more than 1.2 metres above the finished grade designed for lounging or sunbathing and is attached to a building.</p> <p>Balcony: Balcony means a raised platform or structure projecting above finished grade from the main building, not supported by the ground, with or without steps to provide access to the ground.</p> <p>Porch: 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.</p>

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
RM4-3B Bylaw 2019-37, By-law 2025-053, & OLT-25-000597		Dwelling, Townhouse		<p>In addition to the provision of the RM4-3 Zone, the following provisions shall apply:</p> <p>A maximum of 52 townhouse dwelling units shall be permitted.</p> <p>Regulations for Townhouse Dwellings:</p> <ul style="list-style-type: none"> <li>i) In this Zone: <b>Yard, Front and Exterior Side</b> means the land on the condominium lot located between principal building(s) used for a permitted dwelling type measured from either the front lot line separating a condominium lot from a road, or the unit side of the curb on a condominium private road(s). The minimum yard requirements for the Zone shall be measured from the exterior wall of a permitted dwelling type to the appropriate lot line or curb.</li> <li>ii) In this Zone, the minimum yard requirements for a townhouse dwelling type in the RM4-3 Zone table shall instead be: <ul style="list-style-type: none"> <li>a) 3.5 metres in the condominium front yard and exterior side yard; and</li> <li>b) 1.3 metres and 0.0 metres between horizontal attached units in the condominium rear yard and interior side yard.</li> </ul> </li> <li>iii) A parapet, guard and railing not exceeding 1.2 metres shall not be considered part of building height; and a structure providing access to roof terrace shall not be considered a storey if less than 15 square metres in footprint and not more than 3 metres in height, measured from floor to flat roof.</li> <li>iv) Decks and terraces shall be considered outdoor amenity space.</li> <li>v) A maximum driveway width of 3.2 metres for internal units and 6 metres for end units shall apply.</li> <li>vi) Decks, balconies, terraces and porches which are covered or uncovered, more than 1.2 metres above finished grade are permitted to project 4.0 metres into a required setback, however a minimum setback of 1.2 metres shall be required from any lot line.</li> </ul>

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
				<p>vii) Patios which are partially covered or uncovered and their steps and landings equal or less than 1.2 metres above the finished grade are permitted to project 4.75 metres into a required setback, however they shall be setback a minimum of 0.0 metres from any lot line.</p> <p>viii) Parking spaces shall be setback a minimum of 4 metres from the intersection of two private roads.</p> <p>ix) A minimum setback for a two car garage is 4.2 metres from a front lot line.</p> <p>x) Buildings and structures shall not be subject to the setback requirements of Section 4.4 (d).</p> <p>xi) Table 9.6, item v) of the RM4-3 (H) zone does not apply (Driveway or garage maximum width).</p> <p>For the purposes of this exception the following definitions shall apply:</p> <p>Patio: means a partially covered or uncovered and unenclosed accessory structure which is equal or less than 1.2 metres above the finished grade designed for lounging or sunbathing and is attached to a building.</p> <p>Deck: deck means a partially covered or uncovered and unenclosed accessory structure which is more than 1.2 metres above the finished grade designed for lounging or sunbathing and is attached to a building.</p> <p>Balcony: Balcony means a raised platform or structure projecting above finished grade from the main building, not supported by the ground, with or without steps to provide access to the ground.</p> <p>Porch: 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.</p>
RM4-3C(H)				* For added certainty in consideration of yard setbacks, the entire condominium block will be considered as one lot.

Column 1	Column 2	Column 3	Column 4	Column 5
<b>Exception Number</b>	<b>Additional Permitted Uses</b>	<b>Only Permitted Uses</b>	<b>Uses Prohibited</b>	<b>Modifications and Additional Requirements</b>
By-law 2021-037, By-law 2025-053, & OLT-25-000597				

**Section 10: Commercial Zones**

**10.1 General Prohibition**

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

**10.2 Permitted Uses**

In Table 10.1, the permitted uses in a Zone are noted by the '√' symbol in the column applicable to that Zone and the row corresponding with a specific permitted use. One or more conditions may apply where number(s) follow the '√' symbol, zone heading, or identified permitted use. The condition number(s) are described in the footnotes of the Table.

The Commercial (C) Zones established by this By-law are as follows:

- General Commercial (C1)
- Restricted Commercial (C2)
- Highway Commercial (C3)

Table 10.1

Column 1	Column 2	Column 3	Column 4
Use	C1	C2	C3
A maximum of 2 accessory dwelling units, located on the second storey	√	√ (1)	-
Dwelling, Accessory	-	√ (1)	√
Auction Sales Facility	-	-	√
Building Supply and Lumber Outlet	-	-	√
Clinic	-	√	-
Commercial Greenhouse / Nursery	-	-	√
Day Nursery	√	√	-
Equipment Sales / Rental Establishment	-	-	√
Financial Institution	√	√	-

Column 1	Column 2	Column 3	Column 4
Use	C1	C2	C3
Hotel and Motel	√	-	√
Marine Vessel Sales and Service Establishment	-	-	√
Motor Vehicle Dealership	-	-	√
Motor Vehicle Fuel Bar	-	-	√
Motor Vehicle Service Station	-	-	√
Office	√	√	-
Outdoor Display or Sales Area	-	-	√
Outdoor Storage	-	-	√
Personal Service Establishment	√	√	-
Place of Entertainment	√	√	√
Post Office	√	√	-
Prefabricated Housing Sales Establishment	-	-	√
Public Self Storage Facility	-	-	√
Real Estate Sales Office	-	-	√
Recreational Vehicle Sales and Service Operation	-	-	√
Restaurant	√	-	√
Retail Store	√	√	√
Seasonal Mobile Eating Establishment Note: During the summer (Friday of Victoria Day weekend until the Monday of Thanksgiving weekend) as per By-law 2018-61	√	√	√

Footnotes for Table 10.1:

- (1) Where an accessory dwelling and an accessory apartment unit is a permitted use, only one of an accessory dwelling or accessory dwelling unit shall be permitted.

### 10.3 Zone Requirements

Within any Commercial Zone, no person shall use any lot or erect, alter, or use any building or structure except in accordance with the following zone requirements:

a) Table 10.2

Column 1	Column 2	Column 3	Column 4
Requirement	C1	C2	C3
Minimum Lot Area	4,000m <sup>2</sup>	3,000m <sup>2</sup>	4,000m <sup>2</sup>
Minimum Lot Frontage	46m	20m	60m
Maximum Lot Coverage	30%	20%	30%
Minimum Front Yard	0m	0m	5m
Minimum Exterior Side Yard	5m	3m	5m
Minimum Rear Yard	7.5m	10m	5m
Minimum Interior Side Yard	3m	1m	3m
Maximum Building Height	10m	10m	10m
Minimum Landscaped Open Space	10%	20%	20%

- b) Within all Commercial (C) Zones where a lot contains an additional zone(s), the maximum lot coverage shall be calculated based on the lot area within the Commercial (C) Zone.
- c) Notwithstanding Table 10.2, where a front yard abuts a navigable waterway, the minimum required front yard shall be 20 metres.

#### 10.4 Commercial (C) Zones – Exceptions

The exception requirements apply to those lands that are zoned with an exception on the accompanying zone maps to this By-law. Exception requirements to this zone are set out in Tables 10.3 to Table 10.5. All other requirements of the zone, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

Table 10.3 – C1 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
C1-4 By-law 2014-75	Laundromat Motor vehicle washing establishment 1 dwelling unit located in the basement 2 dwelling units located on the second storey			<p>Minimum lot area – 4,000sq.m.                      Minimum lot frontage – 50m                      Minimum required front yard – 7.5m                      Minimum required interior side yard – 5m                      Minimum required interior side yard (common wall) – 0m                      Minimum required exterior side yard – 7.5m                      Minimum required rear yard – 7.5m                      Maximum lot coverage – 70%</p> <p>No person shall, at any time, use lands or erect or use buildings or structures or lands within a C1-4 Zone unless the following municipal services are available to service the land, buildings or structures as the case may be:</p> <ul style="list-style-type: none"> <li>a) municipal water services</li> <li>b) municipal sewage services</li> </ul> <p>For the purpose of this section, the designated services are not available unless:</p> <ul style="list-style-type: none"> <li>a) in the case of water services, there is sufficient supply of water from the municipal water treatment facilities for the use, building or structure as the case may be;</li> <li>b) in the case of sewer services, the sufficient capacity at the municipal sewage treatment facilities to handle sewage from the use, building or structure as the case may be; and</li> <li>c) in the case of water and sewage, the lands, buildings or structures as the case may be lie along a municipal watermain or</li> </ul>

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
				sanitary sewer from which service can be provided by way of private service connections.
C1-5 By-law 2014-75	A dwelling unit shall be permitted on the ground floor to the rear of the commercial use			
C1-6(H) By-law 2014-75	Equipment sales/ rental establishment Real estate sales office Motor vehicle fuel bar or gas station Commercial greenhouse/ nursery sales Recreational vehicle and marine vessel sales and service establishment			A maximum of 6 dwelling units are permitted on the second floor. Maximum setback from a public road – 8m
C1-7 By-law 2014-75 amended by Bylaw 2018-74	Motor vehicle service station			Minimum lot area – 742sq.m. Minimum lot frontage – 29.3m Minimum required front yard – 7.5m
C1-8 By-law 2014-75 amended by Bylaw 2015-134		Banks or financial institutions Business and professional offices Day nurseries Dwelling & apartment units located above the main storey Hotels and motels		Maximum dock length of 7.3 metres for 8 docks as shown on Schedule 'B' as docks 1 to 8. Maximum dock lengths for 2 docks adjacent to boat launch being 9 metres and 18 metres as shown on Schedule 'B' as docks 9 and 10.

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
		A personal services establishment Post office Restaurants and drive in restaurants Retail stores Tourist establishments Place of entertainment Real estate office Indoor boat and vessel storage Parking lot A clinic An accessory dwelling Equipment sales/rental establishment Marina facility		
C1-9 By-law 2014-75		Bait and tackle shop Food kiosk that allows the sale of pizza, subs, soup, sandwiches and ice cream		
C1-10 (H)				Minimum lot area – 1,800sq.m. Minimum lot frontage – 31m Maximum lot coverage – 30% The front lot line will be the eastern boundary line for the subject lands.

Table 10.4 – C2 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
C2-1 By-law 2014-75	Motor vehicle fuel bar			Minimum lot area – 1,400sq.m. Minimum lot frontage – 20m Minimum required front yard – 10m Minimum required northerly side yard – 7m Minimum required southerly side yard – Nil Minimum required rear yard – 10m Maximum lot coverage – 30%
C2-3 By-law 2014-75	Library Dwelling unit Public park and accessory structures Public docks			
C2-4 By-law 2014-75		A maximum of 3 dwelling units are permitted on the second storey		
C2-5 By-law 2014-75 amended by By-law 2018-106		Detached dwelling Accessory parking lot Motor vehicle repair shop Boat repair shop Detailing facility		
C2-6 By-law 2014-75				Minimum required northerly side yard – 1m Minimum required southerly side yard – Nil Minimum required rear yard – 3m Maximum lot coverage – 90% Minimum open space – nil

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
				Minimum lot area – 800sq.m.
C2-7 By-law 2014-75				Minimum required front yard – nil Minimum required interior side yard – 3m Minimum required exterior side yard – nil Minimum required rear yard – 5m Maximum lot coverage – 60% Minimum open space – nil Minimum lot area – 2,000sq.m. Maximum building height – 10m Parking spaces required – 10
C2-8 By-law 2014-75				Minimum required front yard – 15m
C2-9 By-law 2014-75	Bed and breakfast establishment Dwelling, apartment			Maximum number of apartment dwellings – 1 Apartment dwelling must be located on the ground floor and to the rear of the commercial use.
C2-10 By-law 2016-62	Cottage property maintenance and service business Accessory dwelling unit			Minimum required lot area - 1,822m <sup>2</sup> (Existing) Minimum required lot frontage – 12m (Existing) Maximum permitted lot coverage - 292m <sup>2</sup> (16.03%) (Existing) Minimum required interior side yard setbacks to a dock – Nil Maximum permitted length of a dock (including ramp) – 29.26m Minimum required boat parking space size 4m (length) X 2m (width)  a) there shall be no outdoor storage of refuse, building materials, recycled material or storage or transport of bulk fuel tanks and no utility equipment, such as all-terrain vehicles and utility task vehicles, in excess of 450 kg shall be used in association with permissible uses on-site nor shall such utility equipment be loaded onto vessels docked on-site. For the purposes of the amending zoning by-law, all loading/unloading shall be conducted from a dock;

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
				<ul style="list-style-type: none"> <li>b) construction barges shall not be permitted to be docked on-site;</li> <li>c) the maximum length of any marine vessel (barges prohibited) to be docked on the property shall not exceed 7.32 metres (24.0 feet);</li> <li>d) the maximum number of marine vessels (barges prohibited) to be docked on the property shall not exceed six (6) at any one time and permitted marine vessels shall be secured directly to a dock structure;</li> <li>e) the exterior display and sale of outdoor furniture and accessories shall only be permitted in the front yard abutting Honey Harbour Road;</li> <li>f) there shall be no tree removal (unless they are a safety hazard) and no expansion to existing storage buildings and structures located on-site. If trees are identified as safety hazards, removal should not occur between May 1 to July 31, as this time corresponds to the peak roosting period for the majority of bat species at risk;</li> <li>g) all lands in the Restricted Commercial Type Two Exception Ten (C2-10) Zone shall be subject to site plan control approval;</li> <li>h) vegetation within 20.0 metres of the shoreline be maintained in a natural state, with the exception of a pathway to the shoreline;</li> <li>i) in the event that future development applications propose additional buildings on the lot, an updated EIS scoped to address potential impacts to Endangered and Threatened Species should be completed;</li> <li>j) parking facilities on the subject property to be limited to the extent possible, to reduce the potential mortality of individual endangered and threatened species from vehicular collisions; and,</li> <li>k) an accessory dwelling unit may be located on the main floor of an existing detached dwelling</li> </ul>
C2-11 By-law 2017-85 & By-law 2025-053	Real estate office Take-out restaurant Detached dwelling Home occupation		Place of entertainment	<p>Required parking spaces – 4 Required loading spaces – nil</p> <p>Take-out restaurant definition: A premise where food is prepared and available for purchase and to be primarily consumed off-site. A Take-out restaurant may include a bakery, ice cream shop, sandwich shop or similar establishment.</p>

