



Zoning By-law
Township of Baldwin
Zoning By-law 2021-P-001
February 1, 2021

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Explanatory Note

The purpose of this By-law is to implement the Official Plan of the Township of Baldwin and to regulate the use of land and the character, location and use of buildings and structures in the Township of Baldwin. This By-law applies to all land within the Township of Baldwin.

The By-law is passed by the authority of Section 34 of the *Planning Act*. The By-law conforms to the Official Plan for the Township of Baldwin.

After the date of adoption of this By-law, any new development, redevelopment or alteration to an existing use or building must comply with the regulations of this By-law before a building permit can be issued. Applicants are encouraged to pre-consult with the Township on how the zoning regulations apply.

Changes to the regulations contained in this By-law may be made with prior approval from the Township as provided for under the *Planning Act*. Changes may require an amendment to the Zoning By-law.

Zoning By-law Amendments

The Zoning By-law may be amended where the proposed amendment complies with the Township's Official Plan. In accordance with the requirements of Section 34 of the *Planning Act*, the usual procedure for amendments involves the following steps:

- (1) The person or public body wishing to amend the Zoning By-law must consult with the municipality before making an application. The application may then be made to the Clerk of the Corporation of the Township of Baldwin to amend the By-law under (subsection 34(10.0.1) of the *Planning Act*). Applications are available from the Township office: 11 Spooner Street, Box 7095, McKerrow, Ontario, P0P 1M0. Tel. (705) 869-0225 or on the Township's website www.baldwin.ca
- (2) Designated staff will determine whether the application is a 'complete' application. Additional information, reports or studies may be required to support the proposed amendment before the application is considered complete. Applicants are required to submit a public consultation strategy as part of the application. Council has 30 days from the date of application to determine whether the application is complete (s. 34(10.1-10.3)). A complete application also requires that the Township's application fee is paid.
- (3) Once the application is considered complete, staff circulates to the applicant and prescribed agencies and bodies a Notice of Complete Application (s. 34(10.4)). If Council deems an application incomplete or does not make a decision within 30 days

from the date of application, the person or public body may appeal to the Local Planning Appeal Tribunal (LPAT) to determine whether the application is complete (s. 34(10.5)).

- (4) If an application is considered complete, staff advertises that a Public Meeting will be held in order to consider an amendment to the Zoning By-law. Advertisement is given 20 days in advance of the public meeting (s. 34(12-13, 14.1)). The advertisement may be placed in the local newspaper, or may be mailed, faxed or emailed to all property owners within 120 m of the property affected by the application. Where the notice is mailed, the applicant must also post a notice in a location on the property to be zoned that is visible from the adjacent street.
- (5) Council holds a Public Meeting and evaluates the appropriateness of the proposed amendment. Council considers the proposal's conformity with the Official Plan, adequacy of services, conformity with the provisions of the requested zone, suitability of the proposed use in the proposed location, public input, etc. The application must also be consistent with the Provincial Policy Statement and must also comply with the Growth Plan for Northern Ontario. If the application is considered satisfactory, the amending By-law is passed by Council.
- (6) Within 15 days of the passing of the by-law, the Clerk will give written notice of the decision of Council through a notice by mail, fax or email to the applicant, to the Ministry of Municipal Affairs and Housing and to anyone who made a written request to receive notice of the decision (s. 34(10.9, 18)).
- (7) If Council refuses the application and does not amend the zoning by-law, the Clerk must give written notice with reasons to the applicant. The notice must be given within 15 days of Council's decision.
- (8) Any person who gave their opinion at a public meeting or who submitted their concerns in writing to the Clerk before the by-law was passed may appeal the decision of Council to the Local Planning Appeal Tribunal. The appeal must be filed with the clerk within the 20 day appeal period set out in the notice of the passing of the Zoning By-law amendment (s. 34(19)) and must include a cheque for \$300 payable to the Minister of Finance. If a person does not make an oral or written submission prior to council passing the by-law, they may not appeal Council's decision.
- (9) If Council refuses to approve the application or Council does not make a decision within 150 days from the date the application the person or public body may appeal to the Local Planning Appeal Tribunal (s. 34(11)). An appeal of a refusal must be made within 20 days of the date of the decision or within 20 days of the lapsing of the 150-day period (s. 34(11, 11.0.2)).
- (10) Where an appeal is made, Council may opt for mediation or dispute resolution to resolve the objection by giving notice to the appellant(s) (s. 34 (20.2)). Participation by the appellant(s) is voluntary but where agreed to, the period for mediation is 75 days.

- (11) An amendment to the Zoning By-law takes effect on the day the by-law was passed by Council provided no appeal is filed.
- (12) If a decision or lack of a decision is appealed to the Local Planning Appeal Tribunal, the Tribunal can make any decision the Council of the Township had in regard to the specific application (s. 34(26)). In other words, the LPAT can approve, or refuse the application or approve the application in part.

How long does a zoning By-law amendment take to be approved?

Upon the receipt of a complete application (including any required supporting studies), a zoning By-law amendment usually takes 2-3 months to complete. The level of complexity and issues related to the proposal will affect the time line.

Minor Variances

A minor variance may be granted to the zoning by-law where the size or shape or other conditions prevent an applicant from meeting the zoning standards provided the criteria can be met. Criteria for evaluating of Minor Variances are set out in section 45(1) of the *Planning Act*):

- (1) The general intent and purpose of the Official Plan are maintained;
- (2) The general intent and purpose of the Zoning By-law are maintained;
- (3) The variance is minor; and
- (4) The proposed use of land, building or structure is desirable for appropriate development.

An application for a minor variance must meet all of the above four tests to be approved in addition to any other criteria that the Township has established. Where a proposed variance is not minor or cannot satisfy the criteria for a minor variance, an amendment

to this Zoning By-law may be required. Applications for a minor variance are available from the Township office 11 Spooner Street, Box 7095, McKerrow, Ontario, P0P 1M0. Tel. (705) 869-0225 or on the Township's website www.baldwin.ca

How long does a minor variance application take to be approved?

Upon the receipt of a complete application a minor variance application usually takes 1-2 months to complete. The level of complexity and issues related to the proposal will affect the time line.

How to Use this By-law

Step 1 – Locate Your Property and Determine the Zone

Use the zoning schedules (maps) at the end of this document to locate the property you are interested in. Identify the zone symbol that applies to that property. Zone examples include R1, R2, C1, and M1

Step 2 – Verify status of any Zoning 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 the By-law up-to-date, more recent amendments may not be included in the version of the By-law you are using. Township staff will be able to assist you to confirm if your property has been the subject of a more recent amendment.

Step 3 – Determine What Uses are Permitted in the Zone

Use the Permitted Uses section of the Zone to determine what use(s) is/are permitted in the Zone. Run your finger down the list to find the use you are interested in. If you find the use you are interested in, it is permitted in the Zone. Otherwise, it is not permitted in that Zone.

Step 4 – Determine What Zone Regulations Apply

Once the use is determined to be permitted, move down to the Zone Regulations section. In this section the regulations will indicate what the minimum regulations will be, i.e. minimum lot area, lot frontage, building setbacks etc. These standards will help you determine where you can locate a building or structure on your lot.

Step 5 – Determine if any General Provisions Apply

Development of the property may be affected by Section 4 (General Provisions). General Provisions can apply to any zone anywhere in the municipality. This section contains provisions that apply to such matters as Accessory Uses, Height Exceptions, Home Based Businesses, parking etc. Use this section to determine how a particular land use might be affected.

For example, Section 4.22 provides the parking requirements for all uses permitted in the Township. If you are considering changing the use of your property or adding a new use to your property, you should review Section 4.22 to ensure that you are aware of the parking requirements.

Step 6 – Clarify the Meaning of a Use

Throughout the By-law some words are shown in ***black italicized script***. These words are defined in Section 3 (Definitions). If you are unsure as to what a particular word means or what the scope of a permitted use includes, then refer to the alphabetical list of definitions to assist you. This section also contains illustrations which are intended to help with understanding the definition.



The Corporation of the
TOWNSHIP OF BALDWIN
P.O. Box 7095, 11 Spooner Street
MCKERROW, ONTARIO
POP 1M0

TEL: (705) 869-0225 FAX: (705) 869-5049

THE CORPORATION OF THE TOWNSHIP OF BALDWIN
By-law No. 2021-P-001

**BEING A BY-LAW TO REPEAL
AND ADOPT A ZONING BY-LAW**

WHEREAS pursuant to the provisions of the Planning Act, RSO 1990, Section 34, the Council of a Municipality may enact by-laws regulating the use of lands and the erection of buildings and structures thereon;

AND WHEREAS the Council of the Corporation of the Township of Baldwin deems it advisable to repeal By-law 578, and all amendments thereto and adopt a new zoning by-law;

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

1. That By-law 578 and all amendments thereto are hereby repealed.
2. That By-law 2021-P-001 including the text and Schedules A, and B thereto, attached hereto and forming part of this by-law is hereby adopted as the new comprehensive zoning by-law for the Township of Baldwin.
3. That this by-law shall take effect subject to the requirements of the *Planning Act*.

Read a first time this 1st day of February, 2021.

Read a second and third time and finally passed this 1st day of February, 2021.



Mayor



Clerk



Section 1 ADMINISTRATION

Explanatory Note

Section 1 identifies the administrative controls and requirements of the By-law. It names the By-law, states its relationship with other By-laws, defines the area to which the By-law applies, how the By-law is to be enforced, etc. In essence, it identifies the legal parameters within which the By-law functions.

1.1 Title

This By-law shall be known as the Zoning By-law or By-law3 of the Corporation of the Township of Baldwin and shall consist of the text and one or more schedules attached hereto.

1.2 Application and Building Permits

In addition to the requirements of the Township of Baldwin Building By-law, every planning application or application for a building permit shall be accompanied by information required to determine compliance with this By-law. The regulations of this By-law must be met before a building permit is issued by the **Municipality** for the erection of any **building** or **structure**.

Explanatory Note for Site Plan Drawings

A site plan 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:

- The boundaries and dimensions of the subject lot;*
- The proposed location, height and dimensions of any proposed buildings or structures;*
- The setbacks of all existing and proposed buildings or structures from the nearest lot lines; the location and number and dimensions of parking spaces (conventional, cycling and barrier-free), parking aisles, driveway access, parking areas, loading spaces and daylighting triangles;*
- The location of utility easements, fire hydrants and sidewalks*
- The approximate location of natural and artificial features (railways, roads, watercourses, streams, wetlands, well and septic tanks, etc.);*
- The current uses of land that is adjacent to the subject land;*
- Landscaping details, lot grading and on-site stormwater features*
-
- The high water mark for properties abutting the shoreline;*
- Floodplain*

1.3 Defined Area

The provisions of this By-law shall apply to all lands within the municipal boundaries of the Corporation of the Township of Baldwin.

1.4 Enforcement

This By-law shall be enforced by the **Clerk** or such other **persons** as may from time to time be designated by Council, and no permit for the use of land or for the erection or use of any **building** or **structure** or approval of application for any municipal license within the jurisdiction of the **Council** shall be issued or given where the proposed building, structure or **use** would be a violation of any provision of this By-law.

1.5 Penalty

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

1.6 Validity

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

1.7 Other By-laws, Licenses, Permits and Regulations

Nothing in this By-law shall exempt any **person** from complying with the requirements of any other By-law in the Township of Baldwin, or from applying for and obtaining any permit, license, permission, authority or approval required by this or any other By-law or regulation of the **Corporation** or by any requirement of the Province of Ontario or the Government of Canada.

1.8 Conflict

In the event of a conflict between this By-law and amendments thereto, and any general or special By-law, the most restrictive By-law shall prevail.

1.9 Effective Date

This By-law shall take effect from the date of its passage by Council, subject to the provisions of the *Planning Act*.

1.10 Metric and Imperial Terms

The imperial measurements contained in this By-law are included for convenience and do not form part of the By-law. The metric measurements contained in this By-law are the only measurements to be used in determining compliance with the By-law.

1.11 Level of Accuracy

All calculations of the regulations of this By-law shall be to one decimal place, and in no case shall there be a rounding to such decimal place.

In the event of any conflict between the zone regulations of this By-law, the more restrictive regulation(s) shall apply.

1.12 Defined Terms

All defined terms are shown in ***bold italicized script*** throughout this By-law.

1.13 Diagrams and Figures

This By-law contains a number of diagrams and figures which are intended to assist with the interpretation of the By-law; however, they do not form part of this by-law.

1.14 Repeal of Existing By-laws

Upon this By-law coming into effect, any zoning By-laws or amendments thereto passed under Section 34 of the *Planning Act* or a predecessor thereto are hereby repealed. The adoption of this By-law shall not prevent any current, pending or future prosecution or action to abate any existing violation of previous By-laws.

1.15 Reference to Legislation

Where this Zoning By-law makes reference to legislation, then the references shall be deemed to mean the statute currently in force and any amendments thereto and all applicable regulations thereunder.

1.16 Technical Revisions to the Zoning By-law

Revisions may be made to this by-law without the need for a zoning by-law amendment in the following cases:

1. Correction of grammar or typographical errors or revisions to format in a manner that does not change the intent of the By-law.

2. Adding or revising technical information on the zoning maps or schedules that does not affect the zoning of lands including, but not limited to, matters such as updated and correcting infrastructure information, keys, legends or title blocks.
3. Changes to appendices, headings indices, marginal notes, table of contents, illustrations, historical or reference information, page numbering, footers or headers, which do not form part of this By-law and are editorially inserted for convenience or reference only.

Section 2 CONFORMITY REQUIREMENTS

Explanatory Note

This short section establishes the authority of the By-law. It requires that all land uses, buildings and structures must comply with this Zoning By-law.

2.1 Compliance

No land, **building** or **structure** shall be used and no **building** or **structure** shall be **erected** or enlarged, **altered** or placed for any purpose within the area defined by this By-law, except as specifically, or by necessary implication, authorized by this By-law and in conformity with all the applicable provisions of this By-law.

2.2 Compliance of Severances

No lands shall be severed from any **existing lot** if the effect of an approval for severance is to cause the original, adjoining, remaining or new **building, structure, lot** or **use** of land to be in contravention of any provision of this By-law.

2.3 Application to Building

Where a **use** does not take place within a **building**, but a regulation in this By-law imposes a requirement premised on the use being in a building, the requirement applies, with necessary modifications, as though the actual area occupied by the **use** was in a **building**.

2.4 Minor Variances

All minor variances applied for prior to the enactment of this By-law and finally approved pursuant to Section 45 of the *Planning Act, R.S.O., 1990, c. P. 13*, as amended, shall continue to apply and remain in force as if they are variance to this By-law.

In addition to the criteria set out in Section 45 (1) of the *Planning Act*, the following additional criteria shall be considered in the review of applications for a minor variance:

1. Development must generally conform to policies and zoning for shoreline vegetation buffer.

Section 3 DEFINITIONS

Explanatory Note

For the purpose of this By-law, the definitions and interpretations given in this Section shall govern. In this By-law, the word "shall" is mandatory and not directory; words in the singular include the plural, words in the plural include the singular; the word "used" includes "arranged", "designed" or "intended to be used". The word "occupied" shall include "designed to be occupied" and "arranged to be occupied".

3.1 General

Definitions of words and phrases used in this By-law that are not included in the list of definitions in Section 3 shall have the meanings that are commonly assigned to as defined in a dictionary.

3.2 Definitions

Abattoir

Means a **building** specifically designed to accommodate the penning and slaughtering of live animals and the preliminary processing of animal carcasses and may include the packing, treating, refrigeration and sale of the product on the **premise**.

Accessory

When used to describe a **use, building or structure**, shall mean a use, building or structure naturally or normally incidental, subordinate and exclusively devoted to a principle use, building or structure and located on the same lot therewith [see **Figure 3.1**].

Examples of accessory buildings or structures are a detached garage, a storage shed, a storage container, a swimming pool or a satellite dish. Examples of accessory uses are a home based business, an apartment above a store, or a retail outlet within a manufacturing plant.



Accessory Dwelling – see dwelling, Accessory

Accessory Apartment - see Dwelling – Accessory Apartment

Accessory Dwelling Unit – see Dwelling, Accessory Dwelling Unit

Adventure Game

Means an outdoor sport or **recreational commercial establishment** operated commercially in which participants engage in games mimicking combat-type roles and which may include the use of paint ball or similar equipment.

Aggregate

Means gravel, sand, clay, earth, shale, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the *Aggregate Resources Act* suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the *Mining Act* or the *Aggregate Resources Act*.

Agricultural Use

Means the **use** of land, **building(s)** or **structure(s)** for:

1. The growing of crops, including but not limited to nursery and horticultural crops and all related activities such as soil preparation, manure or fertilizer spreading, planting, spraying, grain drying, irrigating, harvesting and also including the storage and sale of the crops produced on the lands.
2. Animal husbandry including the raising, boarding, and keeping of all forms of livestock, including poultry and fish, aquaculture, apiaries and all related activities such as breeding, training, feeding and grazing.
3. Agro-forestry, maple syrup production.
4. The production of animal products including but not limited to milk, eggs, wool, fur, or honey, and all related activities such as the collection, storage and sale of the products produced on the lands.
5. The use and storage of all forms of on-farm buildings and structures, equipment or machinery needed to accomplish the foregoing activities.

