

**HOUSEKEEPING ZONING BY-LAW AMENDMENT
ALL LANDS WITHIN THE TOWNSHIP OF BALDWIN**

Prepared for:

TOWNSHIP OF BALDWIN

March 18th, 2025

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JLR# 28318-001

EXPLANATORY NOTE

The proposed Zoning By-law Amendment would introduce new provisions related to recent changes in provincial planning legislation (Bill 23) and areas of interest agreed upon with the Township, including Additional Residential Units, decks, Recreational Vehicles, temporary car shelters, lofts above a garage, minimum dwelling unit size in the R4 Zone, and lot coverage in all zones. The proposed Zoning By-law Amendment would update the Schedules to address some housekeeping items. The proposed Zoning By-law Amendment would also propose various clarifications to aide in the interpretation of the Zoning By-law.

THE CORPORATION OF THE TOWNSHIP OF BALDWIN

By-law No. 2026-006

Being a By-law to Amend By-law No. 2021-P-001

WHEREAS By-law No. 2021-P-001 regulates the use of land and the use and erection of buildings and structures within the Township of Baldwin.

AND WHEREAS the Township of Baldwin initiated a review of By-law No. 2021-P-001 to address various housekeeping related matters.

AND WHEREAS the Township of Baldwin held a public meeting pursuant to the *Planning Act* to hear the views of the public on the proposed changes to By-law No. 2021-P-001.

AND WHEREAS the Council of the Corporation of the Township of Baldwin now deems it advisable to amend By-law No. 2021-P-001 as hereinafter set forth.

NOW THEREFORE the Council of the Corporation of the Township of Baldwin enacts as follows:

1. By-law No. 2021-P-001, as amended, is hereby further amended as follows:
 - (a) By deleting and replacing “drawn to scale should be prepared which illustrates” with “for residential use shall be provided. A site plan for a Planning Act application for non residential use shall be provided at scale. All site plans shall illustrate the following:” in Subsection 1.2 under “Explanatory Note for Site Plan Drawings”;
 - (b) By deleting and replacing “The true dimensions of the lot to be built upon” with “The boundaries and dimensions of the subject lot” in Subsection 1.2, first bullet point;
 - (c) By adding an “s” to the end of the words “building” and “structure” in Subsection 1.2, second bullet point;
 - (d) By inserting a new bullet point after the fourth bullet point in Subsection 1.2 to say “The approximate location of natural and artificial features (railways, roads, watercourses, streams, wetlands, well and septic tanks, etc.);”;
 - (e) By inserting a new bullet point after the fifth bullet point in Subsection 1.2 to say “The current uses of land that is adjacent to the subject land;”;
 - (f) By removing the bullet point in Subsection 1.2 that says “Natural features such as wetlands, water bodies and flood prone areas”;
 - (g) By adding a bullet point after the eighth bullet point in Subsection 1.2 that states “The high water mark for properties abutting the shoreline;”;

- (h) By adding a bullet point to the end of Subsection 1.2 that states “Floodplain.”;
- (i) By inserting a new defined term in Subsection 3.2 after “**Hotel**” as follows “**Human Habitation** Means the use of a building for living for any period of time, for activities such as sleeping, eating or cooking, or combinations thereof.”
- (j) By inserting a new defined term in Subsection 3.2 after “**Deck**” as follows “**Derelict vehicle** means any motor vehicle, or snowmobile that is not in operating condition.”
- (k) By deleting and replacing Provision 4.1.1.10 with the following “A **deck** that is detached or attached from a **dwelling unit** is considered an **accessory use**.”
- (l) By deleting and replacing Provision 4.1.2.4 with the following “One **Additional Residential Unit** shall be **permitted** to a **single detached dwelling**, a **semi-detached dwelling**, a **row** or a **townhouse dwelling** except in an R4 Zone and in any other zone where the additional residential unit cannot be adequately serviced with an **individual on-site sewage system**. See also **Section 4.1.8 Garden Suites**. Where a **garden suite** already exists on a **lot**, the **garden suite** shall be considered the one **additional residential unit** permitted for the purpose of interpreting this provision.”;
- (m) By inserting a new Provision 4.1.2.5 as follows “5. Notwithstanding any maximum height in any zone, the cumulative maximum height permitted for a garage with a loft-above a garage is 5.5 m [18.04 ft.], with the loft-above the garage portion not exceeding 2.8 m [9.5 ft].”;
- (n) By inserting a new Provision 4.1.2.6 as follows “The gross floor area of a guest cabin or a loft above a garage shall not exceed 56 square metres.”;
- (o) By inserting a new Provision 4.1.2.7 as follows “A minimum of one parking space is required for each **Additional Residential Unit**.”;
- (p) By inserting a new Provision 4.1.2.8 as follows “A parking space for an **Additional Residential Unit** or a **garden suite** must be located in a permitted driveway associated with the principal dwelling unit and may be in tandem with the principal dwelling unit’s parking.”;
- (q) By deleting “or” after “**existing guest cabin**” and adding “or an **Additional Residential Unit (ARU)**” after “loft-above-a-garage” in Provision 4.1.8.6;
- (r) By inserting new Provisions after Provision 4.1.13.1 as follows:
 - 2. A temporary car shelter may not be a tandem parking space in the R1 Zone or on a lot within the RU Zone which abuts a highway.