Table 10.5 – C3 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
C3-1 By-law 2014-75		Video cassette sales and rental Bait and tackle shop Furniture sales outlet Gift shop		
C3-2 By-law 2014-75			Restaurant	
C3-4 By-law 2014-75	Construction trailer camp			Maximum size of trailer camp – 10,000sq.m. Minimum required front yard – 60m Minimum required side yard – 30m
C3-5 By-law 2014-75	Public self-storage facility			Minimum required front yard – 20m Minimum required side yard – 9m Minimum required rear yard – 9m
C3-6 By-law 2014-75	Drive-in restaurant			
C3-8 By-law 2014-75	Marine vessel sales and service establishment Public self-storage facility			Minimum required front yard – 14m
C3-9 By-law 2015-78	Clinic Office			Minimum interior side yard setback from southerly property line will be 9 metres.
C3-10 By-law 2015-124	Public self-storage facility Bulk fuel depot Outdoor storage			Public Self Storage Facility: Minimum required front yard setback – 20m Minimum required interior side yard setback – 10m Minimum required exterior side yard setback – 20m

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
				<p>Minimum required rear yard setback – 10m</p> <p>Bulk Fuel Depot:  Minimum front yard setback – 27.0m  Minimum interior side yard setback – 10.0m  Minimum exterior side yard setback – 30.0m  Minimum rear yard setback – 10.0m  Maximum building height – 10.0m  Maximum lot coverage – 30%  Minimum landscaped open space – 20%</p> <p>Outdoor Storage:  Minimum front yard setback – 30.0m  Minimum interior side yard setback – 10.0m  Minimum exterior side yard setback – 30.0m  Minimum rear yard setback – 10.0m  Maximum building height – 10.0m  Minimum landscaped open space – 20%</p> <p>Location Requirements for Outdoor Storage:  Outdoor storage is behind the front or exterior wall of the main building facing any road;  Such outdoor storage does not cover more than 15% of the lot area;  and,  Any portion of a lot used for outdoor storage is screened from adjacent uses and roads adjoining the lot, by a building, existing natural vegetation and/or landscaping strip of at least 3.0 metres in width and/or fence of at least 2.0 metres in height as measured from the ground and abutting the Residential Zone to the south.</p>

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
				<p>Ingress and Egress Requirements:</p> <p>Ingress and egress to and from the required parking spaces and areas shall be provided by means of unobstructed driveways with a maximum permitted width of 9.0 metres.</p> <p>The minimum width of an aisle providing access to a parking area shall be 9.0 metres.</p> <p>Definitions:</p> <p>Bulk Fuel Depot - For the purposes of this by-law shall mean lands used for the bulk storage, distribution and sale of propane for commercial purposes but does not include retail sales to the general public.</p> <p>Outdoor Storage - For the purposes of this by-law shall mean 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.</p>
C3-11 By-law 2018-11	Detached dwelling		Motor vehicle fuel bar Motor vehicle service station	
C3-13 By-law 2018-27				Minimum number of parking spaces = 17
C3-14 By-law 2018-49 & By-law 2025-053	Marine vessel storage			Maximum building height – 10.7m

**Section 11: Tourist Commercial Zones**

**11.1 General Prohibition**

No person shall, within any Tourist Commercial (CT) Zone, use any land, or erect, alter or use any building or structure except in accordance with the following requirements.

**11.2 Permitted Uses**

In Table 11.1, the permitted uses in a Zone are noted by the '√' symbol in the column applicable to that Zone and the row corresponding with a specific permitted use. One or more conditions may apply where number(s) follow the '√' symbol, zone heading, or identified permitted use. The condition number(s) are described in the footnotes of the Table.

The Tourist Commercial (CT) Zones established by this By-law are as follows:

- Tourist Commercial Type One (CT1)
- Tourist Commercial Type Two (CT2)

Table 11.1

Column 1	Column 2	Column 3
Use	CT1	CT2
Accessory Marina	-	√
Accessory Apartment Dwelling Unit	-	√
Accessory Retail Store	√	√
Assembly Hall	√	-
Cottage Establishment	√	√
Dwelling, Accessory	√	-
Existing Camping Establishment	√	-
Existing Trailer or Recreational Vehicle Park	-	√
Hotel	√	-

Column 1	Column 2	Column 3
Use	CT1	CT2
Marina	√	-
Motel	√	-
Resort	√ (1)	-
Restaurant	√	-
Seasonal Mobile Eating Establishment Note: During the Summer (Friday of Victoria Day weekend until Monday of Thanksgiving weekend) as per By-law 2018-61	√	√
Service Shop	√	-
Staff Accommodation Facilities	√	√
Travel Trailer and Recreational Vehicle Storage	-	√

Footnotes for Table 11.1:

- (1) New Resorts are only permitted if on municipal sewage and municipal water services. Resorts that existed on December 31, 2012, are permitted, and are permitted to expand.

### 11.3 Zone Requirements

Within any Tourist Commercial Zone, no person shall use any lot or erect, alter, or use any building or structure except in accordance with the following zone requirements:

a) Table 11.2

Column 1	Column 2	Column 3
Requirement	CT1	CT2
Minimum Lot Area	1ha	4ha
Minimum Lot Frontage	75m	100m
Maximum Lot Coverage	20%	10%
Minimum Front Yard	20m	20m
Minimum Exterior Side Yard	20m	20m
Minimum Rear Yard	10m	20m
Minimum Interior Side Yard	10m	20m
Maximum Building Height	10m	5m
Minimum Landscaped Open Space	20%	30%

- b) Within Tourist Commercial (CT) Zones where a lot contains an additional zone(s), the maximum lot coverage shall be calculated based on the lot area within the Tourist Commercial (CT) Zone.
- c) In the CT1 Zone, the maximum number of camp sites shall be the number that legally existed on the date of the passing of this By-law.
- d) In the CT2 Zone, the maximum number of boat slips shall be 0.5 per site or rental cabin.
- e) In the CT2 Zone, where lands are used to provide sites for recreational vehicles, a licensed sewage pump-out facility must also be provided.

- f) Requirements for individual sites within a trailer or recreational vehicle park are outlined below:

Table 11.3

Column 1	Column 2
<b>Requirement</b>	<b>CT2</b>
Minimum Site Area	186m <sup>2</sup>
Minimum Site Frontage	12m
Maximum Site Coverage	25%
Minimum Setback from Interior Road	5m
Minimum Separation (from other tent, trailers or similar, on adjacent sites)	6m

#### 11.4 Tourist Commercial (CT) Zones – Exceptions

The exception requirements apply to those lands that are zoned with an exception on the accompanying zone maps to this By-law. Exception requirements to this zone are set out in Tables 11.4 and Table 11.5. All other requirements of the zone, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

Table 11.4 – CT1 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
<b>Exception Number</b>	<b>Additional Permitted Uses</b>	<b>Only Permitted Uses</b>	<b>Uses Prohibited</b>	<b>Modifications and Additional Requirements</b>
CT1-2 By-law 2014-75	Dwelling, accessory Accessory retail sales Hotel and motel Accessory restaurant Staff accommodation facilities			Maximum number of accommodation units – 25 Maximum number of boat slips – 12 Maximum lot coverage – 4%

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
CT1-3 By-law 2014-75	Dwelling, accessory Accessory retail sales Hotel and motel Accessory restaurant Staff accommodation facilities			Maximum number of accommodation units – 90 Maximum number of boat slips – 50 Maximum lot coverage – 20%
CT1-4 By-law 2014-75	Cottage establishment Dwelling unit, accessory			Maximum number of boat slips – 16 Maximum lot coverage – 4% Maximum number of cottages – 4
CT1-5 By-law 2014-75	Cottage establishment Dwelling unit, accessory			Maximum number of boat slips – 13 Maximum lot coverage – 5% Maximum number of cottages – 4
CT1-6 By-law 2014-75	Dwelling unit, accessory Cottage establishment Motel Accessory convenience store Golf course			Minimum opening elevation for all buildings – 178.3 C.G.D. Maximum number of cottages – 8 Maximum number of motel units – 12
CT1-7 By-law 2014-75				Minimum required front yard – 3m
CT1-8 By-law 2014-75				Regulations/ setbacks for a restaurant: Minimum water setback – nil Minimum required front yard – 6m Minimum required side yard – 5m Minimum required rear yard – 10m Minimum parking requirement – 12 spaces per 10m <sup>2</sup>

Table 11.5 – CT2 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
CT2-1 By-law 2014-75	Camp sites Cottage establishment Accessory recreational vehicle storage Accessory retail sales Accessory boat slips			Maximum lot coverage – 1.5% Maximum number of campsites – 6 Maximum number of rental cottages – 8 Maximum number of boat slips – 35
CT2-5 By-law 2014-75	245 tent and trailer sites			Minimum site area – 150sq.m. Minimum site frontage – 10m Minimum separation distance from other tent or trailers, or similar, on adjacent sites – 3m Minimum setback from interior road – 3m Maximum site coverage – 35% Minimum separation distance for sheds from sheds on adjacent sites – 0.9m Minimum separation distance for free-standing decks from other free-standing decks on adjacent sites – 1.8m All new sites will be required to have a 20m setback from any Lake, Channel, or Lagoon. All new sites will be required to have a 3m vegetated buffer between the water and the site.
CT2-6 Part B in 'Attachment "1"' to Decision of OMB re Case No.	Park model trailer park			Table 11.3 shall apply to park model trailer sites. Maximum number of sites – 180 For the purposes of this site specific zone: A Park Model Trailer means a recreational vehicle that is designed to be mobile, and constructed or manufactured to provide a

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
PL140356 dated March 16, 2017, & By-law 2020-49				<p>seasonal residence for one or more persons in accordance with CSA Z241, but does not include a travel trailer or tent trailer or trailer otherwise defined in this by-law; and,</p> <p>A Park Model Trailer Park means lands used for recreational purposes on which are located seasonally occupied Park Model Trailers.</p> <p>A maximum of one park model trailer unit shall be permitted per site and the maximum size of said unit shall be 100 square metres.</p> <p>The holding requirement shall be removed when the following conditions have been satisfied:</p> <ul style="list-style-type: none"> <li>a) Approval of a Site Plan, and execution of a Site Plan agreement.</li> <li>b) The issuance of an environmental compliance approval for the sewage disposal system by the Ministry of the Environment and Climate Change.</li> <li>c) Approval by the Township of an Environmental Impact Assessment.</li> <li>d) Approval by the Township of a Traffic Impact Study.</li> <li>e) Approval by the Township of a Functional Servicing Report.</li> <li>f) Approval by the Township of a Stormwater Management Report.</li> <li>g) Approval by the Township of a Phosphorous Management Plan.</li> <li>h) Approval by the Township of a Visual Analysis.</li> <li>i) Approval by the Township of a Landscape Plan.</li> </ul>

**Section 12: Marine Commercial Zones**

**12.1 General Prohibition**

No person shall, within any Marine Commercial (CM and ML) Zone, use any land, or erect, alter or use any building or structure except in accordance with the following requirements.

**12.2 Permitted Uses**

In Table 12.1, the permitted uses in a Zone are noted by the '√' symbol in the column applicable to that Zone and the row corresponding with a specific permitted use. One or more conditions may apply where number(s) follow the '√' symbol, zone heading, or identified permitted use. The condition number(s) are described in the footnotes of the Table.

The Marine Commercial (CM and ML) Zones established by this By-law are as follows:

- Marine Commercial Type One (CM1)
- Marine Commercial Type Two (CM2)
- Marine Commercial Type Three (CM3)
- Marine Commercial Type Four (CM4)
- Marine Landing (ML)

Table 12.1

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Use	CM1	CM2	CM3	CM4	ML
Accessory Apartment Dwelling Unit	√ (1)	-	-	√	-
Accessory Restaurant	-	√	-	-	-
Accessory Retail Store	√	√	√	√	-
Barge Services	-	-	√	-	-
Commercial Mooring Facility	-	√	-	-	-
Contractor's Yard	-	-	√	-	-
Dwelling Unit, Accessory	√ (1)	√	√	√	-

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Use	CM1	CM2	CM3	CM4	ML
Marina	√	√	-	-	-
Marine Facilities	√	-	√	-	√
Marine Vessel Sales, Service and Construction	-	-	√	√	-
Marine Vessel Storage	√	√	√	√	-
Parking Lot	-	-	-	-	√
Residential Mooring Facility	√	√	√	-	√
Service Shop	-	-	√	-	-
Staff Accommodation Facilities	√	√	-	-	-
Travel Trailer and Recreational Vehicle Storage	-	-	-	√	-
Seasonal Mobile Eating Establishment Note: During the summer (Friday of Victoria Day weekend until the Monday of Thanksgiving weekend) as per By-law 2018-61	√	√	-	√	√

Footnotes for Table 10.1:

- (1) Where an accessory dwelling and an accessory apartment unit is a permitted use, only one of an accessory dwelling or accessory dwelling unit shall be permitted.