6. Agricultural use shall not be construed to include commercial activities related to agriculture such as **abattoirs**, tanneries and retail sales outlets, (except a farm produce outlet) or manufacturing and processing activities involving farm crops or animal products such as cheese factories, grain mills or retail seed sales.

Agricultural Related Use

Means the **use** of land, **buildings** or **structures** which are farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

Aisle

Means the traveled way by which **motor vehicles** enter and depart **parking spaces** or **loading/delivery spaces** or a **parking area** [see **Figure 3.2**].

Figure 33.24: Accessory Building and Main Building Examples of Parking Aisle



Airport or Aircraft Landing Area

Means land used for the purpose of landing, storing, taxiing or taking off of aircraft and uses, buildings and structures accessory thereto.

Alter

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

1. To change any one or more of the internal or external dimensions of such **building** or **structure**; or
2. To change the type of construction of the exterior walls or roof of such **building** or **structures**; or
3. To change the **use** of such **building** or **structure** or the number or types of uses or **dwelling units** contained therein.

When used in reference to a **lot** means:

1. To change the boundary of such **lot** with respect to a street or lane; or
2. To change any dimension or area, relating to such **lot** (e.g. *width, depth or area of a lot or required yard, landscaped open space or parking area*); or
3. To change the **use** of such **lot** or the number of uses located thereon.

When used in reference to a shoreline means to change, straighten, divert or interfere in any way with the channel of any **water body** or the lands surrounding the **high water mark** of a **water body**.

Altered and alteration shall have corresponding meanings.

Ambulance Facility

Means a **building** or part thereof where professional paramedics and personnel are stationed and their **motor vehicles** and equipment are kept or stored.

Animal Day Care Establishment

Means a commercial **premise used** for a day care service for domestic pets, but shall not include an **animal shelter** or **kennel**.

Animal Shelter

Means a **building, structure** where animals, birds or other livestock are examined or treated and which may be kept on a short-term basis, and may include the **premises** of a veterinarian or veterinary surgeon, but does not include a **commercial kennel**.

Apartment Building - see Dwelling – Apartment

Archaeological Resources

Means artifacts, archaeological sites, and marine archaeological sites as defined under the *Ontario Heritage Act*.

Artisan Shop or Studio - see Studio

Asphalt Plant

Means an industrial facility used for the production of asphalt for immediate use in the paving of **roads** and **driveways** and the damp-proofing of **buildings** or **structures**.

Assembly Hall - see Place of Assembly

Attached

Means a **building** or **structure** otherwise complete in itself which is connected to, and which depends for structural support upon a division wall or walls shared in common with an adjacent building or buildings.

Attic

Means that portion of a **building** immediately below the roof and wholly or partly within the roof framing.

Auction Hall

Means a **premise** used for the storage of goods or 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.

Auditorium - see Place of Assembly

Auto Body Shop

Means a commercial **premise** where painting, refinishing, restoration, alterations, or repairs are made to **motor vehicles**, but does not include a **wrecking or salvage yard** or **auto repair garage**.

Auto Repair Garage

Means a commercial **premise** for the storage, repair and servicing of **motor vehicles** or **recreational vehicles**.

Automotive Sales Establishment

Means a **premise** for the display, storage and sales or leasing, or renting of new and/or used **motor vehicles** and **recreational vehicles** and related products, and may include **accessory uses** such as an **Auto Repair Garage** and/or **Auto Body Shop**, administrative offices and a customer lounge.

Automotive Service Station

Means a **premise used** for the sale of fuels or energy products, for **motor vehicles** or **recreational vehicles** and may include an **auto repair garage**, the renting, servicing, repairing, lubrication, cleaning and polishing of vehicles and the sale of automotive accessories and related products, but shall not include any other automotive use defined in this By-law [see also Gas Bar].

Automobile Wrecking Yard - see Wrecking or Salvage Yard

Backlot

Means a **lot** which is separated from the **shoreline** by both an intervening waterfront lot and a **street** or **private road**.

Balcony

Means an open platform projecting from the face of a building's wall, cantilevered or supported by columns or brackets and surrounded by a balustrade or railing.

Bank or Financial Institution

Means a chartered bank, finance company office, co-op, trust company, loan company or similar establishment.

Barrier Free

Means that which can be approached, entered and used by persons with physical or sensory disabilities

Basement

Means that portion of a **building** below the first floor which is partly underground. [See **Figure 3.7**]

Batch Plant, Asphalt or Concrete

Means an industrial facility used for the production of asphalt or concrete products, used in building or construction and includes but is not limited to facilities for the administration or management of the business, the stockpiling of bulk materials used in the production process of finished products manufactured on the **premises** and the storage and maintenance of equipment.

Bed and Breakfast Establishment

Means a private **single detached dwelling** in which **guest rooms** are provided for hire or pay as temporary accommodation on a daily basis with a breakfast service for the travelling or vacationing public as an **accessory use** and where the proprietor lives on the **premises**.

Bingo Hall

Means a **building** or part thereof used for bingo or a bingo event.

Boarding House

Means a **dwelling** other than a **single-detached dwelling** which contains three (3) or more rooming units wherein, for remuneration, lodgings, with or without meals, are provided to the public.

Boat House

Means a one-storey **accessory building** used for the storage of boats and boating equipment.

Figure 3.3: Building Envelope

Boat Launch

Means a **use** of land adjacent to a **water body** that is used to launch and remove boats, marine vessels and watercraft.

Boat Slip

Means a single mooring space for a boat, marine vessel or watercraft forming part of a dock, **boat house** or other mooring facility.

Brewery or Winery

Means a **building used** primarily for the manufacturing, processing and distribution of beer, cider and wine and may include an **accessory** retail outlet.

Building

Means any **structure** consisting of walls, roof and floors used or intended for sheltering any use or occupancy. The word "building" shall include the whole of such structure or part thereof.

Building, Accessory - see Accessory

Building Envelope

Means the buildable area on a **lot**, defined by all of the required **yards** and setbacks and the maximum height provisions, within which a **building** can be erected [see **Figure 3.3**].

Building Height - see Height

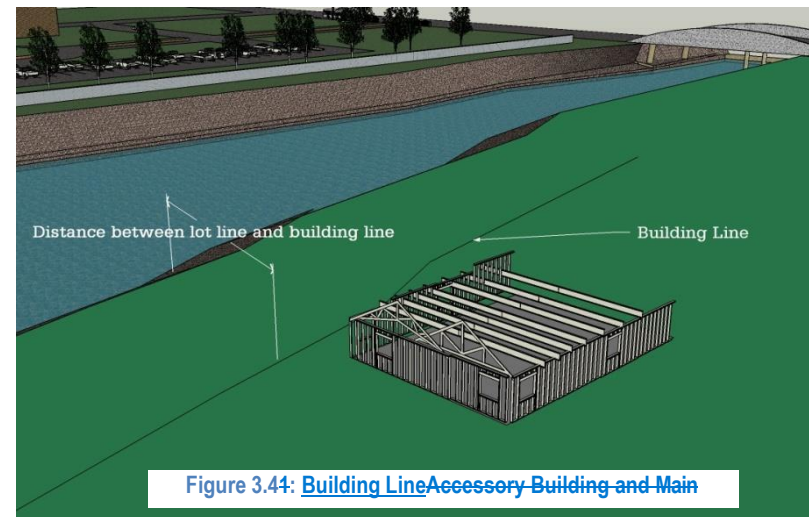


Figure 3.44: Building Line

Building Inspector or Building Official - see Chief Building Official

Building, Main

Means a **building** in which is conducted the **principle uses** of the **lot** on which the **building** is located [see **Figure 3.1**].

Building Line

Means a line within a lot drawn parallel or concentric to a lot line establishing the minimum distance between that lot line and any portion of a **building** or **structure** which may be erected [see **Figure 3.4**].

Building, Mixed Use

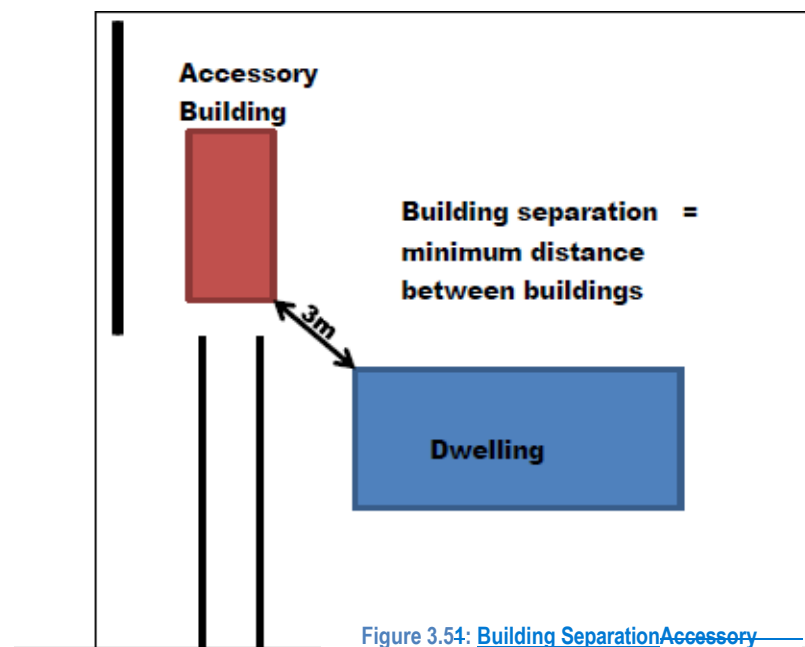
Means a **building** containing more than one land **use** (e.g. retail commercial and residential, **office** and residential, industrial and retail) that is designed and constructed as a single **building**.

Building Separation

Means the least horizontal distance **permitted** between the nearest portions of the walls of any **buildings** on a **lot** [see **Figure 3.5**].

Building Supply Store or Depot

Means a **building** where building supplies such as lumber, millwork, siding, roofing, plumbing, electrical, heating, hardware, air conditioning, home improvement and similar goods are stored, displayed, or kept for retail or wholesale sale and may include a **bulk storage yard**. This definition shall not include a **wrecking yard**.



Building, Temporary

Means a **building** or **structure** intended for removal or demolition within a prescribed time period not exceeding two years or as set out in a building permit.

Built Heritage Resources

Means **buildings, structures**, monuments, installations or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. **Built heritage resources** are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial or federal registers.

Bulk Fuel Depot

Means lands, **buildings** and **structures** for the storage, distribution of fuels and oils but not including retail sales or key lock operations.

Bulk Storage Yard

Means land or a **lot** used for the storage in the open or partially sheltered, of goods and materials and without limiting the foregoing shall include lumber, building supplies, construction equipment, but shall not include a **wrecking yard**.

Camp (Hunt Camp, Fishing Camp)

Means a **building** or **structure** intended to provide basic shelter and accommodation on a temporary basis for persons engaged in such activities as hunting, fishing, snowmobiling, hiking or other similar forms of recreation but does not include a **seasonal dwelling**.

Campground

Means an area of land, managed as a unit, providing short term accommodation or overnight camping for tents, tent trailers, **recreational vehicles** or truck campers. A campground may include **accessory uses, buildings and structures** such as an **accessory dwelling, laundromat, convenience store**, pavilion, recreation hall, beach, the sale of propane fuels or firewood or other goods or supplies and equipment rentals that are **accessory** to the operation of the campground.

Camp Site

Means a parcel of land within a **campground** that is maintained as a site for the location of a tent, tent trailer, **recreational vehicle** or truck camper, but not a **mobile home**.

Cannabis

Means a cannabis plant, including the phytocannabinoids produced by or found in such a plant regardless of whether that part has been processed or not and any substance or mixture of substances that contains or has on it and part of such a plant and any substance that is identical to a phytocannabinoid produced by or found in such a plant regardless of how the substance was obtained.

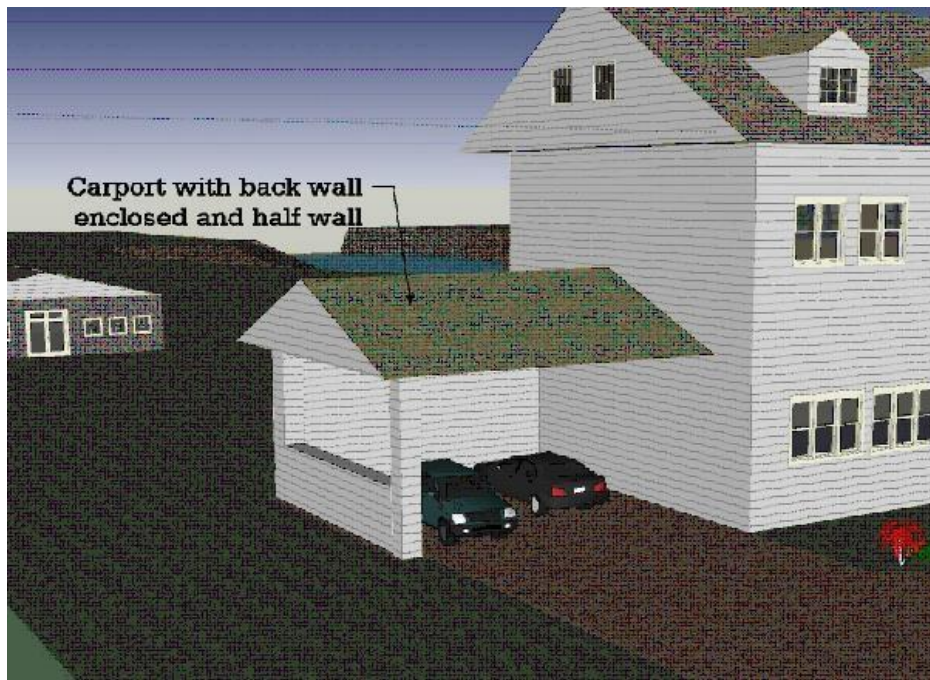
Cannabis Retail Store or Dispensary

Means any **use** of land, **building**, **structure** or part thereof used for the retail sale of cannabis or any product or substance produced in whole or part from cannabis, and shall be deemed to include a licensed Ontario Cannabis Retailer under the Ontario Cannabis Retail Corporation Act, 2017.

Canopy

Means a roof-like **structure** projecting from the exterior face of a **building** or is a stand-alone structure over a pump island or **gas bar**.

Figure 3.6: Car Port



Car Port

Means a **structure** open on at least two sides and intended to be used for the sheltering of one or more **motor vehicles**. A car port **attached** to the **main building** is not an **accessory structure**. [See Figure 3.6]

Car Wash

Means a commercial **building** or portion thereof used for the washing or cleaning of **motor vehicles**. A **car wash** may be an **accessory use** to a permitted automotive use.

Catering Establishment

Means a commercial establishment or a **home based business** in which food and beverages are prepared for consumption off the **premises** and are not served to customers on the **premises**.

Cellar

Means the portion of the **building** below the first floor, which is partly or wholly underground and which has more than one-half of its **height** from floor to ceiling or to the underside of the floor joists below the finished grade [see also Basement and Figure 3.7].

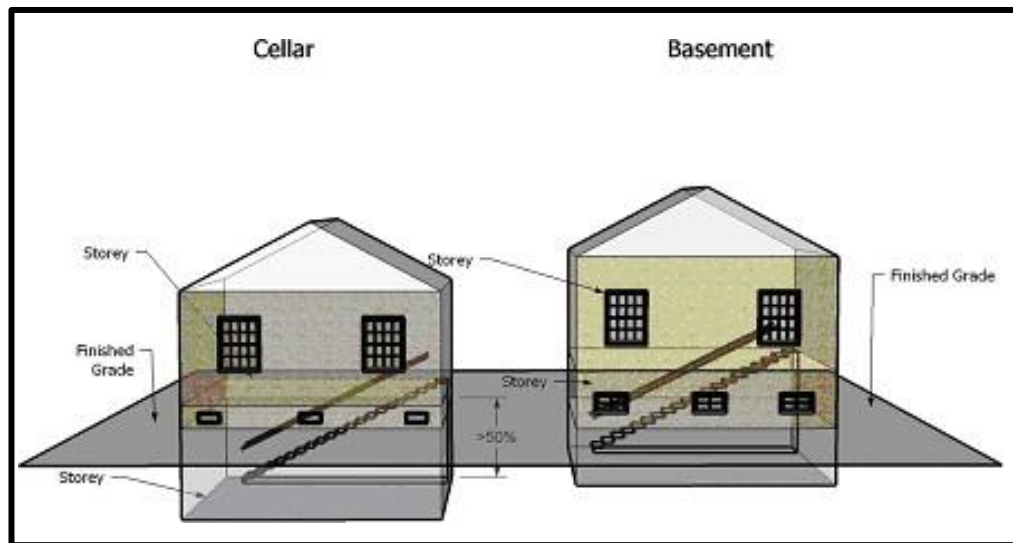
Cemetery

Means a cemetery within the meaning and as regulated by the *Funeral, Burial and Cremation Services Act, 2002* and includes a mausoleum, columbarium or other **building** or **structure** intended for the interment of human remains.

Cemetery, Pet

Means a **use** of land for the interment of animal remains of a domestic pet.