3. The following provisions shall apply to a temporary parking shelter in the R1 Zone and lots within the RU Zone which abut a highway:
 - a. Length
 - i. maximum of 6 m [19.6 ft.]
 - b. Width
 - i. maximum 3.6 m [12.0 ft.]
 - c. Vertical clearance
 - i. maximum 2.5 m [8.2 ft.]
 4. No more than one temporary car shelter shall be permitted per lot in all zones except RU.
 5. In the RU Zone, no more than two temporary car shelters shall be permitted per lot.
- (s) By renumbering Provisions 4.1.13.2 to 4.1.13.3 accordingly;
- (t) By removing “metal, wood or plastic” and removing “and is” and inserting “. A **temporary car shelter** must be anchored and” before “designed to be dismantled” under Subsection 3.2 for the defined term **Temporary Car Shelter**;
- (u) By inserting “no more than” after “for the parking of” and deleting and replacing “[2,722 kg] Gross Vehicle Weight (GVWR), or a Class 1 truck 6000 lbs” with “20,000 lbs [9,072 kg] Gross Vehicle Weight Rating (GVWR)” in Provision 4.21.4.1;
- (v) By inserting a new Provision after 4.21.4.1 as follows:
2. In a residential zone, commercial motor vehicles may be stored on a lot in accordance with the following zone regulations:
 - a. Parking of more than one school bus is prohibited.
 - b. A commercial vehicle shall be parked in a private garage or shall be parked outside of any required yard setbacks.
 - c. A commercial vehicle trailer is not permitted.
 - d. The commercial vehicle shall be operated by the owner or occupant.
- (w) By renumbering Provisions 4.21.4.2 to 4.21.4 accordingly.
- (x) By adding Provision 4.21.4.3.e as follows:
 - e. A recreational vehicle shall not be used as for **human habitation**.
- (y) By adding Provision 4.21.4.6 as follows:

6The parking or storage of any motor vehicle, motorcycle, snowmobile, jet ski, trailer, recreational vehicle, boat, or other such conveyance is not permitted within a landscaped open space area in the front yard or a side yard.

- (z) By adding the Provision 4.21.4.7 as follows:
 - 7. The storage of any derelict vehicle shall not be permitted in an open landscaped yard or driveway.
- (aa) By adding Provision 4.21.4.8 as follows:
 - 8. Notwithstanding the above, the parking or storage of up to two of any motor vehicles, or snowmobile is permitted on a vacant lot of record. This includes one recreational vehicle. The storage must meet the following:
 - a. The storage is accessory to a main use on an abutting lot and is owned by the same Owner;
 - b. The storage is setback a minimum of 10 metres from a front yard line or an exterior side lot line;
 - c. Is not a **derelict vehicle**.
- (bb) By adding Provision 4.21.4.9 as follows:
 - 7. The owner or occupant of any lot, building or structure in the Rural (RU) Zone, may use any attached or detached private garage located on the lot for the housing or storage of two (2) commercial motor vehicle operated by the owner or occupant and/or may also use any private driveway for the parking of no more than one (2) commercial motor vehicle not exceeding 20,000 lbs [9,072 kg] Gross Vehicle Weight Rating (GVWR), provided such commercial motor vehicle is not used in connection with any business or other use that is prohibited in this By-law.
- (cc) By adding Provision 4.21.4.10 as follows:
 - 8. In the Rural (RU) Zone, a commercial vehicle may be stored on a lot in accordance with the following zone regulations:
 - a. Parking of more than two school buses is prohibited.
 - b. A commercial vehicle shall be parked in a private garage or behind the front building line if screened by a fence from the adjacent property.
 - c. A commercial vehicle trailer is not permitted.
 - d. The commercial vehicle shall be operated by the owner or occupant.
- (dd) By adding "(x)" after "30%" in the "Duplex Dwelling, Semi-detached Dwelling, Single Detached Dwelling, Two-Unit Dwelling, Group Home, Crisis Care Facility" column and in the "Non-Residential Use: Public Service Use, Park, Playground, Community Garden" column, and deleting "10% included in total" with "30% (x)" in the "Accessory Use, Building or Structure" column for Maximum Lot Coverage in Table 6.2 - R1 Zone Regulations;
- (ee) By adding footnote "(x)" to the end of Table 6.2 – R1 Zone Regulations to read "30% lot coverage includes the main building as well as all