### 12.3 Zone Requirements

Within any Marine Commercial Zone, no person shall use any lot or erect, alter, or use any building or structure except in accordance with the following zone requirements:

a) Table 12.2

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Requirement	CM1	CM2	CM3	CM4	ML
Minimum Lot Area	1ha	1ha	0.4ha	0.4ha	0.4ha
Minimum Lot Frontage	120m	120m	60m	60m	40m
Maximum Lot Coverage	30%	20%	30%	30%	4%
Minimum Front Yard	0m	0m	20m	20m	20m
Minimum Exterior Side Yard	10m	10m	10m	10m	10m
Minimum Rear Yard	5m	5m	10m	10m	10m
Minimum Interior Side Yard	5m	5m	5m	5m	5m
Maximum Building Height	10m	11m	11m	11m	10m
Minimum Landscaped Open Space	20%	N/A	20%	20%	20%

- b) Within Marine Commercial (CM and ML) Zones where a lot contains an additional zone(s), the maximum lot coverage shall be calculated based on the lot area within the Marine Commercial (CM and ML) Zone.
- c) In the ML Zone, the maximum number of boat slips shall be 8.
- d) In the CM1 Zone, a setback of 8 metres from a municipal road shall be required.

## 12.4 Marine Commercial (CM and ML) Zones – Exceptions

The exception requirements apply to those lands that are zoned with an exception on the accompanying zone maps to this By-law. Exception requirements to this zone are set out in Tables 12.3 and Table 12.7. All other requirements of the zone, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

Table 12.3 – CM1 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
CM1-1 By-law 2014-75				Maximum number of boat slips – 60 per hectare of land in the zone Maximum lot coverage – 8.0%
CM1-2 By-law 2014-75				Maximum number of boat slips – 80 Maximum lot coverage – 6%
CM1-3 By-law 2014-75	Cottage establishment Accessory building material sales Accessory real estate office Residential mooring facility Commercial mooring facility Marina Accessory retail stores			Maximum number of boat slips (residential mooring) – 140 Maximum number of boat slips (commercial mooring) – 10 Maximum lot coverage – 8% Maximum number of cottages – 5
CM1-4 By-law 2014-75				Maximum number of boat slips – 60 per hectare of land in the zone Maximum lot coverage – 4%
CM1-7 Bylaw 2019-39, & OLT-25-000597	Accessory Restaurant			Maximum Number of Boat Slips – 60 Maximum Lot Coverage – 50% Maximum Building Height – 15 metres Minimum Interior Side Yard Requirement: 1.5 metres

				<p>Minimum setback from High Water Mark – 5.5 metres</p> <p>A setback of 0 metres shall apply for parking spaces from a lot line and a setback of 1.3 metres for parking spaces from a building or structure.</p> <p>Buildings and structures shall not be subject to the setback requirements of Section 4.4 (d).</p>
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Table 12.4 – CM2 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
CM2-2 By-law 2014-75			No swimming pools shall be permitted as an accessory use.	Maximum number of commercial mooring boat slips – 129
CM2-3 By-law 2014-75				<p>Minimum lot area – 5,000sq.m.</p> <p>Minimum lot frontage – 45m</p> <p>Minimum required interior side yard – 2m</p>

Table 12.5 – CM3 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
CM3-				

Table 12.6 – CM4 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
CM4-1 By-law 2014-75	<p>Dwelling unit</p> <p>Marine vessel storage</p>			<p>Maximum area for outdoor storage – 600sq.m.</p> <p>Minimum required front yard – 30m</p>

Column 1	Column 2	Column 3	Column 4	Column 5
<b>Exception Number</b>	<b>Additional Permitted Uses</b>	<b>Only Permitted Uses</b>	<b>Uses Prohibited</b>	<b>Modifications and Additional Requirements</b>
	Public self-storage facilities			Minimum required rear yard – 15m Minimum required side yard – 15m

Table 12.7 – ML Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
<b>Exception Number</b>	<b>Additional Permitted Uses</b>	<b>Only Permitted Uses</b>	<b>Uses Prohibited</b>	<b>Modifications and Additional Requirements</b>
ML-1 By-law 2014-75	Dwelling, accessory Marine facilities Residential mooring facility Parking lot			Maximum number of boat parking spaces – 16
ML-2 By-law 2014-75				Maximum number of boat slips – 11
ML-4 By-law 2014-75				Minimum setback for parking lot and buildings other than marine facilities – 30m Maximum number of boat slips – 16
ML-5 By-law 2014-75	Private residential mooring facilities for properties involved with the Moore Point Cooperative Inc. Gazebo Accessory structure for storage related to mooring facilities			Maximum floor area of gazebo – 15sq.m. Maximum floor area of accessory structure for storage related to mooring facilities – 20sq.m. Maximum number of boat slips – 32
ML-6 By-law 2014-75				Minimum lot area – 3,000sq.m. Maximum number of boat slips – 72

**Section 13: Industrial Zones**

**13.1 General Prohibition**

No person shall, within any Industrial (M, MX & WD) Zone, use any land, or erect, alter or use any building or structure except in accordance with the following requirements.

**13.2 Permitted Uses**

In Table 13.1, the permitted uses in a Zone are noted by the '√' symbol in the column applicable to that Zone and the row corresponding with a specific permitted use. One or more conditions may apply where number(s) follow the '√' symbol, zone heading, or identified permitted use. The condition number(s) are described in the footnotes of the Table.

The Industrial (M, MX & WD) Zones established by this By-law are as follows:

- Industrial (M)
- Extractive Industrial (MX)
- Waste Disposal (WD)

Table 13.1

Column 1	Column 2	Column 3	Column 4
Use	M	MX	WD
Contractor's Yard	√	-	-
Equipment Storage Building	√	√	√
Heavy Equipment Sales and Services	√	-	-
Light Manufacturing	√	-	-
Maintenance Garage, Accessory	√	√	-
Motor Vehicle Repair Garage	√	-	-
Office, Accessory	√	-	-
Open Storage Area	√	√	-
Outdoor Storage	√	-	-

Column 1	Column 2	Column 3	Column 4
Use	M	MX	WD
Pit	-	√	-
Portable Processing Plant	-	√	-
Public Works Yard	√	-	-
Quarry	-	√	-
Sewage Lagoon	-	-	√
Solid Waste Disposal Site or Management Facility	-	-	√ (1)
Transportation Depot	√	-	-
Warehouse	√	-	-
Wayside Pit or Quarry	-	√	-

Footnotes for Table 13.1

(1) Within the WD Zone, only legal waste disposal uses that were in existence on the date of passing of this By-law shall be permitted.

### 13.3 Zone Requirements

Within any Industrial Zone, no person shall use any lot or erect, alter, or use any building or structure except in accordance with the following zone requirements:

a) Table 13.2

Column 1	Column 2	Column 3	Column 4
Requirement	M	MX	WD
Minimum Lot Area	1ha	2ha	1ha
Minimum Lot Frontage	60m	120m	60m

Column 1	Column 2	Column 3	Column 4
<b>Requirement</b>	<b>M</b>	<b>MX</b>	<b>WD</b>
Maximum Lot Coverage	50%	5%	50%
Minimum Front Yard	30m	30m	30m
Minimum Exterior Side Yard	30m	30m	30m
Minimum Rear Yard	10m	30m	20m
Minimum Interior Side Yard	10m	30m	20m
Maximum Building Height	10m	10m	10m
Minimum Landscaped Open Space	20%	10%	20%

b) In the MX Zone, a minimum setback of 90 metres from a residential lot shall be required.

#### 13.4 Industrial (M, MX & WD) Zones – Exceptions

The exception requirements apply to those lands that are zoned with an exception on the accompanying zone maps to this By-law. Exception requirements to this zone are set out in Tables 13.3 and Table 13.5. All other requirements of the zone, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

Table 13.3 – M Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
<b>Exception Number</b>	<b>Additional Permitted Uses</b>	<b>Only Permitted Uses</b>	<b>Uses Prohibited</b>	<b>Modifications and Additional Requirements</b>
M-1 By-law 2014-75		Light manufacturing Warehouse		
M-2 By-law 2014-75		Bulk fuel depot		

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
M-3 By-law 2014-75		Antenna tower Hydro sub-station Generating station		
M-5 By-law 2014-75	Storage building Open storage			
M-7 By-law 2014-75	Contractor's yard			Minimum lot area – 1,150sq.m. Minimum lot frontage (road) – 21m Minimum lot frontage (water) – 25m Minimum required front yard – 15m Minimum required interior side yard – 5m No dock shall be permitted.
M-8 By-law 2014-75		Contractor's yard Retail office Accessory dwelling unit Real estate office Enclosed and open commercial / residential storage Manufacturing and fabricating of docks, boathouses and shoreline accessories		
M-9 By-law 2018-29	Staff accommodations			Staff accommodations: an accessory use in which sleeping unit accommodations are contained within the primary building and are for the sole use of persons employed on the premises or for temporary use by guests of the occupants of the premises.  The total gross floor area of total staff accommodations shall not exceed 40% of the total gross floor area of the primary building.

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
				Staff accommodations shall be fully contained within the primary building on the lot.

Table 13.4 – MX Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
MX-				

Table 13.5 – WD Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
WD-				

## **Section 14: Institutional Zones**

### **14.1 General Prohibition**

No person shall, within an Institutional (I) Zone, use any land, or erect, alter or use any building or structure except in accordance with the following requirements.

### **14.2 Permitted Uses**

Uses permitted in the Institutional Zone are as follows:

- a) Arena
- b) Cemetery
- c) Clinic
- d) Community Centre
- e) Day Nursery
- f) Emergency Service Facility
- g) Library
- h) Municipal Office
- i) Museum
- j) Nursing Home
- k) Place of Worship
- l) School
- m) Wellness Centre

### 14.3 Zone Requirements

Within the Institutional Zone, no person shall use any lot or erect, alter, or use any building or structure except in accordance with the following zone requirements:

a) Table 14.2

Column 1	Column 2
Requirement	I
Minimum Lot Area	0.4ha
Minimum Lot Frontage	40m
Maximum Lot Coverage	30%
Minimum Front Yard	7.5m
Minimum Exterior Side Yard	2m
Minimum Rear Yard	7.5m
Minimum Interior Side Yard	2m
Maximum Building Height	10m
Minimum Landscaped Open Space	10%

b) Notwithstanding Table 14.2, where a front yard abuts a navigable waterway, the minimum required front yard shall be 20 metres.

#### 14.4 Institutional (I) Zone – Exceptions

The exception requirements apply to those lands that are zoned with an exception on the accompanying zone maps to this By-law. Exception requirements to this zone are set out in Table 14.3. All other requirements of the zone, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

Table 14.3 – I Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
I-5 By-law 2014-75	Place of worship Conservation Passive outdoor recreation Private park Accessory structures			Minimum lot area – legally existing Minimum lot frontage – legally existing Minimum required front yard – 20m Minimum required interior side yard – 5m Minimum required exterior side yard – 8m Minimum required rear yard – 10m Maximum lot coverage – 5% Minimum landscaped open space – 75% Maximum building height – 7m

## **Section 15: Rural Zones**

### **15.1 General Prohibition**

No person shall, within any Rural (RU) Zone, use any land, or erect, alter or use any building or structure except in accordance with the following requirements.

### **15.2 Permitted Uses**

Uses permitted in the Rural Zone are as follows:

- a) Agriculture
- b) Bed and Breakfast Establishment
- c) Detached Dwelling
- d) Forestry
- e) Home Industry
- f) Home Occupation
- g) Hunt Camp
- h) Portable Saw Mill
- i) Riding School or Boarding Stable
- j) Secondary Dwelling Unit
- k) Wayside Pit or Quarry

### 15.3 Zone Requirements

Within the Institutional Zone, no person shall use any lot or erect, alter, or use any building or structure except in accordance with the following zone requirements:

a) Table 15.1

Column 1	Column 2
<b>Requirement</b>	<b>RU</b>
Minimum Lot Area	10ha
Minimum Lot Frontage on District Class 'A' Road	150m
Minimum Lot Frontage on District Class 'B' Road	135m
Minimum Lot Frontage on Other Road	120m
Maximum Lot Coverage	20%
Minimum Front Yard	20m
Minimum Exterior Side Yard	20m
Minimum Rear Yard	7.5m
Minimum Interior Side Yard	5m
Maximum Building Height	10m
Minimum Landscaped Open Space	20%

#### 15.4 Rural (RU) Zone – Exceptions

The exception requirements apply to those lands that are zoned with an exception on the accompanying zone maps to this By-law. Exception requirements to this zone are set out in Table 15.3. All other requirements of the zone, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

Table 15.2 – RU Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
RU-1 By-law 2014-75				Minimum lot frontage – 97m
RU-2 By-law 2014-75		Motor vehicle inspection and diagnostic centre Outdoor storage		Minimum required front yard – 30m Minimum required rear yard – 15m Minimum required side yard – 7.5m Maximum number of vehicles – 10 Serviced vehicles may only be parked in the rear yard.  Motor vehicle inspection and diagnostic garage means a building or structure where diagnostic services and motor vehicle inspections are performed or executed on motor vehicles, and minor mechanical repairs are done, but shall not include any other motor vehicle establishment defined in this By-law.
RU-3 By-law 2014-75				Minimum required rear yard – 285m
RU-4 By-law 2014-75	Parking and storage of vehicular equipment Equipment and material storage area			Minimum required front yard – 10m Minimum required side yard – 20m Minimum required rear yard – 5m Maximum lot coverage – 12% Accessory structures may be constructed prior to the construction of the main principal building.
RU-5 By-law 2014-75	A dwelling unit Accessory buildings and structures			Minimum required front yard from Silversands Lake Road – 75m Minimum required front yard from Clifton Lane – 30m Maximum dwelling unit gross floor area – 325sq.m.