Figure 3.7: Cellar and Basement



Chief Building Official

Means an officer or employee of the **Corporation** charged with the duty of enforcing the provisions of the *Building Code Act*.

Church - see Place of Worship

Clinic

Means a **building** or part thereof used solely for the purpose of consultations, diagnosis and treatment of patients, by qualified health practitioners and without limiting the generality of the foregoing, the **building** may include administrative **offices**, waiting rooms, laboratories, professionals (e.g. *physicians, dentists, optometrists, chiropodists, chiropractors or drugless practitioners*).

Club, Private

Means a **building** or part of a building used as a meeting place by an association of **persons** who are bona fide members, which owns, hires or leases the building or part thereof, the **use** of such **premises** being restricted to members and their guests for social, cultural, recreational, business or athletic purposes.

Commercial Greenhouse, Nursery or Garden Centre

Means a **building** and/or outdoor area primarily used for the growing of flowers, sod, vegetables, shrubs or bushes, trees, landscaping or orchard stock and similar vegetation for wholesale or retail sale on or off the **premises** and may include the incidental sale of gardening supplies, gardening tools, planting materials, fertilizers, pesticides, lawn furniture and equipment.

Commercial Parking Lot

Means a **lot** forming the principal use of the land which is used for the temporary parking of two or more **motor vehicles** for profit or gain.

Commercial Use

Means the use of land, buildings or structures for the purpose of buying and/or selling commodities and supplying services.

Commercial Vehicle

Means a **motor vehicle** having permanently attached thereto a truck or delivery body and includes ambulances, hearses, fire apparatus, police patrols, motor buses and tractors used for hauling purposes on the highway.

Communications Facility

Means an installation which transmits receives and/or relays communications such as a microwave relay tower, significant antenna, telephone line, cellular telephone tower, radio or television broadcast tower or similar facility approved by *Innovation, Science and Economic Development Canada*.

Community Centre - see Place of Assembly

Community Garden

Means a site operated by community members and/or a community organization where lands are **used** for the growing of produce, flowers and native plants for non-profit use through individual or shared plots.

Conservation Use

Means the **use** of lands which are intended to remain open in character with the priority use given to preservation, protection or conservation of their ecological uniqueness, wildlife production and their natural features and may include non-commercial recreational uses.

Construction Work Camp

Means an area of land including buildings and structures specifically designed as temporary living quarters for persons employed in a utility-related construction project and ancillary services and may include a dormitory, lodging or sleeping facilities, sanitary and eating facilities and accessory uses directly related to meeting the needs of occupants including but not limited to a Laundromat, recreational facilities, and shall also include a contractors yard as defined, but also to include an onsite self-contained fuel storage facility.

Contractor's Yard

Means the yard of a building contractor or company used as a depot for the storage and maintenance of equipment used by the contractor or company, and may include facilities for the administration or management of the business and the stockpiling or storage of supplies used in the business, but does not include the crushing of virgin or recyclable aggregates or materials and the wholesale or retail sale of building supplies or home improvement supplies.

Continuum-of-Care Facility

Means a **building** or a group of buildings which may include a senior citizens apartments building, a nursing home, a long-term care facility, home for the aged, a retirement home and accessory facilities including but not limited to clinics, recreation centers, cafeterias and personal service establishments, and may also include independent senior's accommodation in separate structures/living units that share in services such as meals. This definition does not include a **group home**, or **boarding house**.

Convenience Store

Means a **retail store** used primarily for the sale of grocery and other daily household necessities required to fulfil the day-to-day needs of the surrounding community and may include a video rental outlet.

Convention Facility - see Place of Assembly

Corporation

Means the Corporation of the Township of Baldwin except where reference is made in this By-law to a private corporation, in which case the definition shall mean a body corporate with share capital to which the *Business Corporations Act* applies.

Cottage Industry - see Home Based Business

Council

Means the Council of the Corporation of the Township of Baldwin.

Coverage - see Lot Coverage

Crisis Care Facility

Means a residential facility that is licensed and funded by the Province of Ontario, Government of Canada or an appointed agency, for the short term, temporary care of persons requiring immediate emergency shelter and aid who are living under supervision in a single housekeeping unit and who by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their wellbeing.

Cultural Heritage Landscape

Means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as **structures**, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

Custom Workshop

Means a **building** or **structure** or part of a **building** or **structure** used by a trade or craft for the individual custom production of articles. The sale of such products shall be **permitted** as an **accessory use**.

Day Lighting Triangle - see Sight Triangle

Day Care, Private Home

Means the **use** of a **dwelling unit** operated commercially for the temporary care of children

Day Nursery

Means an establishment for pre-school-aged children governed by the *Child Care and Early Years Act*.

Deck

Means a **structure** above the ground cantilevered from a **dwelling** or **building** or supported by the ground with no roof or walls except for visual partitions and which is **used** as an outdoor living area.

Derelict Vehicle

Means any **motor vehicle**, or snowmobile that is not in operating condition.

Detached

When used in reference to a **building** or **structure**, means a **building** or **structure** which is not structurally dependent on, nor adjoins on any side, any other **building**.

Development

Means the creation of a new **lot**, a change of land **use**, or the construction of **buildings** and **structures** requiring approval under the *Planning Act* and shall be taken to include **redevelopment**, but does not include activities that create or maintain infrastructure authorized under an environmental assessment process, works subject to the *Drainage Act*, or underground or surface mining of minerals or advanced exploration on mining lands.

Dish Antenna - see Satellite Dish/Receiver

Dock

Means an **accessory structure** used for the mooring of boats, marine vessels or watercraft which is designed to float freely on the surface of the water and which may be secured or anchored to the **shoreline**.

Drive-Through Facility

Means a **premise** used to provide or dispense products or services through an attendant or a window or an automated machine, to persons remaining in **motor vehicles** that are in a designated **stacking space**, and may be in combination with other land uses. Kiosks within a parking structure necessary for the operation of the parking facility or kiosks associated with a surface parking area are not considered drive through facilities.

Driveway

Means an unobstructed passageway used to provide access to a **lot** from a street or lane.

Driving Range

Means a public or private area operated for the purpose of developing golfing techniques, including miniature golf courses, but excluding a golf course.

Dry Cleaning or Laundry Outlet

Means a **premise** used for the purpose of receiving articles or goods of fabric to be subjected to the process of laundering or dry cleaning at another location and may include facilities for the pressing or ironing of such articles.

Dry Cleaning or Laundry Plant

Means a **premise** in which the business of laundry or dry cleaning is housed and where the cleaning, drying, ironing and finishing of such goods are conducted.

Dwelling

Means a **building** or part of a **building** occupied or capable of being occupied as the home or residence, or sleeping place, by one or more persons, where food preparation and sanitary facilities are provided, but shall not include a hotel or motel.

Dwelling - Accessory

Means a fully-detached **dwelling** which is **accessory** to a **permitted** non-residential use.

Dwelling - Apartment

Means a **building** containing three (3) or more **dwelling units** but shall not include a **row** or **townhouse dwelling** [see **Figure 3.8**].

Dwelling – Accessory Apartment or Apartment-in-a-House

Means a separate and self-contained **dwelling unit** (e.g. includes cooking, sanitation and sleeping facilities) in or added to a **single detached dwelling unit**.

Dwelling - Accessory Dwelling Unit

Means a self-contained **dwelling unit** which is **accessory** to a **permitted** non-residential building other than an **auto service station** or a **repair garage**.

Dwelling, - Additional Residential Unit

Means an additional dwelling unit within a permitted single detached dwelling, semi-detached dwelling, or row house that does not otherwise contain an ancillary residential unit, and includes a dwelling unit in a detached building or structure ancillary to a detached house, semidetached house or rowhouse.

Dwelling - Duplex

Means a **building** that is divided horizontally into two (2) **dwelling units**, each of which has an independent entrance [see **Figure 3.8**].

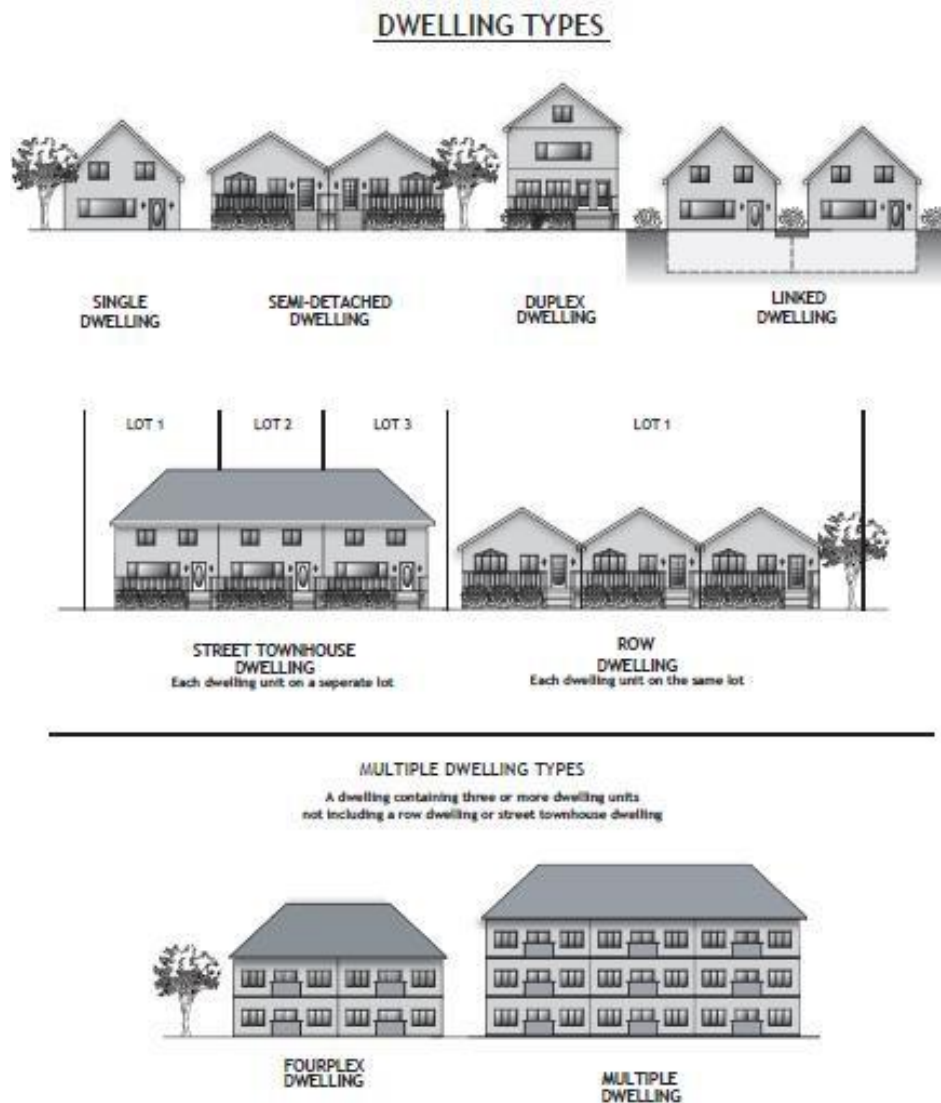
Dwelling - Group or Group Housing or Group Housing Project

Means a combination of dwelling types (e.g. *semi-detached, triplex, row housing, and apartments*) where there are two or more such **dwelling**s located on the same lot, which lot is retained under one ownership.

Dwelling - Mobile Home

Means any **dwelling** that is designed to be made mobile, and constructed or manufactured in accordance with standards set out in the *Building Code* and designed to provide a permanent residence for one or more **persons**, but does not include a **recreational vehicle**.

Figure 3.8: Dwelling Types



Dwelling - Multiple Unit

Means a separate **building** designed exclusively to contain three (3) or more **dwelling units**.

Dwelling - Row or Townhouse

Means a **building** that is divided vertically into three (3) or more **dwelling units**, each of which has an independent entrance at grade. [See **Figure 3.8**]

Dwelling – Seasonal

Means a **dwelling** constructed as a secondary place of residence and is not the principal place of residence of the **owner** or occupier thereof (e.g. cottage).

Dwelling - Semi-detached

Means a **building** on a single foundation divided vertically into two (2) separate **dwelling units** by a common wall [see **Figure 3.8**].

Dwelling - Single-detached

Means a detached **building** containing one (1) **dwelling unit** [see **Figure 3.8**].

Dwelling – Tiny House or Small House

Means a dwelling having a gross floor area of not less than 27.8 m² [300 ft.²] and not more than 41.8 m² [450 ft.²].

Dwelling - Triplex

Means a **building** on a single foundation divided into three (3) separate **dwelling units**, each of which has an independent entrance either directly from the outside or through a common vestibule [see **Figure 3.8**].

Dwelling – Two-Unit

Means a **dwelling** containing two (2) **dwelling units** and for the purpose of this By-law a **Two-Unit Dwelling** may include a **semi-detached dwelling**, a **duplex dwelling**, but shall not include a **converted dwelling** or a **dwelling containing a secondary dwelling unit**.

Dwelling Unit

Means one or more **habitable** rooms or suites of two or more rooms, designed or intended for use by and occupied by one or more individuals as a household in which separate culinary and sanitary facilities are provided for the exclusive use of such household, and with a private entrance from outside the **building** or from a common hallway or stairway inside the building.

Dwelling Unit Area

Means the floor area of a **dwelling unit** measured within the interior faces of the exterior walls of the **dwelling unit**. The unfinished floor area in the **basement** shall not be included in the calculations of the dwelling unit area.

Easement

Means the legal right acquired by contract to pass over, along, upon or under the lands of another and shall be deemed to include an easement for a water, sewer, gas or hydro or communications utility, drainage works, and a street, or road.

Eave

Means a roof overhang, free of enclosing walls, without supporting columns.

Entrance

Means in reference to a **lot**, the area of intersection between a **driveway** and a **street line**.

Equestrian Establishment

Means the **use** of land, **buildings** and **structures** for operation of a horse riding academy, horse riding stables, horse training, handling care, or for the lodging of horses.

Equipment Rental Establishment

Means a **premise** wherein the primary use is the rental of machinery, equipment, furniture and fixtures and other goods.

Equipment Sales, Service and Repair Establishment

Means a **premise** where machinery or equipment for use in construction undertakings, commercial vehicles, and other similar goods are kept for sale at retail or wholesale and which may be serviced, washed or repaired and may include an auto body shop. (*Examples include farm equipment, back hoes, floats or trailers.*)

Equipment and Vehicle Storage Yard

Means a **premise** which is used for the storage of machinery and equipment for construction undertakings, commercial vehicles, and other similar goods requiring large areas for **outside storage**. Limited repair of such machinery, equipment, vehicles and goods may be **permitted** in a **building** provided such repair is clearly incidental and secondary to the storage use.

Erect

Means to build, construct, reconstruct, **renovate**, **alter** or relocate and without limiting the generality of the foregoing shall be taken to include any preliminary physical operation such as excavating, grading, piling, cribbing, filling or draining, structurally altering any **existing building** or **structure** by an addition, deletion, enlargement or extension.

Established Grade

Means:

1. When used with reference to a **building**, the average elevation of the finished level of the ground adjoining a wall of the building, measured along the length of the wall, exclusive of any artificial embankments, planters, berms or steps [see **Figure 3.9**];
2. When used with reference to a structure, the average elevation of the finished surface of the ground immediately surrounding such structure;

3. When used with reference to a street, road or highway, the elevation of the street, road or highway established by a **public authority**.

Existing

Means existing as of the date of the passing of this By-law.

Exterior Side Lot Line - see **Lot Line, Exterior Side**

Exterior Side Yard - see **Yard, Exterior Side**

Factory Outlet

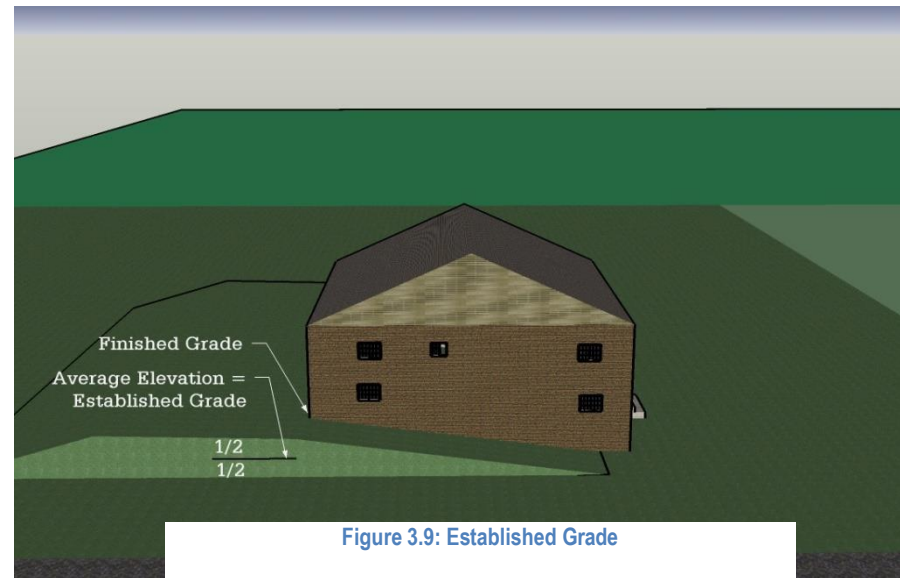
Means a **premise accessory** to a permitted **industrial use** where products or goods that are manufactured or produced on site by that industry are kept for wholesale or retail sale on the same **lot** as the principle **industrial use**.