accessory buildings and structures, however, does not include any part of the sewage disposal system.”

- (ff) By adding “Additional Residential Unit” after “Structure” to the “Accessory Use, Building or Structure” column heading in Table 6.2 – R1 Zone Regulations;
- (gg) By adding “(x)” after “35%” in the “Row or Townhouse Dwelling” column and in the “Apartment Dwelling, Boarding House, Multiple Unit Dwelling, Continuum-of-Care Facility” column, and deleting “10% included in total” and replacing it with “35% (x)” in the “Accessory Use, Building or Structure” column for Maximum Lot Coverage in Table 7.2 – R2 Zone Regulations;
- (hh) By adding footnote “(x)” to the end of Table 7.2 – R2 Zone Regulations to read “35% lot coverage includes the main building as well as all accessory buildings and structures, however, does not include any part of the sewage disposal system.”
- (ii) By adding “Additional Residential Unit” after “Structure” to the “Accessory Use, Building or Structure” column heading in Table 7.2 – R2 Zone Regulations;
- (jj) By adding “(x)” after “30%” in the “Mobile Home, Group Home” and “Playground, Community Garden” column and deleting “10% included in total” and adding “30% (x)” in the “Accessory Use, Building or Structure” column for Maximum Lot Coverage per Mobile Home Site in Table 8.2 – R3 Zone Regulations;
- (kk) By adding footnote “(x)” to the end of Table 8.2 – R3 Zone Regulations to read “30% lot coverage includes the main building as well as all accessory buildings and structures, however, does not include any part of the sewage disposal system.”
- (ll) By adding “Additional Residential Unit” after “Structure” to the “Accessory Use, Building or Structure” column heading in Table 8.2 – R3 Zone Regulations;
- (mm) By adding “(x)” after “80%” in the “Permitted Use” column in Table 10.2 – C1 Zone Regulations for Maximum Lot Coverage;
- (nn) By deleting and replacing “10% included in total” with “80% (x)” in the “Accessory Use, Building or Structure” column in Table 10.2 – C1 Zone Regulations for Maximum Lot Coverage;
- (oo) By adding footnote “(x)” to the end of Table 10.2 – C1 Zone Regulations to read “80% lot coverage includes the Permitted Use as well as all accessory buildings and structures, however, does not include any part of the sewage disposal system.”

- (pp) By adding “Additional Residential Unit” after “Structure” to the “Accessory Use, Building or Structure” column heading in Table 10.2 – C1 Zone Regulations;
- (qq) By adding “(x)” after “50%” in the “Permitted Use” column in Table 11.2 – C2 Zone Regulations for Maximum Lot Coverage;
- (rr) By deleting and replacing “10% included in total” with “50% (x)” in the “Accessory Use, Building or Structure” column in Table 11.2 – C2 Zone Regulations for Maximum Lot Coverage;
- (ss) By adding footnote “(x)” to the end of Table 11.2 – C2 Zone Regulations to read “50% lot coverage includes the Permitted Use as well as all accessory buildings and structures, however, does not include any part of the sewage disposal system.”
- (tt) By adding “(x)” after “20%” in the “Commercial Use” column in Table 12.2 – C3 Zone Regulations for Maximum Lot Coverage;
- (uu) By deleting and replacing “2% included in total” with “20% (x)” in the “Accessory Use, Building or Structure” column in Table 12.2 – C3 Zone Regulations for Maximum Lot Coverage;
- (vv) By adding footnote “(x)” to the end of Table 12.2 – C3 Zone Regulations to read “20% lot coverage includes the Commercial Use as well as all accessory buildings and structures, however, does not include any part of the sewage disposal system.”
- (ww) By adding “(x)” after “65%” in the “Industrial Use” column in Table 13.2 – M1 Zone Regulations for Maximum Lot Coverage;
- (xx) By deleting and replacing “10% included in total” with “65% (x)” in the “Accessory Use, Building or Structure” column in Table 13.2 – M1 Zone Regulations for Maximum Lot Coverage;
- (yy) By adding footnote “(x)” to the end of Table 13.2 – M1 Zone Regulations to read “65% lot coverage includes the Industrial Use as well as all accessory buildings and structures, however, does not include any part of the sewage disposal system.”
- (zz) By adding “(x)” after “65%” in the “Industrial Use” column in Table 14.2 – M2 Zone Regulations for Maximum Lot Coverage;
- (aaa) By deleting and replacing “10% included in total” with “65% (x)” in the “Accessory Use, Building or Structure” column in Table 14.2 – M2 Zone Regulations for Maximum Lot Coverage;
- (bbb) By adding footnote “(x)” to the end of Table 14.2 – M2 Zone Regulations to read “65% lot coverage includes the Industrial Use as well as all accessory buildings and structures, however, does not include any part of the sewage disposal system.”