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
	Hobby Farm			<p>Maximum accessory building and structure floor area – 185.8sq.m. Maximum cumulative gross floor area and floor area for all buildings and structures – 882sq.m.</p> <p>Accessory buildings and structures may be constructed prior to the construction of the dwelling unit.</p> <p>Hobby Farm means a parcel of land which includes the principal residence and bards, sheds, pens and similar accessory buildings which are used for the sole purpose of the persons residing at the residence and are not used for commercial agricultural purposes.</p>
RU-6 By-law 2018-21				Minimum lot frontage – 54m
RU-7 By-law 2019-02				<p>Minimum lot area – 4.0ha Minimum lot frontage on public road – 0m</p>
RU-8(H) By-law 2022-15				<p>Minimum lot area – 4.8ha</p> <p>Required front yard – 150m Required exterior side yard – 105.6m Required interior side yard – 274m Required rear yard – 831m</p> <p>That the amending by-law includes an “H” Holding requirement which shall only be removed by staff subject to the registration on title of the following notice: “The owner (the “Owner”) of the lands within Part of Lot 6, Concession 4, in the geographic Township of Freeman and now in the Township of Georgian Bay and known municipally as 108 Silver Sands Lake Road (the “Subject Lands”) hereby agrees and acknowledges lands located at Part of Lots 7 and 8, Concession 5 within the Township, located within 350 metres from the Subject Property, hold a permission to operate an aggregate extraction operation pursuant to licences (the “Licences”) granted under the Aggregate Resources Act ( Permit Nos.</p>

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
				619021 and 619041) in the Municipality. The Owner hereby releases the Township of Georgian Bay (the "Township") from any responsibility or liability for any complaints or claims by the Owner of the Subject property arising from potential land use conflict related to existing or future aggregate operations, including noise, dust, vibration or traffic impacts, and agrees that it will not file any notice of objection, complaint suit against the Township in respect of the legal operation of the sand pit in accordance with the Licences. The Owner agrees and acknowledges that this release is binding on all future owners of the Subject Property and that it shall insure that this clause shall be included in any notice of offers of purchase and sale for the Subject Property."
RU-9 By-law 2022-57				Minimum lot area – 0.8ha Minimum lot frontage – 76.20m
RU-10 By-law 2023-19		Dwelling, detached Accessory buildings, structures and uses Home occupation Bed and breakfast Hunt camp		Notwithstanding the setback requirements of Section 4.1 and Section 15.3 of By-law 2014-75, the setbacks for existing buildings and structures shall be no less than as they existed on the date of passing of the site specific by-law. All further development shall comply with the applicable requirements of the Comprehensive Zoning By-law in force at the time of application.
RU-10-H By-law 2023-19				The H Holding shall be removed upon the submission and approval by the Township of an Environmental Impact Study.
RU-11 By-law 2023-66		As per Section 15.2 permitted uses.		Minimum lot frontage – 2.09 ha Minimum Lot Frontage District Class 'B' Road – 53m All other requirements of Table 15.1 Zone Requirements shall apply.
RU-12-H14 By-law 2023-64		Dwelling, detached Accessory buildings, structures and uses Home industry Bed and breakfast		
RU-13 By-law 2023-64		Dwelling, detached		Lot area (minimum) – 3.1ha

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
		Accessory buildings, structures and uses Home industry Bed and breakfast		Buildings existing as of June 6, 2023, are deemed in compliance but any future development must conform to the Zoning By-law.
RU-14 By-law 2023-83				Minimum lot area – 1.0ha Minimum lot frontage – 75m Section 4.4 (d) does not apply as abutting EP Zone includes required buffers. All other requirements of Table 15.1 Zone Requirements shall apply.
RU-15 By-law 2024-108 (H) removed By-law 2025-032				Uses within the RU-15 zone shall be limited to a Landscaping Business Parking and Storage Area: A Landscaping Business Parking and Storage Area shall be accessory to a future detached dwelling and is permitted prior to the construction of a dwelling. A maximum of six (6) persons engaged in the business may use the Landscaping Business Parking and Storage Area; A maximum of six (6) licensed motor vehicles associated with the business may be parked, maintained, or stored in the Landscaping Business Parking and Storage Area; Parking and outdoor storage associated with the business is permitted in the Landscaping Business Parking and Storage Area. Only the existing storage containers are permitted as shown on Schedule #A to By-law 2024-108 are permitted in the Landscaping Business Parking and Storage Area and shall only be located to the rear of the garage. Definitions: Landscaping Business Parking and Storage Area means a specifically designated area where vehicles, equipment, and materials used for the day-to-day operations of a landscaping business are parked, maintained, or stored. Condition of Removal of "H":

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
				That a site plan agreement be registered on title prior to the removal of the Holding on the RU-15 zone.
RU-16(H18) By-law 2025-067			Forestry	<p>In addition to the RU Zone requirements of 'Table 15.3' in Section 15.3 of this By-law, further setbacks are required of:</p> <ul style="list-style-type: none"> <li>i. 120 metres from an EP-PSW Zone for all buildings and structures (including a septic system); and</li> <li>ii. 200 metres from bulk propane tanks on lands municipally known as 15 Silver Sands Lake Road for a detached dwelling, secondary dwelling unit, bed and breakfast establishment, and/or hunt camp uses.</li> </ul> <p>For clarity, only one detached dwelling per lot is permitted whether in the RU or RU-16 Zones.</p>

**Section 16: Open Space (OS, CL and LS) Zones**

**16.1 General Prohibition**

No person shall, within any Open Space (OS, CL and LS) Zone, use any land, or erect, alter or use any building or structure except in accordance with the following requirements.

**16.2 Permitted Uses**

In Table 16.1, the permitted uses in a Zone are noted by the '√' symbol in the column applicable to that Zone and the row corresponding with a specific permitted use. One or more conditions may apply where number(s) follow the '√' symbol, zone heading, or identified permitted use. The condition number(s) are described in the footnotes of the Table.

The Open Space (OS, CL and LS) Zones established by this By-law are as follows:

- Open Space (OS1)
- Golf Course (OS2)
- Crown Land (CL)
- Lakeside (LS)

Table 16.1

Column 1	Column 2	Column 3	Column 4	Column 5
Use	OS1	OS2	CL	LS (1)
Boatport	-	-	-	√
Boat Launching Ramp	-	-	-	√
Boat Lift	-	-	-	√
Conservation	√	-	√	-
Conservation Education	√	-	-	-
Dock	-	-	-	√
Existing Accessory Docks	-	-	√	-
Golf Course	-	√	-	-

In-water Boathouse	-	-	-	√
Marine Railway	-	-	-	√
Passive Outdoor Recreation	√	-	-	-
Private Park	√	-	-	-
Public Park and Accessory Structures	√	-	-	-

Footnotes for Table 16.1:

- (1) In-water boathouses, boatports, docks, boat lifts, marine railways and launching ramps are the only permitted uses in the LS Zone and are only permitted in accordance with the requirements of this By-law.

### 16.3 Zone Requirements

Within any Open Space Zone, no person shall use any lot or erect, alter, or use any building or structure except in accordance with the following zone requirements:

- a) Table 16.2

Column 1	Column 2	Column 3	Column 4
Requirement	OS1	OS2	CL
Minimum Lot Area	1ha	2ha	Existing on the date of passing of this By-law
Minimum Lot Frontage	60m	150m	Existing on the date of passing of this By-law
Maximum Lot Coverage	5%	5%	5%
Minimum Front Yard	20m	20m	20m
Minimum Exterior Side Yard	20m	20m	8m
Minimum Rear Yard	10m	10m	10m

Minimum Interior Side Yard	5m	5m	5m
Maximum Building Height	5m	10m	10m
Minimum Landscaped Open Space	95%	50%	50%

- b) The OS1 Zone requirements only apply to public park and accessory structure, and private park uses, as buildings and structures are not permitted for conservation, passive recreation or conservation education uses.

#### 16.4 Open Space (OS, CL and LS) Zones – Exceptions

The exception requirements apply to those lands that are zoned with an exception on the accompanying zone maps to this By-law. Exception requirements to this zone are set out in Tables 16.3 to Table 16.6. All other requirements of the zone, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

Table 16.3 – OS1 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
OS1-1 By-law 2014-75		Conservation Outdoor education facility Passive outdoor recreation Private parks excluding Buildings or structures		
OS1-3 By-law 2014-75	Conservation Passive outdoor recreation			
OS1-4 By-law 2014-75	One dock One storage building			Maximum dock length – 1.5m Maximum dock width – 6m Maximum number docks– 1

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
				Minimum required front yard (storage building) – 15m Minimum required rear yard S (storage building) – 5m Minimum required side yard (storage building) – 5m Maximum floor area (storage building) – 10sq.m.
OS1-5 By-law 2014-75, & OLT-25-000597	Golf Course			
OS1-7 By-law 2014-75		Passive Nature Trails		
OS1-8(H8) Bylaw 2014-75 (from By-law 2010-15 amending By-law 91-19)		Golf course Golf course accessory building and/or structures, including but not limited to: <ul style="list-style-type: none"> <li>• Clubhouse</li> <li>• Maintenance building</li> </ul> Accessory recreation amenities including but not limited to tennis courts, swimming pool, walking trails		All development shall be subject to site plan control pursuant to the Planning Act.
OS1-8 By-law 2018-80	Tennis court			
OS1-9(H) By-law 2014-75	Parking lot			

Column 1	Column 2	Column 3	Column 4	Column 5
<b>Exception Number</b>	<b>Additional Permitted Uses</b>	<b>Only Permitted Uses</b>	<b>Uses Prohibited</b>	<b>Modifications and Additional Requirements</b>
OS1-10 By-law 2014-75 with boundary amended by By-law 2025-053	Public park Boat launching ramp Docks Parking lot Accessory restaurant			
OS1-11 By-law 2014-75		Provincial camp		In the OS1-11 Zone, a provincial camp shall be a facility containing cabins and a dining hall, existing docks and recreational areas.
OS1-12 'Attachment "1"' to Decision of OMB re Case No. PL140356 dated May 2, 2016	A detached dwelling			Minimum setback from EP-W Zone – 30m Minimum setback from the centre line of road – 15m A detached dwelling shall be subject to the zone requirements of Table 15.2 (Rural zone), with the exception that the maximum permitted height shall be 8 metres.
OS1-14 By-law 2022-15				That any form of development and site alteration be prohibited.

Table 16.4 – OS2 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
<b>Exception Number</b>	<b>Additional Permitted Uses</b>	<b>Only Permitted Uses</b>	<b>Uses Prohibited</b>	<b>Modifications and Additional Requirements</b>
OS2-				

Table 16.5 – CL Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
CL-				

Table 16.6 – LS Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
LS-1 By-law 2014-75		Conservation Outdoor education facility Passive outdoor recreation Private parks excluding buildings or structures		

**Section 17: Environmental Protection Zones**

**17.1 General Prohibition**

No person shall, within any Environmental Protection (EP, FH, NSC and NSI) Zone, use any land, or erect, alter or use any building or structure except in accordance with the following requirements.

**17.2 Permitted Uses**

In Table 17.1, the permitted uses in a Zone are noted by the '√' symbol in the column applicable to that Zone and the row corresponding with a specific permitted use. One or more conditions may apply where number(s) follow the '√' symbol, zone heading, or identified permitted use. The condition number(s) are described in the footnotes of the Table.

The Environmental Protection (EP, FH NSC and NSI) Zones established by this By-law are as follows:

- Environmental Protection One (EP1)
- Environmental Protection Two (EP2)
- Environmental Protection – Wetland (EP-W)
- Environmental Protection – Provincially Significant Wetland (EP-PSW)
- Fish Habitat – Type One (FH1)
- Natural State Conservation (NSC)
- Natural State Island (NSI)

Table 17.1

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
Use	EP1/ EP-W	EP2	EP-PSW	FH1	NSC	NSI
Accessory Docks	√ (1)	√ (1)	-	-	-	-
Accessory In-water Boathouse	-	√ (1)	-	-	-	-
Accessory Structures	-	√	-	-	-	-
Conservation	√	√	√	√	√ (2)	√
Conservation Education	√	√	√	-	√ (3)	-

Footnotes for Table 17.1:

- (1) A dock meeting the requirements of the Fisheries and Oceans Canada (DFO) or the requirements of other authorities having jurisdiction shall be permitted in an EP1, EP-W or EP2 Zone where the dock is accessory to a permitted use on the appertaining lands and meets the requirements of Section 4.1.9.
- (2) The NSC Zone shall only apply to lands owned by or subject to easements held by a Conservation Land Trust.
- (3) Only conservation education uses that respect and do not alter the natural state of the land shall be permitted.

### 17.3 Zone Requirements

Within any Environmental Protection Zone, no person shall use any lot or erect, alter, or use any building or structure except in accordance with the following zone requirements:

- a) Table 17.2

Column 1	Column 2	Column 3
Requirement	EP1/ EP-PW	EP2
Minimum Lot Area	As required by the abutting Zone	As required by the abutting Zone
Minimum Lot Frontage		
Maximum Lot Coverage		
Minimum Front Yard	20m	20m
Minimum Exterior Side Yard	8m	8m
Minimum Rear Yard	10m	10m
Minimum Interior Side Yard	5m	5m
Maximum Building Height	As required by the abutting Zone	As required by the abutting Zone
Minimum Landscaped Open Space		

- b) In the EP-PSW and FH1 Zones, the minimum lot area and lot frontage requirements are same as those required by the abutting Zone. As no buildings or structures are permitted in the EP-PSW, FH1, NSC, and NSI Zones, there are no other zone requirements.