Fairground

Means land, **buildings** and **structures used** for entertainment, agricultural and related exhibits, competitive events, food concessions, a carnival or midway which are conducted on a seasonal or temporary basis and may include grandstands, barns and other **accessory buildings** and **structures** normally associated with such a **use**.

Farm

Means land **used** for the tillage of soil and the growing of vegetables, fruits, grains, and other staple crops. This definition shall also apply to land used for animal husbandry, dairying or wood lots [see also **Agricultural Use**].



Farm, Hobby

Means land on which a **farm** may be operated primarily for recreational purposes or for home consumption by the occupants of the **dwelling** on the same **lot**, and which is clearly secondary and **accessory** to the **permitted use**. A hobby farm may also include a **farm produce outlet**.

Farm Produce Outlet

Means an **accessory use** to a **farm** which consists of the retail sale of agricultural products produced on the farm where such outlet is located.

Farmer's Market

Means land, **buildings** and **structures used** for the sale of farm products, crafts and other merchandise of a local farming or rural community and designed for individual retailers.

Fence

Means any barrier constructed of chain link metal, wood, stone, metal, brick or other similar materials or combinations of such materials which is erected for the purpose of screening, safeguarding, retaining or enclosing property or delineating property lines.

First Storey

Means the storey with its floor closest to but above grade [see **Figure 3.21**].

Fitness Centre

Means a commercial **building** or part of a **building** in which facilities are provided for recreational or health related activities including but not limited to weight training and exercise classes and may include associated facilities and services such as a lounge, washrooms, showers, and saunas, a day spa, an administrative office, a cafeteria and an **accessory retail outlet** for fitness-related attire, equipment and dietary supplements.

Flea Market

Means:

1. A **premise** where second hand goods, articles and antiques are offered or kept for sale at retail to the general public but shall not include any other retail establishment otherwise defined in this By-law;
2. An occasional or periodic market or sales event held in an open area, which may include a street, or within a **building** or **structure** where independent sellers offer goods, new and used, for sale to the public, but not including private garage sales;
3. A **premise** in which stalls or sales areas are set aside and rented or otherwise provided, and which are intended for use by various unrelated individuals to sell articles that are either home grown, homemade, handcrafted, old, obsolete, or antique and may include the selling of goods at retail by businesses or individuals who are generally engaged in retail trade;
4. A **premise** where food preserves or fresh produce or prepared foods are sold, but does not include a **restaurant**.

Flood Elevation or Floodline

Means a line established by a one in one-hundred-year storm as established by flood plain mapping or by an appropriate **public authority**.

Flooding Hazards

Means the inundation of areas adjacent to a **shoreline** or river or stream system and not ordinarily covered by water along river and stream systems, the flooding hazard is the greater of the flood resulting from the rainfall experienced during a major storm such as the Timmins Storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area; or the one hundred year flood; or a flood which is the greater of the above which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as a standard for that specific area by the Ministry of Natural Resources and Forestry [see **Figure 3.10**].

Flood Plain

For river, stream and small inland lake systems, means the area, usually low lands adjoining a watercourse, which has been or may be subject to **flooding hazards**.

Floor Area, Gross

Means the total area of all floors contained within a **building** measured between the exterior faces of the exterior walls of the building and where there are no walls the total area of a floor within the outer perimeter of the floor [see **Figure 3.11**].

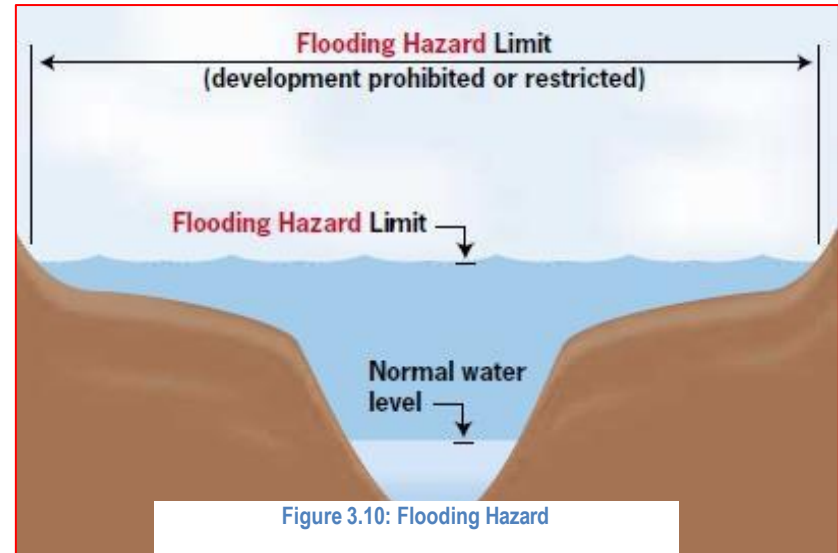
Floor Area, Ground

Means the floor area of the lowest storey of a building approximately at or above the **established grade** excluding any **basement** or **cellar**, which area is measured between the exterior faces of the exterior walls at the floor level of such storey, but excludes car parking areas within the building; and for the purposes of this paragraph the walls of an inner court are and shall be deemed to be exterior walls.

Floor Area, Net

Means the total floor area of usable or **habitable** space above or below grade, measured from the exterior face of the exterior walls of the building or structure but shall not include:

1. Any **private garage, porch, veranda**, unfinished **basement, cellar** or **attic**; or
2. Any part of a **building** or **structure** below grade which is used for building services, storage or laundry facilities; or
3. Any part of the **building** or **structure used** for the storage or parking of **motor vehicles**; or



4. Any part of a commercial shopping area used as a hall way, corridor passageway, utility room, elevator shafts, service/mechanical rooms, garbage/recycling rooms, public washroom, staff locker and lunch rooms, loading areas, balcony or mezzanine not otherwise used for the display or sale are for merchandise.

Figure 3.11: Floor Area

Forestry Use

Means the general raising, management and harvesting of wood and shall include the raising and cutting of fuel wood, pulpwood, saw logs, Christmas trees, other forestry products and silva culture practices.

Front Lot Line - see **Lot Line, Front**

Front Yard - see **Yard, Front**

Frontage - see **Lot Frontage**

Funeral Home

Means a **building** or part thereof used for the purpose of furnishing funeral services to the public, but shall not include a crematorium.

Garage – Detached Private

Means a fully enclosed **accessory building** which is designed or **used** for parking or storage in which there are no facilities for repairing or servicing of a **motor vehicle** for remuneration or commercial use.

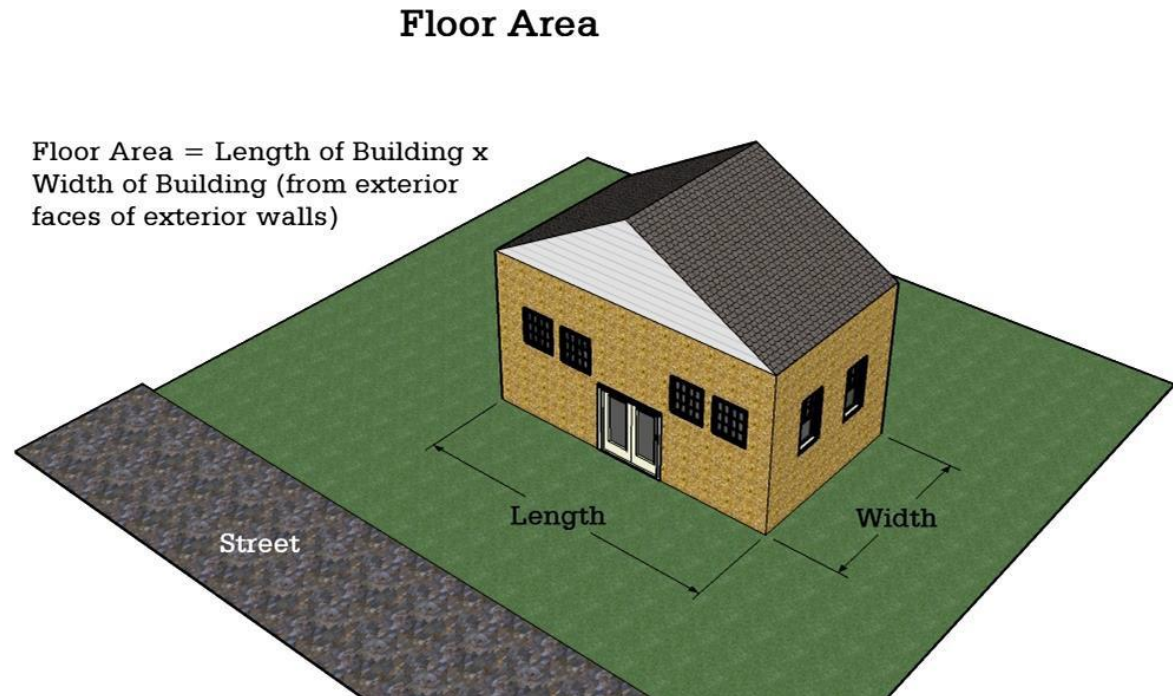


Figure 3.12: Gazebo

Garden Centre - see Commercial Greenhouse, Garden Centre or Nursery

Garden Suite

Means a one-unit detached residential **building** containing sanitary and kitchen facilities that is **accessory** to an **existing** permanent residential **building** and that is designed to be portable, but shall not include a **mobile home**, or a **recreational vehicle**.

Gas Bar

Means one or more pump islands, each consisting of one or more gasoline pumps, and a **building, structure** or booth which may be used by a sales attendant for the sale of gasoline products and convenience items including but not limited to beverages, prepared foods, newspapers, lottery tickets, sundries and may include other **accessory** features such as a comfort station and ATM. [see also **Automotive Service Station**]

Gazebo

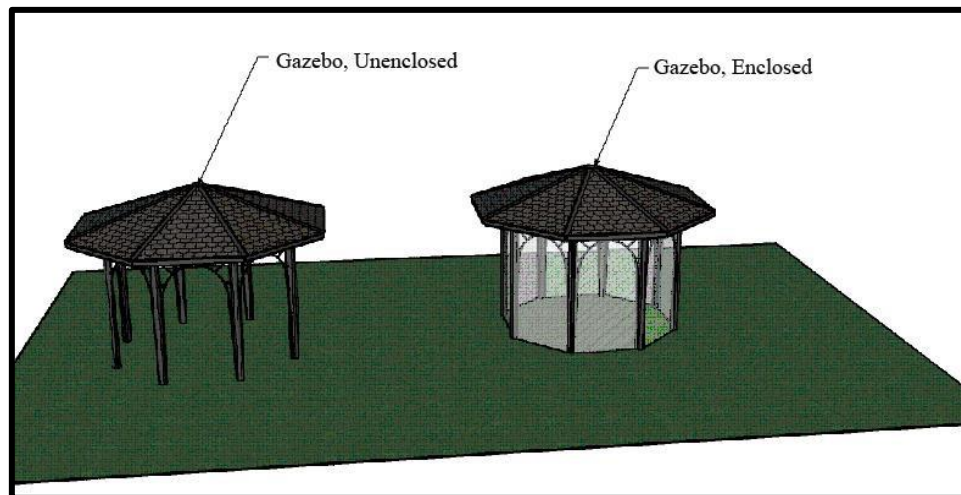
Means a freestanding, roofed **accessory structure** which is not enclosed, except for transparent screening (e.g. glass, netting) and which is utilized for the purposes of relaxation in conjunction with a principle use but shall not include any other use or activity otherwise defined or classified herein [see **Figure 3.12**].

Geothermal Power Facility

Means a heating facility such as a heat pump whose energy source is naturally created from the earth's crust.

Golf Course

Means a public or private area operated for the **principle use** of playing the sport of golf but may also include a **driving** range and such **accessory buildings** and **structures** as are necessary for the operation and maintenance of the golf course including



club house facilities, a **restaurant**, banquet, conference and other uses of a social, recreational and entertainment nature normally associated with golf course development.

Green Roof

Means a roof of a **building** where part of or the entire surface of the roof is intentionally covered with vegetative material.

Greenhouse

Means a **building** used for the growing of flowers, plants, shrubs, trees and similar vegetation which are not necessarily transplanted outdoors on the same **lot** containing such greenhouse.

Granny Flat - see Garden Suite

Green Energy Industries

Means a **building** or **structure** in which products are manufactured for the generation of electricity from non-polluting or renewable source (i.e. wind, sun, geothermal, biomass). Products manufactured by a renewable energy industry may include but are not limited to solar panels, wind turbines, geothermal equipment, and parts or components thereof.

Group Home

Means a single housekeeping unit in a residential **dwelling**, which is registered with the **Corporation**, in which three (3) to ten (10) persons (excluding supervisory or operating staff) live together under responsible supervision consistent with the requirements of its residents for a group living arrangement and which is licensed and/or approved under Provincial Statutes and in compliance with municipal By-laws [see also **Crisis Care Facility**].

Guest Cabin

Means an accessory **building**, located on the same **lot** as the **main building**, which is used for sleeping accommodation but does not contain any cooking facilities and may contain sanitary facilities.

Guest Room

Means a bedroom or suite of rooms, which contains no facilities for cooking and which is **used** or maintained for gain or hire by providing accommodation.

Guest House

Means a private **single detached dwelling** in which the **dwelling** or part thereof is rented for gain or hire as living quarters.

Habitable Room

Means any floor space within a **building** or **structure** designed and intended to be **used** for living, sleeping, cooking or eating purposes as defined under the *Building Code Act*, S.O. 1992, *Chapter 23*, as amended.

Hazardous Lands

Means property or lands that could be unsafe for *development* due to naturally occurring process including lands in a **flood** plain or subject to a **flooding hazard** or erosion hazard and shall include unstable soils and unstable bedrock.

Hazardous Substances

Means substances which individually, or in combination with other substances are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide variety of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

Height

Means the vertical distance between the established grade and:

1. In the case of a flat roof, the highest point of the roof surface or parapet wall, whichever is the highest [see **Figure 3.13**],
or
2. In the case of all other types of roofs, the mean height level between the base of the roof and highest point of the roof [see **Figure 3.14**].

Where the height is designated in terms of storeys, it shall mean the designated number of storeys above and including the **first storey**.

Figure 3.13: Building Height with Flat Roof

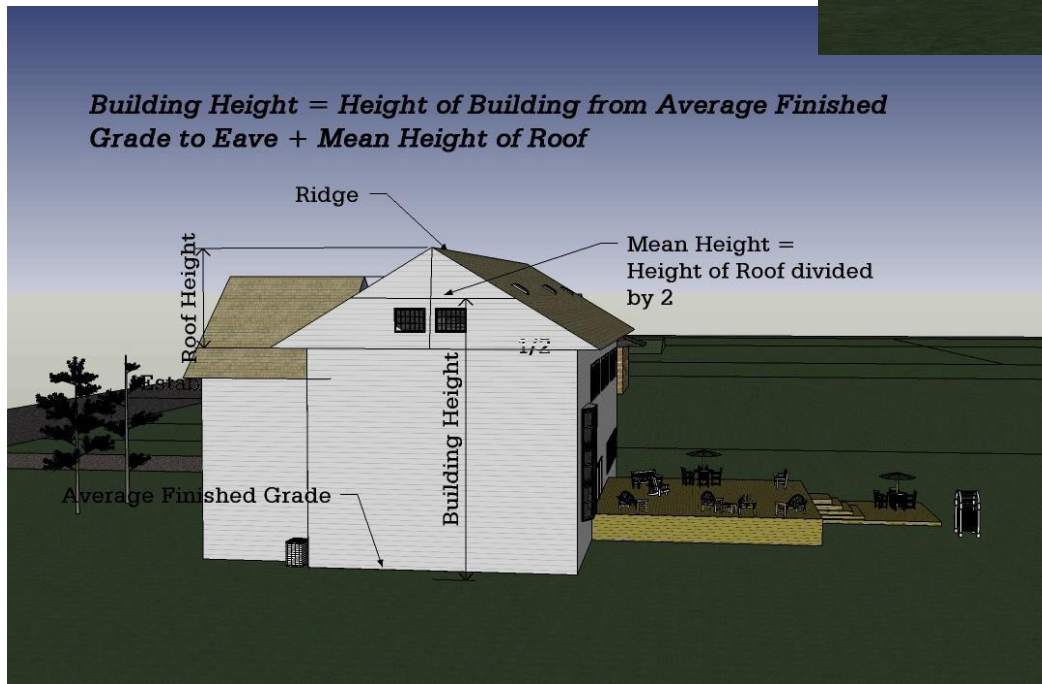


Figure 3.14: Building Height – All Other Roofs

Heliport

Means a landing area or pad used for the landing and take-off of helicopters and may include incidental emergency service facilities, fueling facilities and passenger and cargo areas.