- (ccc) By deleting “1. 5%/0.8 ha or greater” in the “All Uses” column for Maximum Lot Coverage in Table 18.2 – RU Zone Regulations.
- (ddd) By deleting and replacing “2. 10%/lot up to 0.8 ha” with “10%(x)” in the “All Uses” column for Maximum Lot Coverage in Table 18.2 – RU Zone Regulations.
- (eee) By deleting “1. 1% not included in total/0.8 ha or greater in the “Accessory Use, Building or Structure” column for Maximum Lot Coverage in Table 18.2 – RU Zone Regulations;
- (fff) By deleting and replacing “2. 3%/lot up to 0.8 ha” with “10% (x)” in the “Accessory Use, Building or Structure” column for Maximum Lot Coverage in Table 18.2 – RU Zone Regulations;
- (ggg) By adding footnote “(x)” to the end of Table 18.2 – RU Zone Regulations to read “10% lot coverage includes All Uses as well as all accessory buildings and structures, however, does not include any part of the sewage disposal system.”;
- (hhh) By adding “Additional Residential Unit” after “Structure” to the “Accessory Use, Building or Structure” column heading in Table 18.2 – RU Zone Regulations;
- (iii) By adding “(x)” after “50%” in the “Institutional Use” column in Table 19.2 – I Zone Regulations for Maximum Lot Coverage;
- (jjj) By deleting and replacing “10% included in total” with “50% (x)” in the “Accessory Use, Building or Structure” column in Table 19.2 – I Zone Regulations for Maximum Lot Coverage;
- (kkk) By adding footnote “(x)” to the end of Table 19.2 – I Zone Regulations to read “50% lot coverage includes the Institutional Use as well as all accessory buildings and structures, however, does not include any part of the sewage disposal system.”
- (III) By deleting and replacing all existing Maximum Lot Coverage details in the “Single Detached Dwelling, Seasonal Dwelling, Group Home” column, and in the “Non-Residential Use: Public Service Use, Park, Playground, Community Garden Use” column, and in the “Accessory Use, Building or Structure” column with “20% (x)” in Table 9.2 – R4 Zone Regulations;
- (mmm) By adding footnote “(x)” to the end of Table 9.2 – R4 Zone Regulations to read “20% lot coverage includes the main building as well as all accessory buildings and structures, however, does not include any part of the sewage disposal system.”
- (nnn) By deleting the Maximum Gross Floor Area row in Table 9.2 – R4 Zone Regulations;
- (ooo) By deleting and replacing the existing Minimum Dwelling Unit Area “52 m²[559.7 ft²]” and replacing with “83 m² [893.4ft²]” in the column “Single

Detached Dwelling, Seasonal Dwelling, Group Home” in Table 9.2 – R4 Zone Regulations.

- (ppp) By adding “Additional Residential Unit” after “Structure” to Table 9.2 – R4 Zone Regulations in the column heading “Accessory Use, Building, or Structure”.
 - (qqq) By deleting and replacing Schedule “A” of the By-law, with the attached Schedule “A”.
 - (rrr) By deleting and replacing Schedule “B” of the By-law, with the attached Schedule “B”.
 - (sss) By making any editorial and formatting changes necessary to ensure consistency in the By-law.
2. This By-law shall come into full force and effect in accordance with the *Planning Act*, R.S.O. 1990.

READ a first, second and third time and finally passed
this 13 day of April, 2026.

Vern Gorham
Mayor

Holly Zahorodny
Clerk Administrator/Treasurer

SEAL