#### 17.4 Environmental Protection (EP, FH1, NSC and NSI) Zones – Exceptions

The exception requirements apply to those lands that are zoned with an exception on the accompanying zone maps to this By-law. Exception requirements to this zone are set out in Tables 17.3 to Table 17.8. All other requirements of the zone, unless specifically modified or amended by this Section, continue to apply to the lands subject to this Section.

Table 17.3 – EP1 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
EP1-1 By-law 2014-75			All buildings and structures	
EP1-6 By-law 2014-75, & OLT-25-000597	Passive Nature Trails Accessory Building			Maximum Floor Area (Accessory Building) – 15 sq. m.
EP1-7 By-law 2014-75		Stormwater management facilities		
EP1-8 By-law 2014-75				Webber Island Notwithstanding the requirements of Section 4.4, on lands within the EP1-8 Zone, all development shall be setback a minimum 5 metres from the limits of the EP1-8 Zone. A dock shall be a permitted use on and appurtenant to Lot 14 within the EP1-8 or FH1 zone in accordance with the site specific EIS completed for the property.
EP1-9 By-law 2016-04				Development and site alteration shall not occur and is prohibited.
EP1-10 By-law 2016-038		Conservation		Minimum lot frontage – Nil Development and site alteration shall not occur and is prohibited.

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
EP1-11 By-law 2023-063		As per Section 17.2 'Permitted Uses'		A driveway shall be permitted. Section 5.2.14, Section 5.2.16 and Section 5.2.17 shall not apply.

Table 17.4 – EP2 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
EP2-1 OLT-25-000597	Passive Nature Trails  Accessory Building		Boathouse	Maximum Floor Area (Accessory Building) – 15 sq. m.

Table 17.5 – NSI Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
NSI-1 By-law 2014-75				Maximum size of existing buildings and structures shall be as legally existed and legally constructed.
NSI-2 By-law 2019-115				<p>Dock and ramp dimensions as per permit (10-146):</p> <ul style="list-style-type: none"> <li>• 8 feet 6 inches x 18 feet 6 inches</li> <li>• 6 feet x 43 feet</li> <li>• 8 feet 4 inches x 4 feet (ramp)</li> </ul> <p>The privy and any building or structure on Island 195 shall not be expanded or altered and there shall be no further plumbing hookups to the holding tank. No building or structure shall be expanded.</p>

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
				The only permitted buildings and structures shall be legally existing buildings and structures. No new buildings or structures shall be permitted.

Table 17.6 – FH1 Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
FH1-1(H10) By-law 2016-04				<ul style="list-style-type: none"> <li>a) When the native soil is exposed, sediment and erosion control works, in the form of heavy-duty sediment fencing, be positioned along the downgradient edge of any construction envelopes adjacent to water bodies, wetlands, or watercourses.</li> <li>b) Temporary storage locations of aggregate material be set back from water bodies, wetlands or watercourses by no less than 30.0 metres and be contained by heavy-duty sediment fencing.</li> <li>c) The sediment fencing must be constructed of heavy material and solid posts to ensure its integrity, and be properly installed (trenched in) to maintain its integrity during inclement weather events.</li> <li>d) Additional sediment fencing and appropriate control measures (i.e. straw bales) be available on site so that any breach can be immediately repaired through construction of check dams.</li> <li>e) Regular inspection and monitoring will be necessary to ensure that the structural integrity and continued functioning of the sediment control measures is maintained (i.e. proper installation is not the only action necessary to satisfy the mitigation requirements).</li> <li>f) Inspections of sediment and erosion control measures be completed within 24 hours of the onset of the storm event.</li> <li>g) Sediment control measures be maintained in good working order until vegetation has been established on the exposed soils.</li> </ul>

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
				<p>h) The offloading/loading of aggregate be undertaken during fair weather conditions and with care not to allow any of this material to enter the water.</p> <p>i) All new septic systems be set back 30.0 metres from the high water mark and all new development, excluding secondary shoreline structures, be set back a minimum of 20.0 metres from the high water mark.</p> <p>j) All new septic systems, docking facilities, and the development of the primary residence/cottage be located within the envelopes shown on Figure 4 to the River Stone Environmental Solutions Inc. Environmental Impact Assessment (January 2014).</p> <p>k) Vegetation within 20.0 metres of the shoreline be left to naturalize, with the exception of a pathway to the shoreline for each lot. The path will have a maximum width of 2.0 metres, meander, and be constructed of permeable substances (i.e. clean gravel, mulch) where required. Trees will not be cut within the setback unless they are a safety hazard and debris from clearing or materials to be used in construction will not be placed within the setback.</p> <p>l) No new docking envelopes are to be created over and above those currently in existence.</p>
FH1-2 By-law 2016-16	One (1) dock on each of 127 & 131 Osprey Way			<p>Minimum Required Setback to a Fish Habitat Type One Exception Two (FH1-2) Zone – Nil</p> <p>a) Develop and implement an Erosion and Sediment Control Plan for the site that minimizes risk of sedimentation of the waterbody during all phases of the project. For dock construction, this includes:</p> <ul style="list-style-type: none"> <li>• Installation of effective erosion and sediment control measures before starting work to prevent sediment from entering the water body.</li> <li>• Isolating the area where the dock will be installed with a silt curtain to contain suspended sediment.</li> </ul> <p>b) Clearing of riparian vegetation should be kept to a minimum.</p> <p>c) Minimize the removal of natural woody debris, rocks, sand or other materials from the banks, the shoreline or the bed of the waterbody below the ordinary high water mark. If material is removed from the waterbody, set it aside and return it to the original location once construction activities are completed.</p>

Column 1	Column 2	Column 3	Column 4	Column 5
Exception Number	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Modifications and Additional Requirements
				<p>d) Immediately stabilize shoreline or banks disturbed by any activity associated with the project to prevent erosion and/or sedimentation, preferably, through revegetation with native species suitable for the site.</p> <p>e) Restore bed and banks of the waterbody to their original contour and gradient; if the original gradient cannot be restored due to instability, a stable gradient that does not obstruct fish passage should be restored.</p> <p>f) If replacement rock reinforcement/ armouring is required to stabilize eroding or exposed areas, then ensure that appropriately-sized, clean rock is used and that rock is installed at a similar slope to maintain a uniform bank/shoreline and natural stream/shoreline alignment.</p> <p>g) Remove all construction materials from site upon project completion.</p> <p>h) Ensure that all in-water activities, or associated in-water structures do not interfere with fish passage, constrict the channel width, or reduce flows.</p>
FH1-3 By-law 2016-38		One (1) dock		<p>Minimum Required Setback to a Fish Habitat Type One Exception Three (FH 1-3) Zone- NIL</p> <p>Minimum Required Interior Side Yard Setback to a dock and ramp in a Fish Habitat Type One Exception Three (FHI-3) Zone – 5m</p> <p>Site Plan Control Approval is required prior to the site alteration or development of these lands, implementing the recommended mitigation measures for lot and dock development, pursuant to the Environmental Impact, as prepared by Michalski Nielsen Associates Limited (September 2015).</p>
FH1-4 By-law 2018-35		One (1) floating dock		<p>Site Plan Control Approval is required prior to the site alteration or development of these lands, implementing the recommended mitigation measures for the dock development, pursuant to the Fish Habitat Impact Assessment, as prepared by Skeleton Brumwell and Associates Inc. (September 2017).</p>
FH1-7 By-law 2020-66		A dock		<p>Minimum setback to a dock – 0m</p> <p>Site Plan Control Approval is required prior to the site alteration or development of these lands, implementing the recommended mitigation measures for lot and dock development, pursuant to the Fish Habitat Assessment, as prepared by RiverStone Environmental Nielsen Associates Limited.</p>
FH1-8 By-law 2021-62		A dock		<p>Minimum setback to a dock – 0m</p>

Column 1	Column 2	Column 3	Column 4	Column 5
<b>Exception Number</b>	<b>Additional Permitted Uses</b>	<b>Only Permitted Uses</b>	<b>Uses Prohibited</b>	<b>Modifications and Additional Requirements</b>
FH1-9 By-law 2021-63		Floating dock		The floating dock may be moved to location "☆" only when the water level is greater than 177 C.G.D.

Table 17.7 – EP-W Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
<b>Exception Number</b>	<b>Additional Permitted Uses</b>	<b>Only Permitted Uses</b>	<b>Uses Prohibited</b>	<b>Modifications and Additional Requirements</b>
EP-W-1 By-law 2016-04				Temporary storage locations of aggregate material be set back from water bodies, wetlands or watercourses by no less than 30.0 metres and be contained by heavy-duty sediment fencing.
EP-W-2 By-law 2022-15 Decision of LPAT re Case No. PL180134 dated March 19, 2020				As per Section 4.4, the minimum required setback from an Environmental Protection Zone (EP-W) shall be 15 metres. Note: the Township Blasting By-law, 2016-64 restricts blasting.
EP-W-3 By-law 2023-064		None		30 metre buffer around EP-W Subsection 4.4(d) of the Zoning By-law does not apply.
EP-W-4 By-law 2023-090		Those existing day By-law 2023-090 passed.		30 metre buffer from EP-W Subsection 4.4(d) of the Zoning By-law does not apply.

Table 17.8 – EP-PSW Exceptions

Column 1	Column 2	Column 3	Column 4	Column 5
<b>Exception Number</b>	<b>Additional Permitted Uses</b>	<b>Only Permitted Uses</b>	<b>Uses Prohibited</b>	<b>Modifications and Additional Requirements</b>
EP-PSW-1 By-law 2018-11				Minimum 40 metre natural buffer from an EP-PSW-1 is required.
EP-PSW-2 By-law 2020-068	Dock			

**Section 18: Hold and Temporary Use Zones**

**18.1 Holding Requirements**

Notwithstanding any other requirement in this By-law, where a Zone symbol is followed by the letter “H” and a number on Schedule A of this By-law, no person shall use the lands 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. Council may pass a By-law pursuant to the Planning Act to remove the Holding (H) Symbol, thereby placing the lands in the zone indicated by the zone symbol, when all of the applicable conditions of removal have been satisfied. Where the (H) symbol is removed by Council from a part of the lands on Schedule A of this By-law, it continues to apply where it is not removed.

Unlike all other Holding (H) Zones, the Holding Two (H2) Zone does not follow a zone symbol on Schedule A of this By-law. Refer to Table 18.1 to determine if the Holding Two (H2) Zone applies.

**18.1.2 List of Holding Zones**

Table 18.1

Column 1	Column 2	Column 3
<b>Zone</b>	<b>Affected Lands</b>	<b>Condition(s) for Removal</b>
H By-law 2014-75	As identified on Schedule A of this By-law.	A Site Plan Agreement between the Township and the Owner has been completed.
H1 By-law 2014-75	All properties located within 500 metres of a Waste Disposal (WD) Zone.	Council is satisfied that all of the studies required by the Township and District have been completed in accordance with Section I.2.4 of the Official Plan.
H2 By-law 2014-75	All vacant lots on islands not zoned Natural State Island (NSI) or Natural State Conservation (NSC).	Completion of a survey prepared by an Ontario Land Surveyor (OLS) to confirm the location of the high water mark and the lot area above the high water mark.
H3 By-law 2014-75	As identified on Schedule A of this By-law.	Site plan agreements are entered into to maintain significant soil, vegetation and tree cover prior to and after development and to ensure that the structures are placed on the lot/land appropriately to fit the character of the immediate neighbourhood.  An environmental evaluation has been conducted by a qualified professional to determine what remedial measures may be required to protect Type 1 or Unknown Fish Habitat.
H4 By-law 2014-75	As identified on Schedule A of this By-law.	Completion of an Environmental Impact Assessment and Site Plan Agreement where allowed by the Planning Act.