High Water Mark

Means the mark made by the action of water under natural conditions on the shore or bank of a **water body**, which action has been so common and usual and so long continued that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark. Features shall also include a naturel line or mark impressed on the bank or shore or rock, or other distinctive physical characteristics.

Highway

Means a **street** under the jurisdiction of the Provincial government.

Hobby Farm – see **Farm, Hobby**

Home for the Aged – see **Continuum-of-Care Facility**

Home Based Business

Means a privately operated legal occupation, enterprise or business which is carried out as an **accessory use** to a **dwelling unit** for pursuits conducted by the occupant thereof and any employees and is compatible with a domestic household.

Home Industry

Means any privately operated legal occupation, enterprise or business which is carried out as an **accessory use** to the main agricultural or rural **residential use** of a property and only by the occupant thereof and any employees and is compatible with a domestic household.

Hotel

Means a **building** designed or **used** for the accommodation of the travelling or vacationing public, with or without **accessory uses** such as a **restaurant**, meeting rooms, **swimming pool**, facilities for the temporary exhibition and sale of goods on an

intermittent basis, **premise** licensed under the *Liquor License Act* and includes any establishment containing **guest rooms** which is defined as a “Hotel” in the *Hotel Registration of Guests Act, R.S.O. 1990, H. 17* and shall also include a **motel** and hostel, but shall not include any **residential use** or **boarding house use**.

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.

Individual On-site Sewage System

Means systems under the *Building Code Act, 1992* that are owned, operated and managed by the owner of the property upon which the system is located.

Individual On-site Water System

Means individual autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

Industrial Use

Means the use of land, **building** or **structures** for the purpose of manufacturing, assembling, making, preparing, inspecting, ornamenting, finishing, treating, altering, repairing, warehousing, or storage or adapting for sale of any goods, substances, article or thing, or any part thereof and the storage of building and construction equipment and materials as distinguished from the buying and selling of commodities and the supplying of personal services. This definition does not include a mine, **pit** or **quarry** or obnoxious industry. **Accessory uses** may include transportation, wholesaling, storage, shipping and receiving incidental to the **industrial use**.

1. Class I Industry - Light Industrial

Means a place of business for a small scale, self-contained plant or **building** which produces, manufactures, assembles or stores a product which is contained in a package and has a low probability of fugitive emissions e.g. noise, odour, dust and vibration. Such industries operate in the daytime only with infrequent movement of products and /or heavy trucks and no outside storage. ‘Light Industrial Uses’ or ‘Class I Industry’ is a classification and other uses defined in this By-law may be classified as such.

2. Class II Industry - Medium Industrial

Means a place of business for medium scale process and manufacturing with outdoor storage of wastes or materials (e.g. it has an open process) and where there are periodic or occasional outputs of fugitive emissions e.g. noise, odour, dust and/or vibration. Shift operations occur and there is frequent movement of products and /or heavy trucks during daytime hours. 'Medium Industrial Uses' or 'Class II Industry' is a classification and other uses defined in this By-law may be classified as such.

3. Class III - Heavy Industrial Uses

Means a place of business for uses characterized as having emissions such as noise, smoke, odour, fumes or vibrations or extensive outside storage as part of their normal operations. Such uses include sawmills, pulp and paper mills, refineries, smelting operations and similar uses which are intended to be secluded from residential or other **sensitive land uses** in order to limit any potential **adverse effects** on the environment or the surrounding areas and public health. 'Heavy Industrial Uses' or 'Class III Industry' is a classification and other uses defined in this By-law may be classified as such.

Institutional Use

Means any land, **building**, **structure** or part thereof **used** to provide non-profit or non-commercial purposes for governmental, educational, charitable, fraternal or other public services.

Junk Yard - see Wrecking Yard

Kennel

Means a commercially operated **building** or **structure** where dogs, cats or other small animals are kept, trained, bred or boarded, but does not include an **animal shelter**. [See also **Animal Shelter**]

Landfill Site – see Waste Management Facility

Lane

Means a public thoroughfare other than a **street** or pedestrian way, improved or not, which has a right-of-way width of 10 m or less and which provides a secondary means of for vehicular traffic to abutting **lots** and which is not intended for general traffic circulation.

Laundromat

Means self-serving clothes washing establishment containing one or more washers and drying, ironing, finishing or other incidental equipment, and may include a laundry receiving depot.

Licensed Cannabis Production Facility

Means the use of land, buildings or structures for the cultivation, processing, testing, destructions, packaging and shipping of marijuana used for medical purposes as approved and regulated by Health Canada.

Livestock

Means animals associated with an **agricultural use** such as but not limited to cattle, horses, goats, poultry, sheep, swine or the young thereof, raised for personal use or for commercial purposes.

Livestock Facility

Means one or more barns or permanent **structures** with livestock-occupied portions, intended for the keeping or housing of livestock and includes all manure or material storages. (Minimum Distance Separation Formulae Implementation Guidelines)

Livestock Sales Outlet

Means a **building** or **structure** where **livestock** are bought and sold.

Loading/Delivery Space

Means an unobstructed area of land which is used for the temporary parking of one or more commercial motor vehicles while merchandise or materials are being loaded or unloaded from such vehicle.

Logging Operation

Means an area of land and/or **building** of a logging contractor where equipment and materials are stored and may include repairs to logging equipment.

Figure 3.15: Lot Definitions

Loft-Above-a-Garage

Means the portion of a **private garage** either attached or detached located above the vehicle storage area which is used for sleeping accommodation and may include sanitary facilities but not cooking facilities.

Lot

Means a parcel of land which is capable of being legally conveyed in accordance with the *Planning Act*.

Lot Area

Means the total horizontal area measured within the limits of the **lot lines** of the **lot** excluding the horizontal area of any **flood plain** or wetland area located on such **lot**. [See **Figure 3.1**]

Lot, Corner

Means a **lot** situated at an intersection of two or more streets, or at the intersection of two parts of the same street which have an interior angle or intersection of not more than one hundred and thirty-five (135) degrees.

Where such street lines are curved, the angle of intersection of the street lines shall be deemed to be the angle formed by the intersection of the tangents to the street lines, drawn through the extremities of the **side lot lines**. In the latter case, the corner of the lot shall be deemed to be that point on the street line nearest to the point of intersection of the said tangents, and any portion of a corner lot distant not more than 30 m (98.4 ft.) from the corner measured along the street line shall be deemed to be an **interior lot** [see **Figure 3.15**].

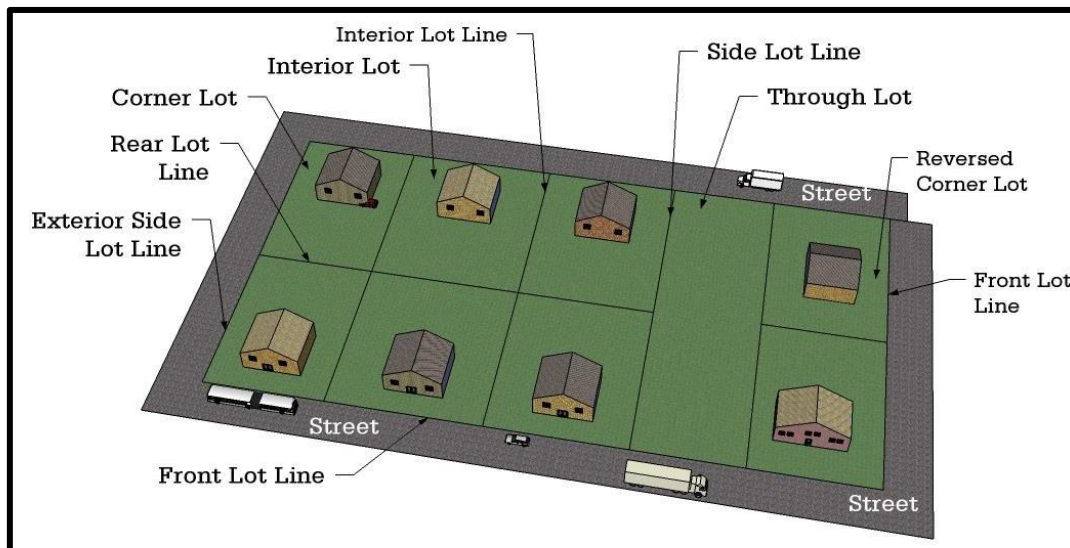


Figure 3.16: Lot Coverage

Lot Coverage

Means that percentage of land or **lot** area covered by **buildings** and **structures** above ground level and which excludes that portion of such land or lot area which is occupied by a building or portion thereof which is completely below ground level, and shall exclude a fence, patio, landings, steps, ramps, retaining wall, root cellar, a sewage disposal system and an in-ground swimming pool or hot-tub [see **Figure 3.16**].

Lot Depth

Means the horizontal distance between the **front** and **rear lot lines**. If the **front** and **rear lot lines** are not parallel, "lot depth" shall mean the length of a straight line joining the middle of the **front lot line** with the middle of the **rear lot line**. If there is **no rear lot line**, "lot depth" shall mean the length of a straight line joining the middle of the front lot line with the apex of the triangle formed by the **side lot lines** [see **Figure 3.17**].

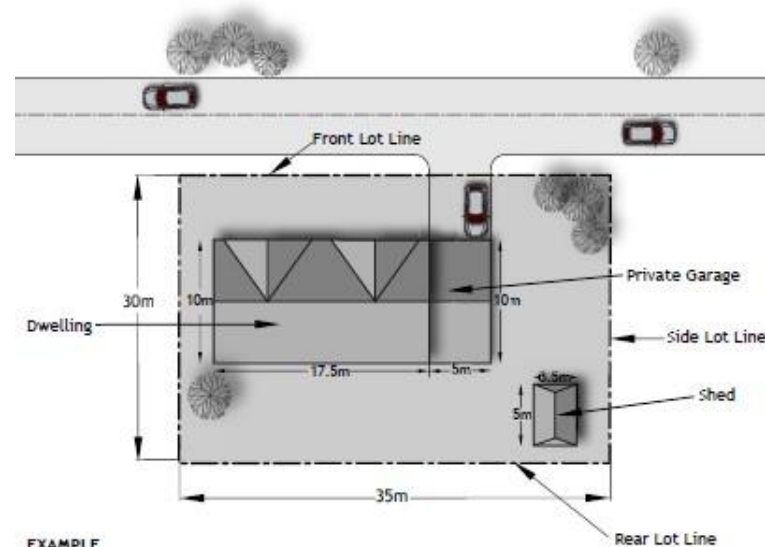
Lot Frontage

Means the horizontal distance between the **side lot lines**. Where such **side lot lines** are not parallel, it shall be the width of a **lot** measured between the intersections of the **side lot lines** with a line equal to the **front yard setback** back from and parallel or concentric to the **front lot line**. Arc distances shall apply on curved lines [see **Figure 3.17**].

Lot, Interior

Means a **lot** other than a **corner lot** or a **through lot** which has frontage on a **street** [see **Figure 3.15**].

Illustration of Lot Coverage



EXAMPLE

$$\text{LOT AREA : } 30.0\text{m} \times 35.0\text{m} = 1050.0\text{m}^2$$

$$\text{DWELLING : } 10.0\text{m} \times 17.5\text{m} = 175.0\text{m}^2$$

$$\text{PRIVATE GARAGE : } 5.0\text{m} \times 10.0\text{m} = 50.0\text{m}^2$$

$$\text{SHED : } 5.0\text{m} \times 3.5\text{m} = 17.5\text{m}^2$$

$$\text{TOTAL} = 242.5\text{m}^2$$

$$\text{LOT COVERAGE : } \frac{242.5\text{m}^2 \text{ (Building Coverage)}}{1050.0\text{m}^2 \text{ (Lot Area)}} \times 100\%$$

$$= 23.1\%$$

Lot Line

Means a boundary line of a **lot** or the vertical projection thereof. In the case of a **lot line** that has a bend or a series of bends, if the sum of the interior angles or angles of such bends is 130 degrees or greater, then they shall be deemed to be the same **lot line**.

Lot Line - Exterior Side

Means a **lot line** located between the **front lot line** and **rear lot line** and dividing the **lot** from a **street** [see **Figure 3.15**].

Lot Line, Front

Means:

1. In the case of an **interior lot**, the line dividing the **lot** from the **street**, street allowance or **private road**;
2. In the case of a **corner lot**, the shorter **lot line** abutting a **street** shall be deemed to be the **front lot line**;
3. In the case of a **corner lot** with two street lines of equal length, the **lot line** that abuts the wider **street**, or abuts a **highway** shall be deemed to be in the front line, and in the case of both streets being under the same jurisdiction and of the same width, the **lot line** where the principal access to the **lot** is provided shall be deemed to be the **front lot line**;
4. In the case of a **lot** with water access or frontage on a **water body**, or an island, the **front lot line** shall be on the **shoreline**. In the case of a through waterfront lot the longest **shoreline** shall be deemed to be the **front lot line**; [see **Figure 3.18**].
5. in the case of a **private road**, the **lot line** adjacent to the **entrance** shall be deemed to be the **front lot line**;
6. In all other cases not described above, the **front lot line** shall be deemed to be where the principal access or **entrance** to the **lot** is approved.

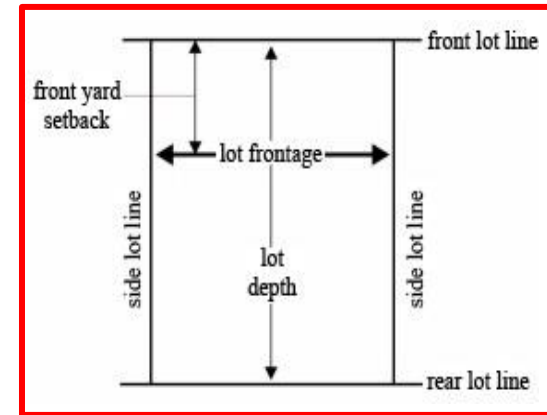


Figure 3.17: Lot Depth and Lot Frontage

Lot Line, Rear

Means the **lot line** furthest from, and opposite to, the **front lot line** [see **Figure 3.15**]. In the case of a **lot** with no **rear lot line**, the point where the two **side lot lines** intersect shall be the **rear lot line**.

Lot Line, Side Interior

Means a **lot line** other than a **front lot line**, **rear lot line** or **exterior side lot line**. On a **lot** with more than four sides, any **lot line** not otherwise defined as a front, rear or side lot line shall be considered as an **interior side lot line** [see **Figure 3.15**].

Lot, Through

Means a lot having a frontage on two parallel or approximately parallel **streets** and where such **lot** qualifies as being both a **corner lot** and a **through lot**, such lot shall be considered as a corner lot [see **Figure 3.15**].

Lot, Width

Means the average horizontal dimension between the two longest opposite sides measured on a line 6 m [19.6 ft.] back from the **front lot line** and parallel to it.

Lot Width, Corner Lot

Means the horizontal distance between the longest **front lot line** and the opposite **side lot line**, measured along a line 6 m [19.6 ft.] back from and parallel to the shorter **front lot line**, except in the case:

1. Where the **front lot lines** are curved, in which case, the **lot width** shall be calculated on the basis that the street lot lines are deemed to be the tangents produced to their points of intersection, from the points of intersection of the side lot lines and curved street lot line; or
2. Where a **corner lot** indicates that a **sight triangle** has been removed or has a rounded corner, in which case, the **lot width** shall be calculated on the basis that the **front lot lines** shall be deemed to comprise the street lines produced to their point of intersection.

ILLUSTRATION OF DEFINITIONS RELATED TO WATERFRONT LOTS

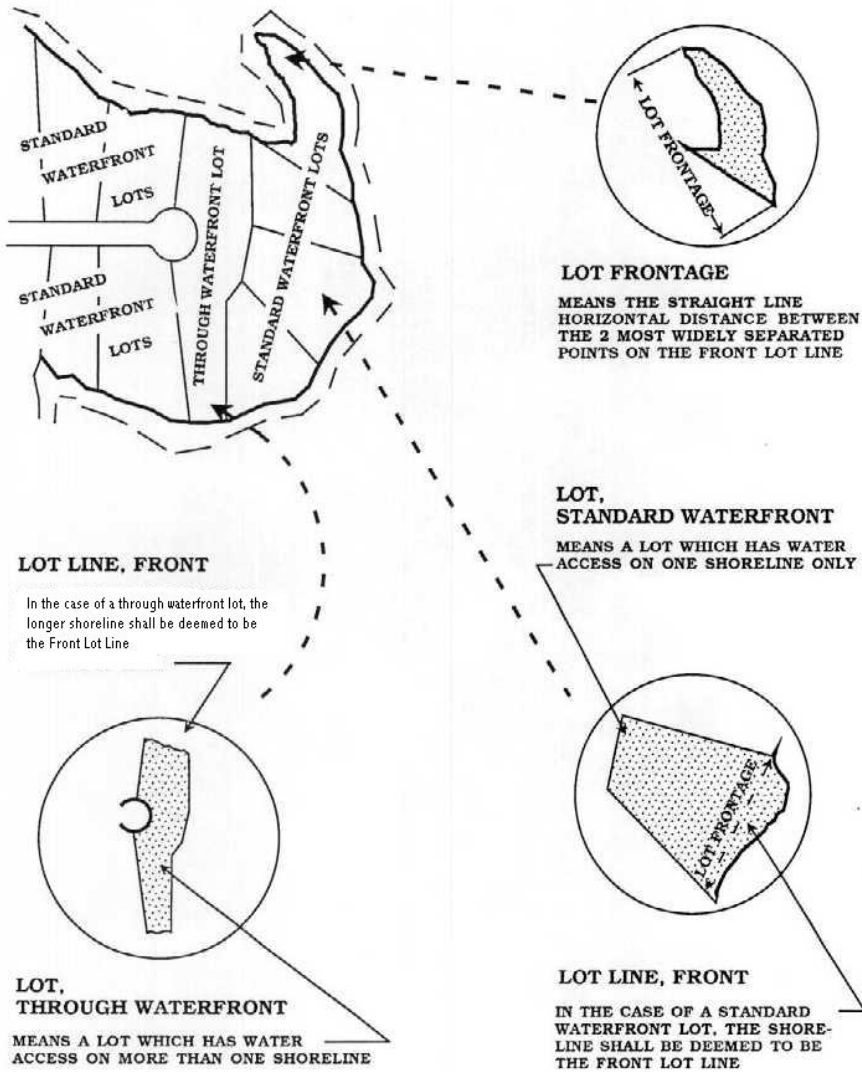


Figure 3.18: Waterfront Lots

Marina

Means a commercial **use**, **building** and/or **structure** with or without docking facilities where boats are moored, berthed, constructed, stored, serviced, repaired or kept for sale or rent, and where **accessory uses** shall include the sale of boat accessories, marine fuels and supplies and pump-out facilities.