Column 1	Column 2	Column 3
<b>Zone</b>	<b>Affected Lands</b>	<b>Condition(s) for Removal</b>
H5 By-law 2014-75	As identified on Schedule A of this By-law.	All permitted uses must be connected to water and sewer services.
H6 By-law 2014-75	As identified on Schedule A of this By-law.	The availability of water and sewer capacity be confirmed to the satisfaction of the District Municipality of Muskoka, and an agreement to address the provision of municipal services as required.
H7 By-law 2014-75	As identified on Schedule A of this By-law.	A Site Plan Agreement between the Township and the Owner that incorporates an integrated Pest Management and Golf Course Management Plan, and a Stormwater Management Plan has been completed.  Documentation that the policies of the Provincial Policy Statement and the municipality with respect to species at risk have been satisfied on the subject lands.
H8 By-law 2014-75	As identified on Schedule A of this By-law.	A Site Plan Agreement between the Township and the Owner that incorporates a Golf Course Management Plan, Best Practice Guidelines for Golf Course Construction and a Stormwater Management Plan has been completed.  Documentation that the policies of the Provincial Policy Statement and the municipality with respect to species at risk as identified in the Environmental Impact Study – Phases 2 & 3 by Michalski Nielson and Associates Ltd., dated January 2010, have been satisfied on the subject lands.
H9 By-law 2014-75 & By-law 2016-65	Removed from Schedule A of this By-law, but not deleted from Table 18.1 of this By-law.	An ecologist review to determine the extent of the building envelopes on each lot shall be required.
H10 By-law 2016-04	As identified on Schedule A of this By-law.	The establishment of new in-water buildings or structures or the expansion of existing in-water buildings and structures may proceed upon Council being satisfied that approvals have been obtained by the appropriate authority for the registration of an easement on the lands subject to the Holding (H10) Symbol.
H11 By-law 2018-21	As identified on Schedule A of this By-law.	The subject parcel enters into a Site Plan Agreement with the Township of Georgian Bay. The Agreement will implement the recommendations of the Riverstone Environmental Solutions Inc. Environmental Impact Study, dated May 5, 2017, and considered in consent applications B17/06/07/08 for the subject property. The agreement will also implement phosphorus management mitigation measures as outlined in Section D.2.2.5 of the Township of Georgian Bay Official Plan.
H14 By-law 2023-64	Part of Broken Lot 32, Concession 9, (former Township of Baxter), Township of Georgian Bay	Submission of a Fire Smart Canada "Fire Smart Home Ignition Assessment Score Card" achieving a Target Hazard Level of Moderate or better.
H16 By-law 2024-92	Part of Island K in the Severn River opposite Lot 28, Concession 2, Geographic Township of Baxter,	1. Availability of water and sewer capacity be confirmed to the satisfaction of the District Municipality of Muskoka; and

Column 1	Column 2	Column 3
Zone	Affected Lands	Condition(s) for Removal
	Township of Georgian Bay, District Municipality of Muskoka	2. A Site Plan Control Agreement between the Owner and the Township where a final design is similar to the concept design proposed with Application No.223-19 and, without limiting Site Plan Control authority, further review of the final design to waive this part of the Holding Requirement is limited to the Township being satisfied: <ul style="list-style-type: none"> <li>a. Through Addendum(s) to the Scoped Environmental Impact Study (EIS) by Azimuth Environmental Consulting, Inc. dated April 2024 that: <ul style="list-style-type: none"> <li>i) Fish habitat is protected;</li> <li>ii) Bat habitat is protected;</li> <li>iii) Construction impacts regarding those habitats are mitigated; and</li> <li>iv) The validity of the EIS in general should the final design not be proposed until 2030 or later; and</li> </ul> </li> <li>b. Through Addendum(s) to the Functional Servicing and Stormwater Management Report by Tatham Engineering Limited dated March 26, 2024, that demonstrate the stormwater from the final design shall not adversely impact neighbouring properties or negatively impact downstream properties.</li> </ul>
H17 By-law 2025-033	Lot 3 on Plan M-638, Part of Lot 19, Concession 10	Approval from the Department of Fisheries and Oceans Canada (DFO) is received.
(H18) By-law 2025-067	Part of Lot 5, Concession 5, Geographic Township of Freeman, Township of Georgian Bay, District Municipality of Muskoka	A Site Plan Agreement between the Township and Owner is registered on the lands to, amongst other matters for site plan control, implement the mitigation measures recommended in the Scoped Environmental Impact Study by Katie Paroschy, MIREM, Project Manager, Zygotera Consulting finalized on November 29, 2023 and revised on April 10, 2024 to address peer reviews.

## 18.2 Temporary Use Zones

Where on Schedules to this By-law a zone symbol is preceded by the letter "T" and a dash and followed by a zone designation and a number (for example T-SR3-1), this indicates the lands are subject to a Temporary Use By-law. A temporary use(s) is permitted on the lands until the Temporary Use By-law expires. In some cases, a Temporary Use By-law may affect large tracts of land without being identified by the letter "T" on Schedules to this By-law.

### 18.2.1 List of Temporary Use Zones

Table 18.2

Column 1	Column 2	Column 3	Column 4	Column 5
Zone	Affected Lands	Temporary Use(s)	Date Enacted	Date Expires
N/A	Properties with shoreline frontage on Georgian Bay located within or south of the Honey Harbour Coastal Waterfront Community, as delineated on Schedule A of this By-law	<p>Notwithstanding Section 4.1.9.2 (previously Section 4.1.13.2 f) in original Zoning By-law passed November 10, 2014), to ensure adequate water depth for the mooring and docking of boats, properties with shoreline frontage on Georgian Bay located within or south of the Honey Harbour Coastal Waterfront Community, as delineated on Schedule A of this By-law may be permitted to extend the length of one existing permitted dock per property to a maximum length where the depth of water, measured from the lake bed to the surface water on a calm, light air day, does not exceed 1.22 metres at the end of the dock or to a maximum length of 40 metres, whichever is less. The dock beyond the first 20 metres must be floating and shall include a minimum of 72 square inches of reflective marking on all three sides of the end of the dock.</p> <p>Notwithstanding Section 4.1.9.2 (previously Section 4.1.13.2 b) in original Zoning By-law passed November 10, 2014), no dock shall be located closer than 5 metres to the side lot line including the straight line extension of the side lot line, 20 metres into the water measured from the existing water's edge of Georgian Bay. The right to construct and use a dock permitted by this temporary use by-law shall only be permitted provided that the mean water level for Lakes Michigan-Huron as measured by the US Army Corp of Engineers on May 1st of each year, is less than 175.92 metres. The right to construct and use a dock permitted by this temporary use by-law shall expire on November 30th, 2015. Any component of a dock constructed under this temporary use by-law shall be removed on or before November 30th, 2015.</p>	August 14, 2013	November 30, 2015
T-SR5-52 By-law 2019-083	Part of the Original Shore Road Allowance in front of Lot 60. Concession 8 (Closed by MT39019) Geographic Township of Freeman, all of Lot 1, Plan M-559, Township of Georgian Bay, District Municipality of Muskoka municipally known as 40410 Georgian Bay Shore	An accessory floating dock structure prior to the erection of a main dwelling.	August 12, 2019	August 12, 2022

Column 1	Column 2	Column 3	Column 4	Column 5
Zone	Affected Lands	Temporary Use(s)	Date Enacted	Date Expires
T-RM4-3A(H)-01 By-law 2024-094	Oak Bay – ‘Summerside’ – lands legally described as Part of Lot 31, Concession 2, Former Township of Baxter, within Block 19 on Draft Approved Plan S2005-7, Township of Georgian Bay, District of Muskoka	Rock crushing, subject to the Best Management Practices Plan and bi-weekly reporting to the Township of Georgian Bay. (NOTE: Monday to Friday 7 a.m. to 5 p.m. for a period of 2 years.)	October 15, 2024	October 15, 2026
T-R4-1 By-law 2025-073	Part of Island K in the Severn River Opposite Lot 28, Concession 2, Geographic Township of Baxter, Township of Georgian Bay, District Municipality of Muskoka, municipally known as 135 Port Severn Road North, as delineated on Schedule A of this Bylaw	Notwithstanding the R4 Zone permitted uses listed in Table 18.1, and Subsection 5.2.16, a real estate sales office shall temporarily be permitted to:  (i) Operate from within the existing dwelling on the property for a period of up to three (3) years from the date of passing of this By-law; and  (ii) Utilize the property’s existing driveway from Port Severn Road North for access.  Any structures or signage erected during the time period(s) of this temporary use by-law shall be removed on or before November 6, 2028.	November 6, 2025	November 6, 2028

## **Section 19: Definitions**

**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.

**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.

**Addition** means a new room or section which is appended to a building or structure.

**Adjacent** means next to or beside.

**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) Agroforestry 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; and
- g) Shall not include a livestock operation of more than 300 animals or nutrient units or specialized agricultural uses as defined herein.

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

**Air Conditioner Duct** means a channel or tube used to deliver air.

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

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

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

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

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

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

**Antenna Tower** means a structure designed to support antennas used to transmit or receive “radio” or “radio-based telephone communication” as defined by the Radiocommunication Act, R.S.C. 1985, c. R-2.

**Archaeological Resources** means artifacts, sites and marine archaeological sites, which are identified and evaluated through archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*.

**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 adjacent building or buildings.

**Attached Landing Platform** means the platform of an inclinor, which is elevated.

**Auction Sales Facility** means a building or 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.

**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.

**Balcony** means a raised platform or structure projecting above finished grade from the main building, not supported by the ground, with or without steps to provide access to the ground.

**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.

**Barge** means a large marine vessel that has a flat bottom and is used to carry goods.

**Barge Services** means the requirement of barges for use in transporting freight or passengers.

**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.

**Bay Window** means a window or set of windows jutting out from the wall of a building and forming an alcove within.

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

**Belfry** means a bell tower or steeple housing bells.

**Belt Course** means a horizontal band or course of stone projecting beyond or flush with the face of a building.

**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, or any members of his / her family, but does not mean a bed and breakfast establishment, cottage establishment, hotel, motel, hospital or similar commercial or institutional use.

**Boardwalk** means an elevated structure that is completely separated from and independent to the natural grade for distances of at least 5 metres at a time, typically constructed of wood, and used to provide access to buildings, structures or features, or to provide for a recreational viewing opportunity.

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

**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, Live-aboard** means a marine vessel with a head and kitchen facilities, which is used as a dwelling unit over a temporary period, but shall not include floating accommodation.

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

**Boathouse, In-Water** means an accessory building used for the storage of marine vessels or other forms of watercraft and boating equipment that is directly accessible by water at all times but shall not include living space for human habitation, sleeping space, or floating accommodation.

**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.

**Boatport** means an accessory building or structure, which is not enclosed by any walls, and is designed and used only for the sheltering of marine vessels or other forms of watercraft.

**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.

**Breezeway** means a walkway structure with a roof and no walls and not screened that connects two buildings. Breezeway height shall be measured based on the building height definition.

**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, Accessory** means a detached building located on the same lot as the main building, the use of which is incidental or secondary to that of the main building and includes a sleeping cabin, a detached garage, a boathouse, a tool or garden shed, a storage building, a gazebo, and a sauna.

**Building, Apartment** means a building consisting of four (4) or more dwelling units which have a common entrance from street level and which have the right to use common halls, stairs, elevators and yards, where applicable.

**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 highest eaves and the peak for any roof structure that has a slope.

When applied to in-water boathouses and boatports, height shall be measured from the high water level to the midpoint between the eaves and the peak.

When applied to in-water boathouses and boatports on Georgian Bay, height shall be measured from the top of the dock to the midpoint between the eaves and the 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 height shall be the average between the height measured on each side of the building.

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

**Building Supply and Lumber Outlet** means land, building(s) or structure(s) used to offer or keep for sale at retail building, construction, and/or home improvement materials that 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.

**Camping Establishment** means land used for the parking and temporary use for more than five (5) campsites occupied by tents, trailer, motor homes, truck campers and recreational vehicles and accessory uses and facilities such as administrative offices, sanitary facilities accessory marina and an accessory convenience store, but does not include a mobile home park.

**Camp Site** means an area, whether or not located in a camping establishment, that is used as a site for the location and temporary occupation of a tent, travel trailer, motor home, recreational vehicle or truck camper. A mobile home or floating accommodation is not permitted on a camp site.

**Canopy** means a covering, usually of cloth, suspended over support posts or poles.

**Carport** means a building or structure which is not wholly enclosed and is used for the parking or storage of one or more motor vehicles.

**Ceiling** means the upper interior surface of a room or storey in a building or structure.

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

**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.

**Chimney** means a structure, usually vertical, containing a passage or flue by which the smoke, gases, etc. of a fire or furnace are carried off.

**Church Spire** means a tapering conical or pyramidal structure on top of a church tower.

**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.

**Clothes Pole** means an upright pole and suspension system used to hang clothing.

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

**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.

**Comply** means that a use, building, structure or other feature meets the requirements 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.

**Condominium** means the ownership of individual units in a multiple unit ownership structure with common elements as defined in "The Condominium Act".

**Conservation** means the preservation and protection of the natural environment. No building or structures including docks shall be permitted, with the exception of accessory docks permitted in accordance with Table 17.1 of this By-law.

**Conservation Education** means an area of land used for Conservation and for the purposes of educating the public on Conservation matters.

**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 a yard of any general contractor or builder where equipment and materials are stored or where a contractor performs shop or assembly work but does not include any other yard or establishment otherwise defined or classified herein.

**Convenience Store** means a retail commercial establishment, not exceeding 180 square metres of gross floor area, supplying groceries and other daily household necessities to the surrounding area, whether or not such store is open for business seven (7) days a week or not.

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

**Cornice** means horizontal decorative molding that crowns or completes a building or wall.

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

**Cottage Establishment** means an establishment comprising of two (2) or more cottages owned, rented or leased by the same person.

**Cottage Property Maintenance and Service Business** means a business providing property maintenance services such as grass cutting, painting, building and dock repair, project management, brush/refuse removal, landscaping, furniture and appliance removal/delivery and general services including cleaning, fall closure and spring opening of recreational properties. Uses associated with a Cottage Property Maintenance and Service Business shall be limited to internal storage of landscaping, garden and property maintenance equipment and supplies and all-terrain vehicles as well as employee parking, a business office, accessory retail of outdoor furniture, accessories and products serving recreational and cottage needs, and an accessory residence.

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

**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.

**Cupola** means a rounded dome forming or adorning a roof or ceiling.

**Current Water Mark** means the location where the current water level of a lake or river meets the land.

**Current Water Level** means the water level at a given point in time.

**Day Nursery** means a premise where more than 5 pre-school age children are provided with temporary care and/or guidance for a continuous period not exceeding 24 hours and are licensed in accordance with the Child Care and Early Years Act, 2014, S.O. 2014, c. 11, Sched. 1.

**Deck** means an open, non-roofed and unenclosed accessory structure which is attached to a building and comprised of wood or composite boards forming an approximately horizontal surface surrounded by railings where elevated above the ground that is capable of supporting loads including people and objects such as tables, chairs, BBQ's, etc.

**Deck, Free-standing** means a deck that is not attached to a building. A gazebo may be erected on a free-standing deck, only where a gazebo is a permitted structure.

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

**Dish Antenna** means a device used to transmit or receive radio or television signals that consists of a reflector shaped like a shallow dish.