Marine Facility

Means a non-commercial **building** or **structure** which is used to moor, berth, or store a boat. This definition may include a boat launching ramp, a boat lift, marine railway, a float hangar, dock or boathouse, but does not include any **building** used for human habitation or a marina. A **marine facility** shall also include a water intake facility and any flood or erosion control structure. No part of a **marine facility** may be **used** as a **dwelling unit**.

Medical Clinic - see Clinic

Medical Marijuana Facility

Means a **premise** approved and regulated under the Canada *Food and Drugs Act* and associated *Food and Drug Regulations*.

Microbrewery

Means a commercial operation where beer is produced at a small scale. A microbrewery may be **permitted** to sell the product that is produced on-site provided that there is no consumption of the purchased product on-site other than sampling. A bar, pub or brewpub shall not be considered a microbrewery. A microbrewery may also sell retail items directly related to the operation on-site.

Micro-cultivation

Means the small scale growing of cannabis plants and harvesting material from those plants, as well as associated activities.

Mine

Means a mine as defined in the *Mining Act*. Mining shall have a similar meaning.

Mine Hazard

Means any feature on a mine as defined under the *Mining Act* or any related disturbance of the ground that has not been rehabilitated.

Mineral Aggregate Operation

Means:

1. Lands under license or permit, other than for **wayside pits** and **quarries**, issued in accordance with the *Aggregate Resources Act*, or successors thereto, or a pits and quarries control By-law enacted under the *Municipal Act*; and
2. Associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products.

Mineral Mining Operation

Means a mining operation and associated facilities, or, a past producing mine with remaining mineral development potential that has not been permanently rehabilitated to another **use**.

Minimum Distance Separation Formulae I and II

Means formulae developed by the Province to separate uses so as to reduce incompatibility concerns about odour from **livestock facilities**.

Mobile Home – see Dwelling – Mobile Home

Mobile Home Park

Means land which has been provided and designed for the location thereon of two (2) or more occupied **mobile homes**.

Mobile Home Site

Means an area, similar to a **lot**, located in a **mobile home park**, intended to be or occupied by a **mobile home** or a **permitted accessory use**.

Mobile Home Yard

Means a line similar to a **front yard**, **rear yard**, **interior side yard** or **exterior side yard** as applied to a **mobile home lot or site**.

Motel

Means an establishment designed or **used** throughout all or part of a year that caters to the accommodation of the traveling or vacationing public, containing one or more **guest rooms**, including all such establishments as defined from time to time by the *Hotel Registration of Guests Act, R.S.O. 1990, c. H.17*, as amended. A **motel** may include **accessory uses** such as a **restaurant**, meeting rooms, **swimming pool**, facilities for the temporary exhibition and sale of goods on an intermittent basis, and **premises** licensed under the *Liquor License Act*.

Motocross Circuit

Means an off-road racing facility conducted on an outdoor enclosed dirt circuit over primarily natural, outdoor terrain and may include spectator facilities such as grandstands or concourses and fast food concessions.

Motor Home - see Recreational Vehicle

Motor Vehicle or Vehicle

Means an automobile, commercial vehicle, truck, **recreational vehicle**, transport tractor, farm tractor, road building machine, bicycle and any vehicle drawn, propelled or driven by any kind of power, including muscular power, but does not include a snowmobile or a street car.

Municipality

Means the Township of Baldwin.

Natural Heritage Features and Areas

Means features and areas, including significant **wetlands**, significant coastal wetlands, other coastal wetlands in Ecoregions 5E, 6E and 7E, fish habitat, significant woodlands and significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Mary's River), habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Nature Trail

Means an area **used** for walking, hiking, cross-country skiing, nature appreciation and similar non-motorized recreational travel.

Non-Complying

Means any **existing building, structure** or **lot** which does not comply with one or more of the zone regulations and standards of this By-law.

Non-Conforming

Means any **existing use, building, structure** or **lot** which is does not conform to the **permitted** use provisions of any Zone in this By-law.

Non-Residential Use

Means a **use, building** or **structure that** does not contain a **dwelling unit**.

Non-residential Zone

Means a C1, C2, C3, I, M1, M2, M3, MX, MIN, OS, or EP **zone**.

Nursing or Convalescent Home - see Continuum-of-Care Facility

Nursery - see Commercial Greenhouse, Nursery or Garden Centre

Office

Means a **building, structure** or part thereof **used** for conducting the affairs of businesses, professions, services, industries, governments, or like activities.

Open Space

Means the open, unobstructed space on a **lot** from the ground to the sky including landscaped areas, pedestrian walkways, patios, **swimming pools** or similar areas but not including any driveway, ramp, **parking spaces** or **aisles, loading spaces** or manoeuvring areas and similar areas.

Open Storage

Means the storage of goods, merchandise or equipment outside of a **building** or **structure** on a **lot** or portion thereof. This definition shall not include a storage use located in a building, a **salvage yard**, a **parking area**, a **loading space** or a **parking space** or an area used for **outdoor display**.

Order Station

Means an ordering box, service window, display board or any other device, including communication equipment, used by the public and operator to facilitate sales and/or services in a **drive-through facility**.

Outdoor Display

Means an area set aside outside of a **building** or **structure**, other than a **parking area, loading space** or **parking space** which is **used** in conjunction with a business located within the building or structure on the same property, for the display of goods, merchandise, equipment and seasonal produce and products and may include garden supplies and Christmas trees, new merchandise or the supply of services.

Owner

Means a mortgagee, lessee, tenant, occupant, or a person entitled to a limited estate or interest in land, a trustee in whom the land is vested, a committee of the estate of a mentally incompetent person, an executor, an administrator or a guardian.

Park

Means an area of land, whether enclosed or not, which is **used** for recreational or leisure uses and may include therein a beach, playground, play field, athletic field, field house, community centre, bleachers, skateboard facility, swimming pool, wading pool, splash pad, greenhouse, botanical gardens, zoological gardens, bandstand, skating rink, tennis courts, bowling green, boat livery, bathing station, curling rink, refreshment concession, **campground**, **fair ground**, and **conservation area**, and associated **accessory uses**.

Parking Area

Means an open area of land, **accessory** to a **permitted use**, not located on a public **street**, **private road** or **lane** which is used for the parking of **motor vehicles**, but shall not include any area where **motor vehicles** for sale or repair are kept or stored.

Parking Lot, Commercial - see Commercial Parking Lot

Parking Space

Means an area used for the temporary parking of one **motor vehicle** or one horse and buggy.

Parking Space, Barrier Free

Means a **parking space** for the temporary parking of a **motor vehicle** used by a handicapped or disabled person (see photo).



Patio

Means a surfaced, open space of land at grade adjacent to a **residential use** which is used as an extension to the interior of the home for private entertainment or leisure activities and is uncovered. In a commercial setting, means an outdoor eating area **accessory** to a **restaurant** where, on a seasonal basis, food and/or refreshments prepared on the **premises** are consumed.

Permitted

Means **permitted** by this By-law.

Permitted Use

Means a **use** which is **permitted** in the **zone** where such **use** is located.

Person

Means an individual, an association, a chartered organization, a firm, a partnership, a corporation, an agent or trustee and the heirs, executors or other legal representatives of a person to whom the context can apply according to law.

Personal Service Establishment

Means a **building** wherein a personal service is performed including but not limited to a barber shop, beauty salon, esthetician, the **premise of an optician**, shoe repair, photographic store, **laundromat** or a **dry-cleaning distribution station** but excludes a manufacturing or fabrication of goods for sale.

Pet Grooming Establishment

Means a **premise** wherein cleaning, clipping and grooming services are provided for domestic pets, but shall not include an **animal shelter** or **kennel**.

Pit

Means land or land under water from which **aggregate** as defined **herein** is being or has been excavated in order to supply material for construction, manufacturing or industrial purposes, but shall not include rehabilitated land or an excavation incidental to the erection of a **building** or a **structure** for which a building permit has been granted by the **Corporation**, or an excavation incidental to the construction of any public works.

Place of Amusement

Means a commercial **premise** wherein amusement facilities are provided such as a video arcade, arcade, billiard or pool room but does not include an **adult entertainment parlour** or **bingo hall**.

Place of Assembly

Means a **building** specifically set aside for and primarily engaged in the operation of arts and craft shows, trade fairs, fashion shows, public meetings, banquets, conference meetings, civic, political, social or religious activities, a private club or a fraternal organization and similar activities.

Place of Worship

Means a building or an open area primarily dedicated to religious worship but may be used for other supportive uses such as a centre for the arts, a community hall, an accessory residential use, a library and similar uses.

Playground

Means a **park** or part thereof which is equipped with active recreational facilities oriented to children [see also **Park**].

Porch or Veranda

Means a covered entrance to a **building** usually with a separate roof and unenclosed and used as an outdoor living space that is accessed by stairs from grade and which provides access to the **first storey** of a **dwelling unit**.

Portable Asphalt Plant

Means a facility with equipment designed to heat and dry **aggregate** and to mix **aggregate** with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process and which is not of permanent construction, but which is to be dismantled at the completion of the construction process.

Portable Concrete Plant

Means a **building** or a **structure** with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process and which is not of permanent construction, but which is to be dismantled at the completion of the construction process.

Premises

Means the area of a **building** and **lot** occupied or **used** by a business or enterprise. In a multiple tenancy **building** occupied by more than one business, each business area shall be considered separate **premise**.

Principle Use

Means the primary purpose for which a **lot, building** or **structure** is **used** or intended to be **used**.

Printing and Processing Service Shop

Means a **building** or part of a **building** used by one or more persons who are employed in the management, direction or conducting of an activity, specifically undertaken to aid an industrial or commercial office use including photocopying, mail processing, receiving, distribution, document finishing, laminating, faxing, publishing and packaging.

Private Club - see Club, Private

Private Garage – see Garage, Private

Private Road

Means a private right-of-way over private property which affords access to two or more abutting **lots** or a road created through the registration of a plan of condominium, but does not include a **street** established or maintained by a **public authority**.

Professional Office – see Office

Public Authority

Means the Township of Baldwin and any Boards or Commissions thereof, and any Ministry or Department of the Governments of Ontario or Canada, or other similarly recognized public agency

Public Service Use

Means any **use** of land, **buildings** or **structures** by or on behalf of a **public authority**, but does not include a **public utility**.

Public Street – see Street

Public Utility

Means a **premise used** for public utility services by the Township of Baldwin, any Boards or Commissions thereof, any Ministry or Commission of the Governments on Ontario or Canada, and shall include utilities that provide electricity, gas, steam, water, telephone, internet or telecommunication services, cable television, transportation, drainage or sewage or refuse collection and disposal services, including a communications facility.

Quarry

Means any open excavation made for the removal of any consolidated rock or mineral including limestone, sandstone or shale, in order to supply material for construction, industrial or manufacturing purposes, but shall not include an excavation incidental to the erection of a building or structure for which a building permit has been granted by the **Corporation**, or an excavation incidental to the construction of any public works.

Railroad Use

Means a **building, structure** or **use** normally associated with a railroad operation subject to the *Railway Safety Act, R.S.C. 1985, c.32 (4th Suppl.)*, as amended.

Reconstruction

Means to re-build, **erect**, place, reconstruct, relocate, repair or assemble a previously **existing building** or **structure** to a habitable condition which may include complete replacement, and may also include:

1. Any preliminary operation such as excavating, filling or draining; or
2. **Altering** any existing **building** or **structure** by an addition, enlargement, extension or other structural change; or
3. Any work which requires a building permit.

'Reconstructed' and 'reconstruction' shall have corresponding meanings. For the purpose of this definition, reconstruction/renovation/restoration may include the complete replacement of a **building** or **structure**.

Recreational Commercial Establishment

Means an establishment, **building** or **structures** where any recreational, social or cultural uses are operated commercially for profit on lands in private ownership, or under lease, such as health clubs, open or enclosed skating or curling rinks, open or enclosed pools, open or enclosed badminton or tennis courts, squash courts, bowling alleys, gymnasias, band shell or open theatre, and other similar uses except as otherwise specifically defined in this By-law. [See also **Bingo Hall**]

Recreational Equipment

Means a portable **structure**, vessel or vehicle that is designed and built to be carried by a **motor vehicle**, or a unit designed and built to be transported or operated under its own power or propelled power, for the purposes of providing recreation enjoyment or travel, and may include boats, boat or vehicle trailers, personal water craft, snowmobiles, all-terrain vehicles (ATVs) or other equipment used for recreational purposes and which are normally stored or parked on a **lot**.



Recreational Vehicle

Means any **vehicle** so constructed that is suitable for being **attached** to a **motor vehicle** for the purpose of being drawn or is propelled by the **motor vehicle** and is capable of being used for living, sleeping, eating or accommodation of **persons** on a temporary, transient or short term basis, even if the vehicle is jacked up or its running gear is removed. Examples include a motor home, tent trailer, a camper trailer, a recreational trailer, a fifth wheel or a bus converted into a motor home. For the purposes of this definition, a **recreational vehicle** shall be considered a **structure** for the purposes of establishing **setbacks** only. A **recreational vehicle** shall not be deemed to include a **mobile home**. The definition of a **recreational vehicle** shall not be interpreted to include **recreational equipment** (see photos).



Recreational Vehicle Campground – see Campground

Recreational Vehicle Sales and Storage

Means a **building** and/or **lot** which are **used** for the display, storage and/or sale of boats, and **recreational vehicles** or recreational equipment.

Recreational Vehicle Repair Garage

Means a **building** used for the repair, servicing, painting, refinishing, restoration or alteration of **recreational vehicles** and boats for gain or profit, but does not include a salvage yard.

Recycling Depot or Transfer Station

Means a special **waste management facility** which only serves as a temporary storage site for clean materials such as glass, paper, cardboard, plastic, white goods, metal, electronics and other similar products which will be transferred to another location for reuse. This definition does not include any other type of waste management system [See also **Waste Management Facility**].

Redevelopment - see Development

Refreshment Pavilion (Chip Wagon)

Means a **premise** that is designed intended or **used** for the sale of food or refreshments to the general public and from which food or refreshment is made available to the customer within a **building** for consumption outside of the **building**.

Renewable Energy System

Means a system that generates electricity, heat and/or cooling from a renewable energy source.

Renovate – see Reconstruction

Residential Care Facility – see Continuum-of-Care Facility

Residential Density

Means the number of **dwelling units** per hectare of **lot area**.

Residential Use

Means the use of land, **buildings** or **structures** for human habitation or as a **dwelling**.

Residential Zone

Means an R1, R2, R3, or R4 **zone**.

Restaurant

Means a **premise**, including a **drive-through service facility**, 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**.

Retail Outlet

Means a single **retail store** which is **accessory** to a permitted **commercial use**.

Retail Store

Means a **building** wherein goods, wares, merchandise, groceries, substances or articles are offered for sale to the general public, and may include the limited storage of goods, wares, merchandise, substances or articles, and shall not include any other **use** defined **herein**.

Retirement Home – see Continuum-of-Care Facility

Riding School – see Equestrian Establishment

Right-of-way - see Easement

Road - see Street

Room, Non-Habitable

Means any room located within a **dwelling** that is not a **habitable** room, including but so as not to limit the foregoing, a laundry room, a pantry, a lobby, a stairway, a closet, a **porch**, a recreation room, a porch, a balcony, a **private garage**, an unfinished attic, a **cellar**, a boiler room and any space used for the service and maintenance of such dwelling or for vertical travel between **storeys**.

Rooming Unit

Means a room or rooms rented as sleeping and living quarters, without cooking facilities and may include an individual bathroom.

Row House - see Dwelling, Row or Townhouse

Rural Zone

Means an M3, MIN, MX, or R **zone**.

Salvage Yard

Means a **lot** and/or **building** or portion thereof where used goods, wares, merchandise, articles, **motor vehicles**, machinery or parts thereof are processed or sold for further use, dismantled or abandoned. This definition may include a junk yard, a wrecking yard, a scrap metal yard, and an automobile wrecking yard on the **premises**.

Satellite Dish/Receiver

Means a structure designed, used or intended to be used to send or receive signals to or from a satellite.

Sauna

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

Sawmill or Planing Mill

Means a **building, structure** or area where timber is cut or sawed, either to finished lumber or as an intermediary step.

Sawmill, Portable

Means equipment which is portable (e.g. may be drawn by a **motor vehicle**) and is **used** on a temporary basis for the cutting of saw logs.

School

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

Seating Capacity

Means the number of persons which can be accommodated in a **building** or **structure** or part thereof in a seated position on chairs, benches, forms or pews.

Self-Storage Facility

Means a commercial **building** or part of a **building** wherein items are stored in separate, secured storage areas or lockers and may include the exterior storage **recreational equipment** and **recreational vehicles**.

Semi-Detached Dwelling - see Dwelling, Semi-Detached

Sensitive Land Use

Means **buildings**, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more **adverse effects** from contaminant discharges generated by a nearby major facility.

Sensitive land uses may be a part of the natural or built environment.

Examples of sensitive land uses may include, but are not limited to: residences, day care centers, and educational and health facilities.

Separation Distance

Means the horizontal distance between **buildings** or **structures** or physical features measured from the closest point of the exterior wall or identifiable boundary of such **building** or **structure**, or of such physical structure.

Septage

Means untreated sanitary waste from a septic tank, privy or holding tank.

Service Outlet or Shop

Means a shop for selling, servicing, repairing, installing or renting items and equipment, including but without limiting the generality of the foregoing: radio or television shop, locksmith shop, small appliance shop, household and carpenter tool shop, shoe repair, a copy shop but shall not include a small engine shop or automotive repairs and automotive services.

Setback

Means:

1. With reference to a **street**, the least horizontal distance between the **front lot line** and the nearest **building line**.
2. With reference to a **water body**, the least horizontal distance between the **high water mark** and the nearest **building line**.
3. With reference to a **building, structure** or land **use** and not applicable under paragraph (1) or (2), shall mean the least horizontal distance from the **building, structure** or land **use** in question; and
4. With reference to a **private road**, shall mean the least horizontal distance between the edge of the travelled portion of the road or surveyed boundary of any **building** or **structure**, or the limit of the road as shown and measured on a survey.

Sewage Works

Means any works for the treatment and disposal of sewage in a waste water stabilization pond and includes hauled sewage.

Shipping Container – see **Storage Container**

Shooting Range or Rifle Club

Means a **premise** for commercial or private recreational target practice, skeet shooting, pistol shooting, rim fire and centre fire, sporting clay range rifle shooting, archery, gun or hunter safety instruction and may include **accessory** facilities

Shoreline

Means a **lot line** or portion thereof which abuts or parallels the **high water mark** of a **water body**. [See also **High Water Mark**.]

Shoreline Buffer Zone

Means a natural area, adjacent to a **shoreline**, maintained or re-established in its natural pre-development state, with the exception of minimal pruning of vegetation, the removal of trees for safety reasons, for the purpose of protecting natural habitat and water quality and minimizing the visual impact of **buildings** or **structures** on a lot, and may include the installation of a pathway or trail providing water access.

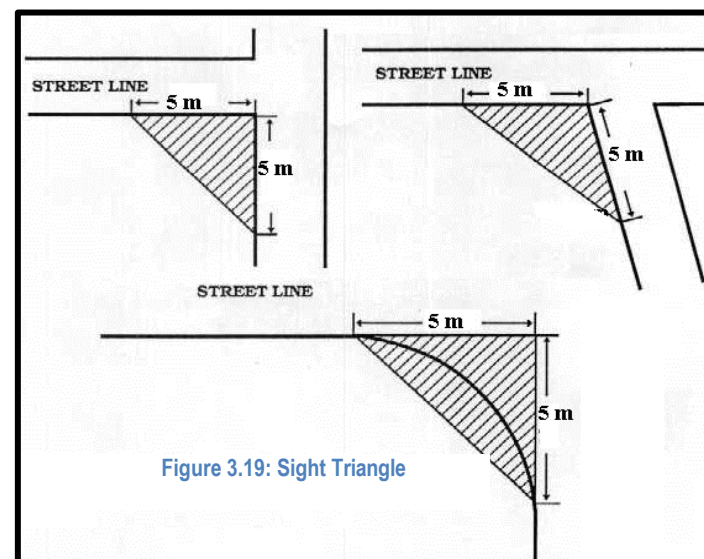
Sight Triangle

Means a triangular space, free of **buildings**, **structures** and obstructions, including vegetation, formed by the street lines abutting a **corner lot** and a third line drawn from a point on a street line to another point on a street line, each such point being the required sight distance from the point of intersection of the street lines [See **Figure 3.19**].

Sign

Means any writing, letter work or numeral, any pictorial representation, illustration, drawing, image or decoration, any emblem, logo, symbol or trademark or any device with similar characteristics which:

1. Is a **structure**, or part of a **structure**, or which is **attached** thereto or mounted thereon; and
2. Which is used to advertise, inform, announce, claim, give publicity or attract attention.



a

Sleep Cabin - see Guest Cabin

Solar Collector

Means a Class 1 or 2 ground mounted or rooftop mounted or wall mounted device under the *Green Energy and Green Economy Act, 2009* with a name plate capacity of less than or equal to 10 kW consisting of photovoltaic panels that collect solar power from the sun (see photo).



Solar Collector, Commercial

Means a Class 3 ground mounted device under the *Green Energy and Green Economy Act, 2009* with a name plate capacity of less than or equal to 10 kW consisting of photovoltaic panels that collect solar power from the sun (see photo).



Solarium

Means a glassed-in **structure** or room projecting from an exterior or main wall of a **building** which may be used for sunning, therapeutic exposure to sunlight, or for a use where the intent is to optimize exposure to sunlight.

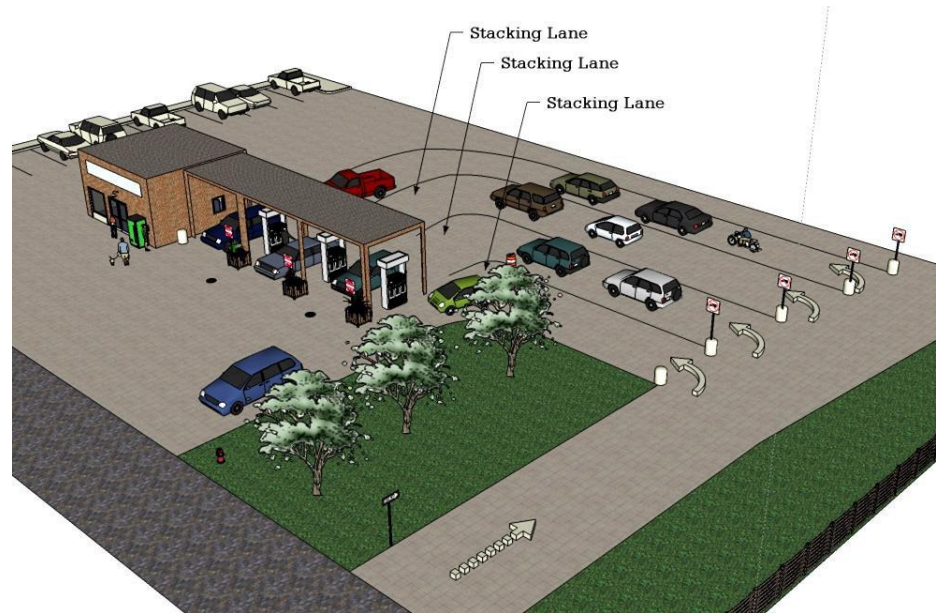
Stacking Lane

Means an on-site lane for motorized vehicles which accommodates vehicles using a **drive-through facility** that is separated from other vehicular traffic and pedestrian circulation. Stacking lanes may be separated by any combination of barriers, markings or signage.

Stacking Space

Means a portion of a **stacking lane** which provides standing room for **motor vehicles** in a queue for a **drive-through facility** while the occupants are awaiting service [see **Figure 3.20**].

Figure 3.20: Stacking Lanes
Figure 3.4:
Accessory Building and Main Building



Storage Container

Means a pre-fabricated metal or steel **accessory building** used for the transport and and/or storage of storage of goods and materials but shall not include the body of a transport trailer, straight truck box or **motor vehicle** [see photos].



Storey

Means that portion of a **building** other than a **cellar** or **basement** included between the surface of any floor and the surface of the floor, roof deck, ceiling or roof immediately above it. [See **Figure 3.21**]

Street

Means an improved public thoroughfare, **lane**, road or **highway** affording principal means of access or **entrance** to abutting properties, and which has been assumed and is maintained year round by a **public authority**.

Street Line

Means the limit of the road or street allowance and is the dividing line between a **lot** and a **street** or a **private road**.

Structure

Means anything constructed or erected, the **use** of which requires location on the ground or attached to something having location on the ground and, without limiting the generality of the foregoing, includes a **recreational vehicle**, a **sign**, a **swimming pool**, a **deck**, and an **individual on-site sewage service** (i.e. septic tank).

Studio

Means a **building** or part thereof used:

1. As the workplace of a cabinetmaker, ornamental welder, photographer, artist, or artisan or any similar artist or craftsman, where unique articles are made or fabricated and offered for sale;
2. For the instruction of art, music, languages or similar disciplines.

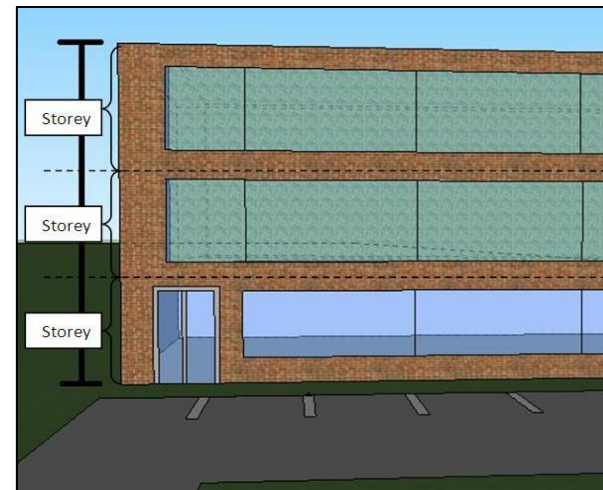


Figure 3.21: Storey

Swimming Pool

Means an open or covered pool designed to be used for swimming, wading, diving or recreational bathing which is at least 50 cm [19.6 inches] in depth and may include a hot tub, inflatable pool or whirlpool but shall not include a natural dug or dammed pond intended for aesthetic or agricultural purposes.

Tavern

Means a "tavern" as defined by the *Liquor License Act*.

Temporary Building

Means a **building** or **structure** intended for removal or demolition within a prescribed time as set out in a building permit.

Temporary Car Shelter

Means a prefabricated temporary **structure** usually constructed with a frame and covered with a tarpaulin or other similar type of fabric or plastic cover **used** primarily for the storage of a **motor vehicle** or other equipment. A **temporary car shelter** must be anchored and designed to be dismantled or removed [see **Figure 3.22**].



Figure 3.22: Temporary Car Shelter

Top of Bank

Means the first significant lake ward break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3:1 measured perpendicularly from the break.

Tourist Establishment

Means land **buildings** or **structures** used for the purpose of sleeping accommodation on a temporary basis by tourists or vacationers, including a **motel**, lodge or **bed and breakfast establishment**, and rental cottage or cabin where more than 3 such rental units occupy the same property, including **accessory uses** such as dining, meeting and beverage rooms and similar uses.

Tourist Outfitters Establishment

Means land, **buildings** or **structures** operated throughout all or part of a year which may or may not furnish overnight accommodation and facilities for serving meals and furnishes equipment, supplies or services to persons in connection with angling, hunting, camping or other similar recreational purposes.

Townhouse - see Dwelling - Row of Townhouse

Trailer, Travel Trailer or Recreational vehicle - see Recreational Vehicle

Trailer Park - see Campground

Transfer Station (See Recycling Depot)

Triplex – see Dwelling, Triplex

Transportation Depot or Truck Terminal

Means land **buildings** or **structures** where commercial vehicles are kept for hire, rental and/or leased, or stored and/or parked for remuneration and/or from which such vehicles are dispatched for hire as common carriers and where such land, structure or building may be used for the storage and/or distribution of goods, wares, and merchandise.

Use or Used

Means the purpose for which a **lot** or a **building** or a **structure** is designed, arranged, occupied or maintained.

Use, Accessory – see Accessory Use

Vehicle – see Motor Vehicle

Veterinary Establishment - see Animal Shelter

Video Rental Outlet

Means a **building** or part of a building wherein the primary *use* is the rental of video tapes and may include the rental of video cassette recorders video cameras, video games, DVDs and similar electronic devices.

Warehouse

Means a **building** or **structure** or portion thereof used or intended to be **used** for the bulk storage and distribution of goods, merchandise, or materials but shall not include a **transportation depot**.

Waste Management Facility

Means land or a site which is licensed or approved by the Ministry of the Environment and Climate Change and/or its agents where ashes, garbage, refuse, domestic waste, industrial waste, or municipal refuse compost, excluding radioactive or toxic chemical wastes is disposed of or dumped. This definition shall include waste transfer stations and recycling depots [see also **Recycling Depot**].

Water Access Lot

Means a **lot** that is accessed by a navigable **water body** only.

Water Body

Means any bay, lake, river, natural watercourse or canal but excluding a drainage or irrigation channel.

Wayside Pit

Means land from which unconsolidated **aggregate** is removed by means of open excavation on a temporary basis for use by a road authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

Wayside Quarry

Means land from which consolidated **aggregate** is removed by means of open excavation on a temporary basis for use by a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

Welding Shop

Means a **building** or **structure** or part thereof where metal products are joined, repaired or shaped by welding but no mass productions shall be involved.

Wellness Centre

Means a **premise** devoted to the actively sought goal of good health and includes the teaching and practice, in both individual and group sessions, of a range of holistic, alternative and integrative natural health practices and may include meditation, acupuncture, shiatsu, massage therapies, yoga, and healthy eating programs, and may include **accessory uses** such as administrative **offices**, physical fitness rooms, and waiting rooms, directly associated with the **premises**, but excludes a **recreational commercial establishment**.

Wetlands

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

Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

Wholesale Establishment

Means a **building** or part of a building where goods, wares, merchandise or articles are stored in bulk for sale in wholesale quantities but does not include **premises** where any goods, wares, merchandise, substances or articles are offered or kept for sale at retail.

Wind Farm

Means a collection of **wind turbines** all in the same geographical location which are used in combination for the generation of mechanical or electrical generation.

Wind Turbine

Means a Class 1 wind facility with a name plate capacity less than or equal to 3 kW machine designed and used for converting the kinetic energy in wind into mechanical energy or electrical energy.

Wind Turbine, Commercial

Means a Class 2, 3 or 4 wind facility with a name plate capacity greater than or equal to 3 kW machine designed and used for converting the kinetic energy in wind into mechanical energy or electrical energy.

Workshop - see Custom Workshop

Wrecking Yard – see Salvage Yard

Yard

Means an area of open land between a main wall of a **building** and a **lot line** that, except for landscaping or **accessory buildings** and projections specifically **permitted** elsewhere in this By-law, is unobstructed above grade [see **Figures 3.23 & 3.24**].

Yard, Front

Means a **yard** extending across the full width of the **lot** between the **front lot line** and a line drawn parallel or concentric thereto and through the point of the main wall of a **main building** closest to the **front lot line** [see **Figures 3.23 & 3.24**].

Yard, Rear

Means a **yard** extending across the full width of the **lot** between the **rear lot line** and a line drawn parallel or concentric thereto and through the point of the main wall of the **main building** closest to the **rear lot line**. Where there is no **rear lot line**, the **rear yard** shall be measured from the intersection of the **side lot lines** to the closest point of the main wall of the main building [see **Figures 3.23 & 3.24**].

Yard Sale

Means the occasional or infrequent sale (e.g. one or two days annually) of household goods, clothing, furniture, tools, recreational equipment or other second hand articles or sundry items, usually by the households on an individual property, and may include a joint sale by neighbours on the same **street** or a joint sale at a **school**, a **place of worship** or other location.

Yard, Side

Means a **yard** extending from the **front yard** to the **rear yard** between the **side lot line** and a line drawn parallel or concentric thereto and through the point of the main wall of a building closest to the **side lot line** [see **Figures 3.23 & 3.24**].

Yard, Side Exterior

Means a **side yard** adjacent to a **street** [see **Figures 3.23 & 3.24**].

Yard, Side - Interior

Means a **side yard** other than an **exterior side yard** [see **Figures 3.23 & 3.24**].