**Dock** means a structure for the mooring of boats, attached to or forming part of the dry land 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.

**Dock Projection** means the distance a dock, or combination of a ramp and dock extends into the water as measured from the current water mark.

**Dormer** means a roofed structure, often containing a window that projects vertically beyond the plane of a pitched roof.

**Drive-Through Service Facility** means a service window in a building, structure or part thereof with related Queuing Lane(s), boards, and communication devices where goods and/or services are offered to the public as occupants of motor vehicles. Kiosks within and for the control and monitoring of a parking garage or surface parking area are not considered to be drive-through service facilities.

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

**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 nonflammable solvents which emit no odours or fumes.

**Drop Awning** means a roof-like shelter of canvas or other material extending over a doorway in order to provide protection from the sun.

**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 separate building containing three or more dwelling units, which is not a Triplex Dwelling or a Fourplex Dwelling.

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

**Dwelling, Converted** means a building originally constructed as a single detached dwelling of at least 225 square metres of gross floor area, which has been converted by partition and/or the addition of sanitary and cooking facilities into not more than three dwelling units.

**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 the whole of a building divided horizontally or a combination of vertically and horizontally into four separate dwelling units, each of which has 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.

**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.

**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 horizontally 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, which is contained in a building, which was originally designed as a single-family dwelling and continues to be occupied by the owner.

**Dwelling Unit, Secondary** means a secondary dwelling unit located within an existing detached, semi-detached or townhouse dwelling, which is clearly accessory 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.

**Eave Projection** means the distance from the wall or support of a building or structure to the fascia of a roof, or edge of the roof where there is no fascia.

**Emergency Service Facility** shall mean 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/ Rental Establishment** means a building or part thereof where residential, commercial and industrial equipment is kept for rental or sale to the general public and includes such items as lawn and garden tools, floor cleaning equipment, masonry tools, painting and decorating equipment, moving tools, plumbing tools, power tools and other similar items.

**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.

**Expand** means:

- a) To increase the area or height of a building or structure; or
- b) To increase the capacity of a septic system.

“Expanded” and “Expansion” shall have corresponding meanings.

**Fascia** means a wooden board or other flat piece of material covering the end of the rafters that compose part of a roof structure.

**Fence** means a barrier enclosing or bordering a field, yard, lot, etc. which is used to prevent entrance, to confine or to mark a boundary.

**Financial Institution** means a premises where financial services are offered to the public and may include automated banking machine(s) including drive-through automated banking machine(s) and appurtenant queuing lane(s).

**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.

**Flagpole** means a staff or pole on which a flag is or can be displayed.

**Floating Accommodation** means floating building, structure or thing, or a combination of floating buildings, structures or things, equipped or useable for overnight accommodation and not primarily used for navigation, and includes a floating building, structure or thing, or a combination of floating buildings, structures or things that:

- a) Is primarily designed for or able to be used for residential purposes;
- b) Is a raft, barge, or floating platform that has on top of it a building, structure, vehicle, or thing that may be used for overnight accommodation, for camping purposes or as an outdoor accommodation;
- c) Would reasonably be expected to require to be towed or pushed to be relocated, or is relocated by means of any other type of assistance, or is self-propelled;
- d) Is equipped with anchor(s) and/or jack-up technology or a similar mechanism used to anchor or rise above the surface of the water, with or without spudcans; or
- e) Has a floating foundation or a floatation platform which may include floats constructed of any material or substance used to assist with floatation.

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

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

**Floor Area, Gross** has three different meanings, being:

- a) For all dwellings, except an apartment dwelling, located in any part of the Township and not within the Cognashene, Wah Wah Taysee, and Go Home Bay Coastal Waterfront Communities delineated on Schedule 'A' of this By-law, gross floor area means the aggregate of the area of all floors measured between the exterior of the exterior walls, and in the case of attached structures which have no walls, the area below the roof, which shall include the area of the lowest floor of a dwelling, including a basement or cellar where the floor to ceiling height is greater than 1.8 metres, the entire area of the main floor or first floor, and the entire area of the second floor or any higher floor where the floor to ceiling height is greater than 1.4 metres. Included in gross floor area are porches, screened porches, sunrooms, covered entrances, and any attached structure or any area under a roof overhang where the eave projection is greater than 1.2 metres from the exterior wall. Breezeways are excluded from gross floor area. In an area of a building with exposed joists or rafters, floor to ceiling height shall be measured from the top of the floor to the bottom of the joists or rafters.
- b) For all dwellings, except an apartment dwelling, located in the Cognashene Coastal Waterfront Community, Wah Wah Taysee Coastal Waterfront Community or Go Home Bay Coastal Waterfront Community, gross floor area means the total aggregate of the area of all floors measured between the exterior of the exterior walls, and in the case of attached structures which have no walls, the area below the roof, and includes without limitation, the entire area of the main floor or first floor, the entire area of the second floor or any higher floor and in the case of a basement or cellar, the area where the floor to ceiling height is greater than 1.8 metres.

Included in gross floor area are porches, screened porches, sunrooms, covered entrances, and any attached structure or any area under a roof overhang where the eave projection is greater than 1.2 metres from the exterior wall. Breezeways are included in gross floor area to the point at which the breezeway connects to an accessory building. In an area of a basement or cellar with exposed joists or rafters, floor to ceiling height shall be measured from the top of the floor to the bottom of the joists or rafters.

- c) For all other buildings and structures, gross floor area means the area measured between the exterior walls of heated or cooled spaces on all floors below, at and above ground floor excluding only indoor parking areas or attached garages for private vehicles not offered for sale, and basement or cellar floors where the floor to ceiling height is less than 1.8 metres.

**Floor Area, Ground** means the area of the floor located on the ground floor of a building.

**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 principal building.

**Frontage** means the straight-line distance between the intersection of the side lot lines and the front lot line, except as follows:

- a) Where there are no side lot lines, such as a peninsula, the greatest distance between any point on the front lot line and any point on the rear lot line.
- b) Where there are no side lot lines and no rear lot lines, such as on an island, the greatest distance between any two points.

**Games Room** means the upper storey of a one- and one-half storey boathouse that is used for recreational activities and shall not be used as a sleeping cabin or dwelling unit.

**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.

**Garden Trellis** means a structure of thin strips of materials, crossing each other in an open pattern on which vines or other creeping plants are trained.

**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.

**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.

**Gutter** means a shallow trough fixed beneath the edge of a roof for carrying off rainwater.

**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 location where the high water level of a lake or river meets the land. For Georgian Bay, this level shall be measured as 177.4 C.G.D.

**High Water Level** means the highest normal or controlled water level on inland lakes and 177.4 C.G.D. on Georgian Bay.

**Highly Sensitive Waterbodies** means waterbodies that are classified as having high sensitivity to phosphorus by the Official Plan of the Muskoka Planning Area (District of Muskoka Official Plan).

**Holding Tank** means a tank designed to totally retain all sanitary sewage discharged into it and requiring periodic emptying. A holding tank is not a pump chamber.

**Home Industry** means any occupation conducted entirely within a building or part of a building accessory to a single detached dwelling or agricultural operation. A home industry does not include a motor vehicle repair shop.

**Home Occupation** means an occupation carried on by the occupant of a dwelling on his premises as an accessory use in connection with which there is no display, no stock in trade nor commodity sold upon the premises and which is clearly subordinate or incidental to the principal use of the dwelling for residential purposes.

**Hot Tub or Whirlpool** means a structure which is designed to contain water, is used in conjunction with high velocity water recirculation systems or air injection and is generally not emptied after each individual use.

**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 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, enclosed sunroom or washroom.

**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 Sewage System** means individual, autonomous sewage system within the meaning of the Ontario Building Code that are owned, operated and managed by the owner of the property upon which the system is located.

**Inclinor** means a device which elevates an attached landing platform, enclosed by a guard, along a surface rail system, and is designed to transport people, materials or goods up an inclined surface.

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

**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.

**Land-based** means a building or structure which does not encroach onto the bed of a waterbody.

**Landing** means the floor area or platform at the bottom of a flight of stairs or between two flights of stairs.

**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.

**Leaching Bed** (note: Sewage Service Bed means the same as Leaching Bed) means an absorption system constructed as absorption trenches or as a filter bed, located wholly in ground or raised or partly raised above ground, as required by local conditions, to which effluent from a treatment unit is applied for treatment and disposal and that is composed of:

- a) The soil, as defined in the Ontario Building Code, leaching bed fill or other filter media that is contained between the surface on which the sanitary sewage is applied and the bottom of the bed;
- b) The distribution pipe and the stone or gravel layer in which the distribution pipe is located; and
- c) The backfill above the distribution pipe, including the topsoil and sodding or other anti-erosion measure, and the side slopes of any portion elevated above the natural ground elevation.

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

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

**Length or Building Length** means the cumulative length of the part of a building or structure perpendicular to its width.

**Library** shall mean 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.

**Lot** means a parcel or tract of land described in a deed or other legal document which is legally capable of conveying title and:

- a) Which is a whole lot within a Registered Plan of Subdivision, or lot within a Plan of Condominium other than a Registered Plan of Subdivision which has been deemed not to be a Registered Plan of Subdivision under a By-law passed pursuant to the Planning Act; or
- b) Which is a legally separated parcel of land in existence on the date of passing of this By-law without the owner holding the fee or the equity or redemption in, or power or right to grant, assign or exercise a power of appointment with respect to any abutting land; or
- c) The description of which is the same as in a deed which has received final consent to a conveyance pursuant the Planning Act.
- d) Which is the whole remnant remaining to an owner or owners after a conveyance is made with final consent pursuant to the Planning Act, but for the purpose of this paragraph no parcel or tract of land ceases to be a lot by reason only of the fact that a part or parts of it has or have been conveyed to or acquired by the Township of Georgian Bay, The District Municipality of Muskoka, Her Majesty in the Right of Ontario or Her Majesty in the Right of Canada; or
- e) Which is the subject of an order of The Minister of Municipal Affairs pursuant to the requirements of the Planning Act.

**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 or island above the normal high water mark. On Georgian Bay, an elevation of 177.4 m Canadian Geodetic Datum shall be used as the normal high water mark. A shore road allowance in front of a lot is included in the lot area whether or not the shore road allowance is stopped up and closed.

Where an island lot has multiple areas above the high water mark, separated by areas below the high water mark, each such area shall be considered separately, and not cumulatively, for the purposes of calculating lot area.

**Lot Coverage** means the percentage of the lot area covered by all principal and accessory buildings or structures on or appertaining to a lot, excluding parking areas, driveways, docks, ramp to a dock and any portion of a deck or walkway less than 1.2 metres in height from the finished grade to the top of the decking, measured on the side of the deck or walkway that is closest to the water.

**Lot Frontage** means the straight-line distance between the intersection of the side lot lines and the front lot line, except as follows:

- a) Where there are no side lot lines, such as a peninsula, the greatest distance between any point on the front lot line and any point on the rear lot line.
- b) Where there are no side lot lines and no rear lot lines, such as on an island, the greatest distance between any two points.
- c) Where a lot abuts a shore road allowance that has not been closed and purchased, the lot frontage shall be measured as the straight-line distance at the intersection of the extension of the side lot lines and the shore road allowance lot line closest to the water.
- d) Where a lot has multiple front lot lines, lot frontage shall be calculated independently for each front lot line.

**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 is also a road line.

**Lot Line, Front** means:

- a) The lot line that abuts the road, but in the case of any lot abutting a navigable waterway, or an unopened shore road allowance, the front lot line shall be the high water mark of the navigable waterway.
- b) In the case of a through lot abutting a navigable waterway or an unopened shore road allowance, on two or more sides, all lot lines described in accordance with paragraph (a), shall be the front lot line.
- c) 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,
- d) 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.
- e) 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.
- f) On unsubdivided islands the front lot line shall be the entire shoreline of the island surrounded by water.

**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.

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

**Manufacturing, Light** means the assembly or repair or fabrication of goods and materials utilizing materials which have been manufactured in another location and which does not produce wastewater in excess of 4500 liters per day or chemical byproducts.

**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 wastewater pumping facilities may be provided. For the purposes of this definition, launching facilities include marine facilities and marine railways. Floating accommodations are not to be launched, docked, moored, fueled, serviced, repaired, constructed or kept for sale or rent at a marina.

**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, marine railway 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, but shall not include floating accommodation.

**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 Eating Establishment** 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.

**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 traveling public or on a seasonal basis for recreational boating or for boats or vessels which contain cooking and washroom facilities and exceed 7.5 metres.

**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 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 a building or structure used for the painting or repairing of motor vehicle bodies, exterior and undercarriage, and in conjunction with which there may be towing service and motor vehicle rentals for customers while the motor vehicle is under repair, but shall not include any other establishment otherwise defined or classified in this By-law.

**Motor Vehicle Dealership** means a building or structure where a licensed motor vehicle 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 gasoline 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/or recharging stations, 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 Repair Garage** means a building or structure where the exclusive service performed or executed on motor vehicles for compensation shall include the installation of exhaust system, repair of the electrical system, transmission repair, brake repair, radiator repair, tire repair and installation, rust-proofing, motor vehicle diagnostic center, major and minor mechanical repairs or similar use and in conjunction with which there may be a towing service, a motor vehicle service station and motor vehicle rentals for the convenience of the customer while the motor vehicle is being repaired, but shall not include any other establishment otherwise defined or classified in this By-law.

**Motor Vehicle Service Station** means a building or structure where electricity by means of recharging station(s), gasoline, propane, natural gas, oil, grease, antifreeze, tires, tubes, tire accessories, electric light bulbs, spark plugs, batteries and automotive accessories for motor vehicles and new retail goods are stored or kept for sale to the general public, or where motor vehicles may be oiled, greased or washed, or have their ignition adjusted, tires inflated or batteries charged, and where mechanical or running repairs essential to the actual operation of motor vehicles are executed or performed. Such establishments shall require public washrooms.

**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 Bay.

**Municipal Sewage Services** means sewage services provided by the District of Muskoka.

**Municipal Water Services** means water services provided by the District of Muskoka.

**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.

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

**Natural State** means the natural, un-altered landscape, topography and vegetation of an area.

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

**Natural State Shoreline Area** means lands within 15 metres of the high water mark on all lots in any Shoreline Residential (SR) or Shoreline Residential Island (SRI) zone, in which the natural, un-altered landscape, topography and vegetation shall be maintained.

**Navigable Waterway** has the same meaning as defined in the Canadian Navigable Waters Act, R.S.C., 1985, c. N-22.

**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 Bylaw 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 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.

**Nursing Home** means any premises maintained and operated for persons requiring nursing care, and which is licensed under Fixing Long-Term Care Act, 2021, S.O. 2021, c. 39, Sched. 1, as amended.

**Office** means a premises used for conducting the affairs of businesses, professions, services, industries, governments, or like activities, in which the chief product of labour is the processing and/or storage of information rather than the production and distribution of goods.

**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.

**Ornamental Roof Structure** means a decorative addition to the roof of a building or structure which does not provide additional internal space in the building or structure.

**Outdoor Amenity Space** means an outdoor space, unobstructed by buildings and which cannot be traveled upon by motor vehicles.

**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 any accessory storage outside of a principal or main building or structure on the lot.

**Over Threshold Waterbodies** means waterbodies with phosphorus loading exceeding 50% of the undeveloped phosphorus load, as identified by the Official Plan of the Muskoka Planning Area (District of Muskoka Official Plan).

**Park, Private** means an open space or recreational area, other than a public park, operated on a commercial and/or private member basis, and which includes one or more of the following facilities or activities:

- a) Areas for walking, riding and cross-country skiing, snowmobiling, but does not include the racing of animals, motor vehicles, motorcycles or snowmobiles;
- b) Accessory recreational or playground areas such as picnic areas, tennis courts, lawn bowling greens, outdoor skating rinks, athletic fields;
- c) Parking lots accessory to the foregoing.

**Park, Public** means any open space or recreational area, owned or controlled by the Corporation or by any Board, Commission or other Authority established under any statute of the Province of Ontario and may include therein neighborhood, community, regional and special parks or areas and may include one or more athletic fields, field houses, community centers, bleachers, swimming pools, greenhouses, botanical gardens, zoological gardens, bandstands, skating rinks, tennis courts, bowling greens, bathing stations, curling rinks, refreshment rooms, fairgrounds, arenas, or similar uses.

**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.

**Pergola** means a structure consisting of parallel colonnades supporting an open roof of girders and cross rafters.

**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.

**Pilaster** means a rectangular column projecting from a wall that is used for decoration and / or support.

**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** shall mean a premises where entertainment is offered for gain or profit such as a motion picture or other theatre, arena, auditorium, public hall, billiard or pool room, bowling alley, ice or roller skating rink, exhibition grounds, golf driving range, miniature golf course, batting cage, archery range, shooting gallery, arcade or similar activity for the enjoyment of the general public but shall not include body-rub parlours or an adult entertainment parlour, or any place of entertainment otherwise defined by this By-law.

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

**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.

**Prefabricated Housing Sales Establishment** means a premises where prefabricated dwellings are displayed and kept for sale.

**Premises** shall mean 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.

**Principal or Main Building** means any building, which is carried on, the principal purpose for which the building lot is used 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 Communal Sewage Services** means sewage works within the meaning of Section 1 of the Ontario Water Resources Act but that serves more than one lot or private residences and are not owned by the Township of Georgian Bay.

**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 requirement of temporary care and custody to not more than five children under the age of ten years old, for reward or compensation in a dwelling unit for a continuous period not exceeding twenty four hours in accordance with the Child Care and Early Years Act, 2014, S.O. 2014, c. 11, Sched. 1, as amended from time to time.

**Privy** means a latrine consisting of an excavation in the ground or a removable receptacle for human waste, surmounted by a superstructure.

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

**Public Authority** means any Federal, Provincial, District 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 equipment.

**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 dry land or free-standing deck, which is attached to, touching or forms part of the dry land 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 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 Vehicles** means a vehicle designed to provide temporary living accommodation but does not include mobile home dwellings, 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.

**Rental Cabin** means a separate building designed to provide only sleeping accommodation for the travelling or vacationing public and shall not include cooking facilities or washroom facilities.

**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 various other 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 area where goods, wares, merchandise, substances or articles, are offered or kept for sale at retail and includes storage on or about the store premises of limited quantities of such goods, wares, merchandise, substances, or articles sufficient only to service such stores but does not include any retail outlet otherwise classified or defined in this By-law.

**Retaining Wall** means a feature that retains material, such as earth, and prevents it from sliding or eroding away.

**Riding School or Boarding Stable** means an area of land, which is used as an educational centre for horse training, handling, care, or for the lodging 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, or the Municipal Act that is open and is maintained by the Corporation of the Township of Georgian Bay. 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 requirements for pedestrian traffic, under the jurisdiction of and maintained by the Township of Georgian Bay, District of Muskoka 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 dividing line between a lot and road allowance except where the road is located outside of a road allowance and on the lot where it means the dividing line between a lot and a road including both the travelled portion and any shoulder.

**Roof** means the exterior surface and its supporting structures on the top of a building or structure. Unless otherwise defined herein, a roof is a single-sloped structure having one or more sides.

**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.

**Sauna** means an accessory building or structure wherein facilities are provided for the purpose of a sauna bath, either dry or wet and may include a change/relaxation room, storage areas and a washroom but not a kitchen or sleeping facilities.

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

**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.

**Septic System** means:

- a) A leaching bed system; or
- b) A tertiary treatment system, with a treatment unit as defined by the Ontario Building Code, which meets the Treatment Unit Effluent Quality Criteria of the Ontario Building Code.

**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 lesser of the horizontal distance (i.e., shortest horizontal distance) from a lot line to the nearest part of any building or structure on the lot. For setbacks from waterbodies, means the horizontal distance measured at right angles from the high water mark, to the nearest part of any building or structure on the lot.

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

**Shoreline** means the same as the high water mark.

**Shoreline Activity Area** means an area of land in the front yard of a lot that abuts the shoreline that provides access to the shoreline. This area may contain accessory structures where permitted, pathways, and native vegetation.

**Shoreline Frontage** means the frontage of a lot measured along the front lot line.

**Shoreline Structure** means a structure that is located in the front yard, or projects into the water.

**Sight Triangle** means the triangular space on a lot formed by two intersecting road lines and a line drawn from a point in one road line across such lot to a point in the other road line, each such point being the specified distance from the point of intersection of the road lines (measured along the road lines). Where the two road lines do not intersect at a point, the point of intersection of the road lines shall be deemed to be the intersection of the projection of the road lines or the intersection of the tangent to the road lines.

**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.

**Sill** means the horizontal piece beneath a window, door or other opening.

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

**Sleeping Area** means the upper storey of a two 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 used for sleeping that does not contain any cooking facilities or an area for the preparation or serving of food and shall not contain any cooking or warming devices, fridges, ovens, stoves, or any other cooking related appliances. Sleeping cabins shall not be permitted to have a loft, basement or cellar. A sleeping cabin is not a dwelling unit. Washroom facilities are permitted in a sleeping cabin.

**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.

**Special Event** means an event or activity that is out of the ordinary and may include such events as a wedding, festival, concert, or other celebration.

**Stairs** means an uncovered structure which provides access to a deck, porch or building entrance not located at grade.

**Staff Accommodation Facilities** means 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 that 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 detached garage, means that portion of the detached garage situated between a sloping roof and a floor above the first storey below, of a detached garage.

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

**Structure** means anything that is erected, built or constructed of parts joined together with a fixed location on the ground or attached to something having a fixed location on or in the ground and shall include buildings, walls or any sign, but does not include utility equipment or fences less than 2 metres in height. This definition shall include septic systems swimming pools, hot tubs, and whirlpools.

For Open Space (OS, CL & LS) zones means anything that is erected, built or constructed of parts joined together that is located on the ground or attached to something having a fixed location on or in the ground and shall include buildings, walls, signs exceeding 0.25 square metres in area, fences, docks, and/or pit privies.

For the Natural State Island (NSI) zone, means anything that is erected, built or constructed or parts joined together than is located on the ground or attached to something having a fixed location on or in the ground and shall include buildings, walls, signs exceeding 0.25 square metres in area, fences, decks, docks, and/or pit privies.

**Summer Camp** means a camp which is privately owned and operated, or a camp which is operated by a charitable corporation approved under the Not-for-Profit Corporations Act, 2010, S.O. 2010, c. 15, as amended, or a recreational camp within the meaning of the regulations made under the Health Protection and Promotion Act, R.S.O. 1990, c. H.7, as amended.

**Sunroom** means a roofed structure that is attached to a building and enclosed by four walls.

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

**Tavern** means an establishment licensed under the Liquor Licence and Control Act, 2019, S.O. 2019, c. 15, Sched. 22, the principal business of which is to serve any sort of alcoholic beverage to the public for consumption on the premises.

**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.

**Tertiary Treatment System** means an individual on-site sewage system designed to produce tertiary treatment effluent.

**Trailer or Recreational Vehicle Park Site** means a site where tent trailers, travel trailers, tents, recreational vehicles or other temporary structures used for temporary habitation are located.

**Tool Shed** means a small structure, not a building, located in a yard of a principal building that meets all requirements in Section 4 of the Zoning By-law and is used for the storage of household or construction tools.

**Tourist Establishment** means any premises operated to provide sleeping accommodation for the traveling public or sleeping accommodation for the use of the public engaging in recreational activities, and includes related services and facilities, but does not include:

- a) A camp operated by a charitable corporation approved under the Not-for-Profit Corporations Act, 2010, S.O. 2010, c. 15, as amended;
- b) A recreational camp within the meaning of the regulations made under the Health Protection and Promotion Act, R.S.O., 1990, c. H.7, as amended;
- c) A club owned by its own members and operated without profit or gain; or
- d) A tent and trailer park.

**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, 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 or Recreational Vehicle Park** means lands used for occupancy by travel or tent trailers, tents, recreational vehicles or other temporary structures used for temporary habitation.

**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 license 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.

**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.

**Unsubdivided Island** means an island that has not been subdivided and is comprised of only one lot.

**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.

**Use, Accessory** means a use which is incidental, subordinate and exclusively devoted to a main building or main use and located on the same lot therewith.

**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.

**Vehicle, Motor** includes an automobile, a motorcycle, a motor assisted bicycle unless otherwise indicated in this Act, 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; (“véhicule automobile”) as defined in the Highway Traffic Act, R.S.O. 1990, c. H.8, as amended.

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

**Walkway** means a passage or path used for walking or accessibility purposes which provides access to and from buildings, structures or features, and / or which provides for ease of access over uneven terrain or unsafe areas.

**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 nearest part of the wall of a building that is closest to the front lot line and measured as a setback defined by this Zoning By-law.

**Warehouse** means a building or part of a building used for the storage and distribution (including cross-dock facilities) of goods, wares, merchandise, substances or articles and may include facilities for a wholesale or retail commercial outlet, provided that they do not exceed 10 per cent of the gross floor area, but shall not include a truck or transport terminal or yard.

**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.

**Water-Based** means a building or structure which encroaches onto or over the bed of a waterbody.

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

**Waterbody Width** means the shortest distance from high water mark to high water mark across a waterbody.

**Water Tank** means a container used for the outdoor storage of water.

**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.

**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.

**Width, Dwelling** means the greatest distance between any two points on the exterior walls of a building or structure, that can intersect straight lines from the front lot line. Attached garages are included in the calculation of dwelling width.

**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 part of a side wall of the main building or structure on the lot for which the yard is required and measured as a setback defined by the Zoning By-law but does not include any portion of the front or rear yards. In a condominium, the setback shall be measured between the condominium road and the nearest part of a condominium unit exterior wall.

**Yard, Front** means a yard extending across the full width of the lot between the front lot line and the nearest part of a front wall of the main building or structure on the lot for which the yard is required and measured as a setback defined by the Zoning By-law. On islands where there is only one lot, all yards shall be considered as the front yard. In a condominium, the setback shall be measured between the condominium road and the nearest part of a condominium unit exterior wall.

**Yard, Interior Side** means a yard extending from the front yard to the rear yard between the interior side lot line and the nearest part of a side wall of the main building or structure on the lot for which the yard is required and measured as a setback defined by the Zoning By-law but does not include any portion of the front or rear yards. In a condominium, the setback shall be measured between the limit of vacant land in the condominium lot to be used for a condominium unit and the exterior wall of that unit.

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

**Yard, Rear** means a yard extending across the full width of the lot between the rear lot line and the nearest part of a rear wall of the main building or structure on the lot for which the yard is required and measured as a setback defined by the Zoning By-law. In a condominium, the setback shall be measured between the limit of vacant land in the condominium lot to be used for a condominium unit and the exterior wall of that unit.

**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.

**Section 20: Enactment**

**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 Bay 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 \_\_\_\_\_, 20\_\_.

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

(Municipal Seal)

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

**20.3 Certification**

I hereby certify that the foregoing is a true copy of Zoning By-law No. 2014-75 as enacted by the Council of the Corporation of the Township of Georgian Bay, on the \_\_\_ day of \_\_\_\_\_, 2014.

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