Figure 3.23: Yard Definitions

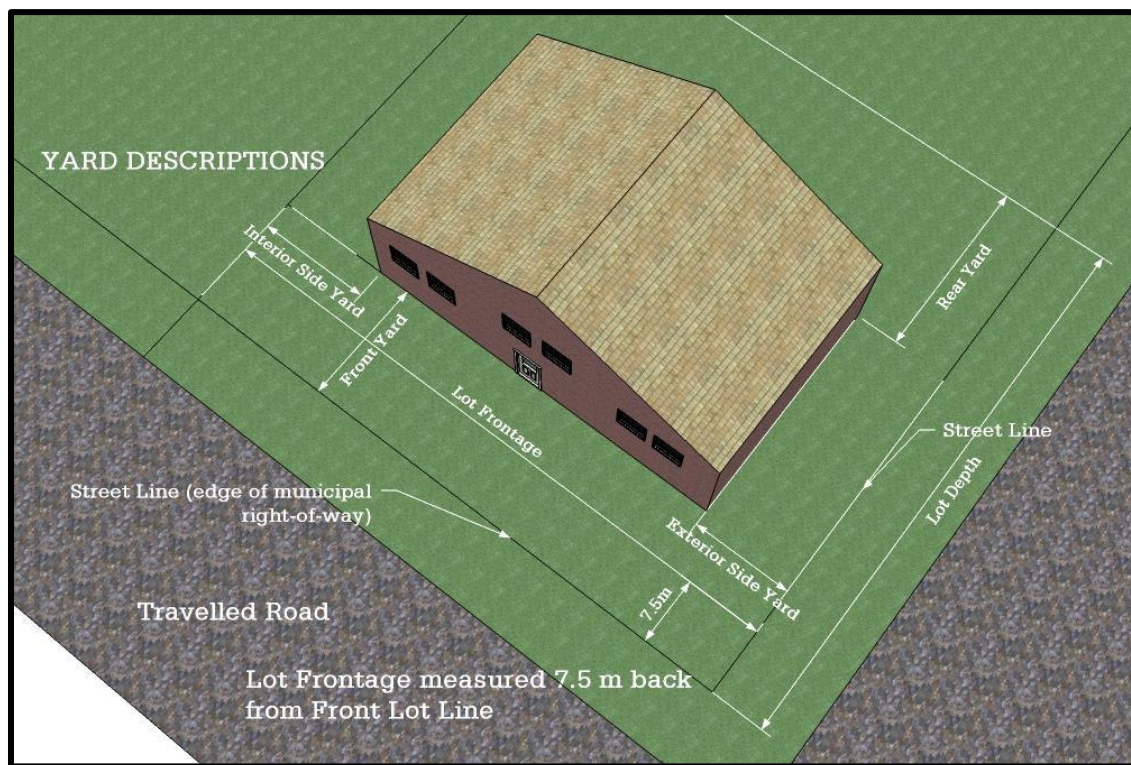
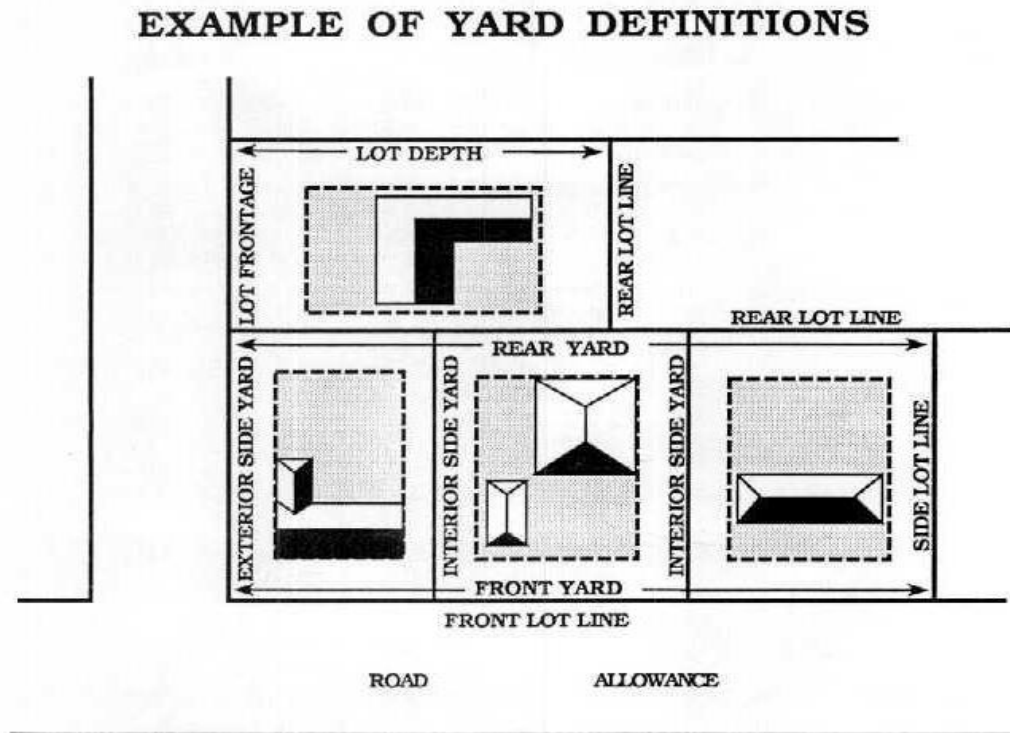
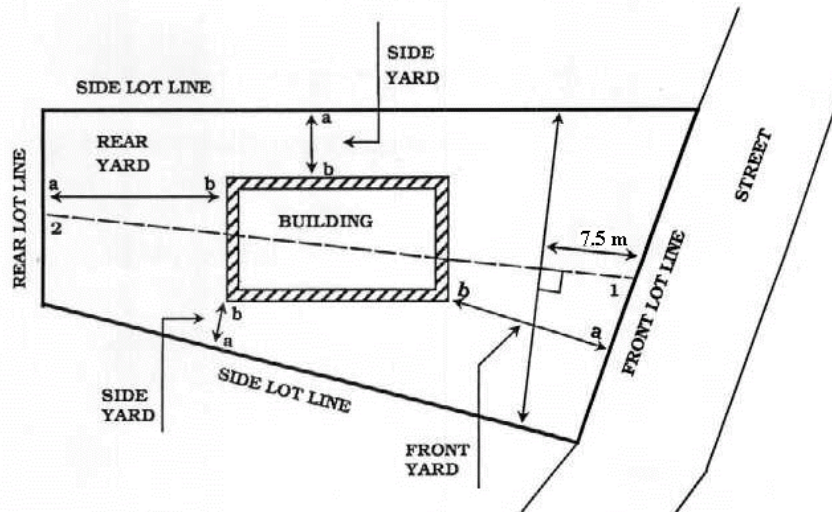


Figure 3.24: Yard Definitions



IRREGULAR LOT **NO PARALLEL LOT LINES** **YARD DEFINITIONS**



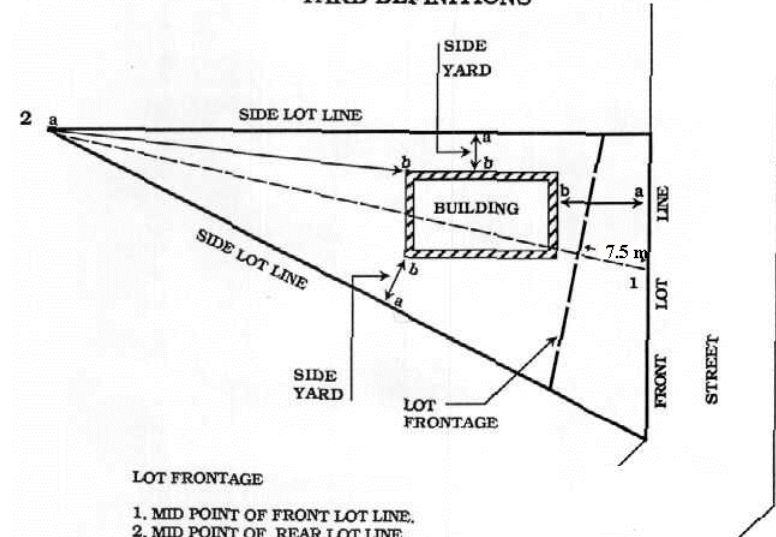
LOT FRONTAGE

1. MID POINT OF FRONT LOT LINE.
2. MID POINT OF REAR LOT LINE.

LOT FRONTAGE MEASURED AT RIGHT ANGLES TO THE LINE JOINING POINTS 1 AND 2 AT A DISTANCE OF 7.5 m FROM THE FRONT LOT LINE.

DISTANCE ab REPRESENTS THE SHORTEST DISTANCE MEASURED BETWEEN THE LOT LINE AND NEAREST PART OF THE MAIN BUILDING. DISTANCE ab MUST BE A MINIMUM DISTANCE SPECIFIED IN BY-LAW.

IRREGULAR LOT **NO REAR LOT LINE** **YARD DEFINITIONS**



LOT FRONTAGE

1. MID POINT OF FRONT LOT LINE.
2. MID POINT OF REAR LOT LINE.

LOT FRONTAGE MEASURED AT RIGHT ANGLES TO THE LINE JOINING POINTS 1 AND 2 AT A DISTANCE OF 7.5 m FROM THE FRONT LOT LINE.

DISTANCE ab REPRESENTS THE SHORTEST DISTANCE MEASURED BETWEEN THE LOT LINE AND NEAREST PART OF THE MAIN BUILDING. DISTANCE ab MUST BE THE MINIMUM DISTANCE SPECIFIED IN THE BY-LAW.

Zone

Means a designated area of land use demarcated on the Schedules attached hereto.

Zone Regulation

Means any provision of this By-law which is listed under the heading "Zone Regulations" or referred to as a ***zoning regulation*** and governs the ***erection*** of any ***building*** or ***structure*** or the ***use*** of land.

Zoning Administrator

Means the officer, employee or such other person as may from time-to-time be designated by Council charged with the duty of enforcing the provisions of this By-law.

Section 4 GENERAL PROVISIONS

Explanatory Note

The General Provisions section of the Zoning By-law sets out regulations which apply regardless of the specific zoning (Section 5). While the zones provide site specific controls corresponding to such items as permitted uses and other restrictions, the General Provisions provide regulations more general in nature. Development must comply with all applicable provisions in the General Provisions in addition to the requirements of the specific zone regulations set out in Sections 5-22.

4.1 Accessory Buildings, Structures and Uses

4.1.1 General

1. **Accessory uses, buildings and structures** shall be **permitted** in all **zones** as set out in the list of permitted **accessory uses** for each specific **zone**.
2. **Accessory uses, buildings and structures** shall comply with the **zoning regulations** for the **zone** in which they are **permitted**. Where there is no minimum setback or other **zone regulation** specified for a **permitted accessory building**, or **structure** the minimum yard requirement or other **zone regulation** of the applicable **zone** shall apply.
3. All **accessory uses, buildings and structures** to a permitted **principal use** or **main building** shall be located on the same **lot** and in the same **zone** as the **principle use** or **main building**.
4. **Accessory uses, buildings and structures** shall not be **erected** or established prior to the **erection** or establishment of the **main building** or **use** except for:
 - a. A **permitted** temporary building [see **Section 4.28**] during the term of an active building permit; or
 - b. An **individual on-site sewage disposal system**;

- c. A **dock** on a **water access lot**.
 - d. A **recreational vehicle** where permitted under **Section 4.21.4**.
 - e. A **detached private garage** provided construction of the primary **building** shall commence within two (2) years of the issuance of the building permit for the **detached private garage**.
5. No **accessory building** or **structure** shall be erected closer to the **front lot line** or the **exterior side lot line** than the minimum **front yard** and **external side yard** setbacks required for the **main building** except for:
- a. A shelter for use by children waiting for a school bus, if such use is located in a **rural zone**.
 - b. A **farm produce outlet** if such **structure** is located in a **rural zone**.
 - c. A freestanding **satellite dish/receiver** or **solar collector** (but not including a **communications facility**);
 - d. Recycling and waste control containers;
 - e. A **sign erected** in compliance with the **zone regulations** of this By-law or a By-law enacted under the *Municipal Act*.
- All such **buildings** or **structures** listed above shall be set back a minimum of 3m [9.84 ft.] from the **front lot line** or **exterior side yard lot line** or **rear lot line** in the case of a water front lot, and shall comply with the **interior side yard** and **rear yard setbacks** in the zone in which they are located.
6. Common **detached private garages** which are detached from the **main building** may be mutually centred on the **side lot line**.
7. A **green roof**, a **geothermal power facility**, a **solar collector**, and a **wind turbine** are **permitted accessory uses** in any **zone**.

8. **Legal non-conforming uses** shall be permitted to have **accessory uses** with the provisions in this section of this By-law and the **zone regulations** of the applicable **zone**.
9. A **detached private garage** may be equipped with sanitary facilities where the sanitary facilities comply with **Section 4.30 – Water and Sewage Disposal Systems**.
10. A **deck** that is detached or attached from a **dwelling unit** is considered an **accessory use**.
11. All fuel storage tanks above or below ground for any fossil fuels or propane shall comply with the *Technical Standards and Safety Act, 2000* and no building permit shall be issued without the prior approval of any equipment or fuel storage facilities by the Technical Standards & Safety Authority.

4.1.2 Accessory Residential Uses

1. One (1) **guest cabin** or one (1) **loft-above-a-garage** above a detached garage shall be **permitted** per **lot** as an **accessory use** to a **permitted dwelling** in an R4 Zone.
2. No **guest cabin** or **loft-above-a garage** above a detached garage shall be located less than 3 m [9.84 ft.] to any **interior lot line** or **rear lot line** or **main building**.
3. No **guest cabin** or **loft-above-a garage** shall be **permitted** on a **lot** occupied by a **garden suite**.
4. 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.
5. Notwithstanding any maximum height in any **zone**, the maximum cumulative maximum height permitted for a garage with a loft-above a garage is 5.5 m [18.04 ft.], with the loft-above a the garage not exceeding 2.8 m {9.5 ft}.
6. The **gross floor area** of a **guest cabin** or a loft above a garage shall not exceed 56 square metres.

7. A minimum of one parking space is required for each **Additional Residential Unit**.
8. 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.

See also **Section 4.1.8 Garden Suites**.

4.1.3 Bed and Breakfast Establishments

1. A **bed and breakfast establishment** shall be **permitted** as an **accessory use** to any **permitted single detached dwelling**.
2. A maximum of four (4) **guest rooms** shall be **permitted** for any one **bed and breakfast establishment**.
3. The **use** of the **dwelling** as a **bed and breakfast** establishment shall not change the residential character of the **dwelling**.
4. **Bed and breakfast establishments** shall not be subject to the **home based business** regulations of **Section 4.11** of this By-law.
5. The **bed and breakfast establishment** shall comply with any applicable requirements of the local Health Unit, the *Building Code*, and the *Fire Code*.
6. One (1) **sign** only not exceeding 1 m² [10.76 ft²] in surface area shall be **permitted** to advertise a **bed and breakfast establishment**. The **permitted sign** may be a freestanding **sign** in a **front** or **side yard** or may be **attached** to a wall of a **permitted building** or **structure**.
7. A breakfast service shall be available to guests.
8. A **bed and breakfast establishment** shall comply with the applicable parking regulations of **Section 4.21** of this By-law.
9. A **bed and breakfast establishment** shall require proper licensing from the **municipality** where applicable.

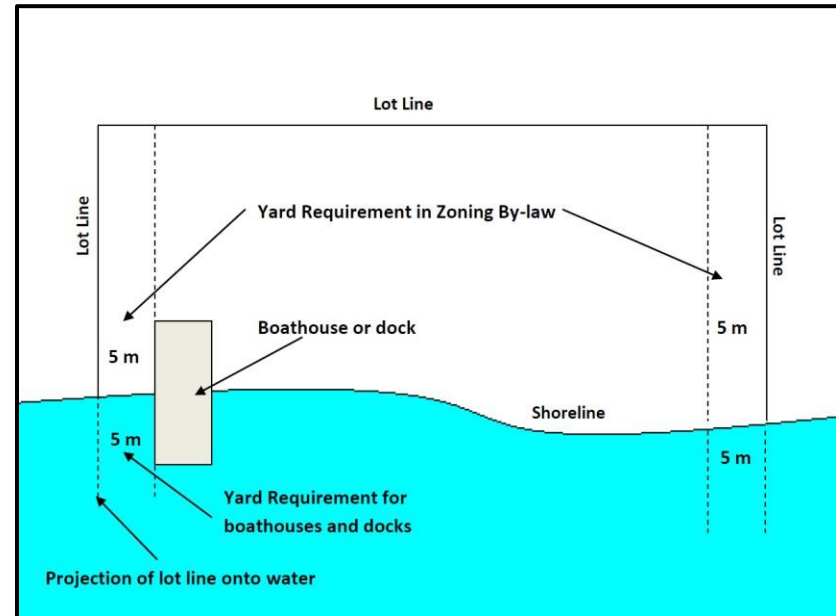
4.1.4 Boat Houses

1. One (1) only single **storey** one-bay **boat house** shall be **permitted** as an **accessory use** to a **permitted seasonal**

dwelling or **single detached dwelling** in an R4 Zone.

Figure 4.1: Boat House Location

2. A **boat house** shall not be **erected** closer than 5 m [16.4 ft.] from the nearest adjacent **lot line** [see Figure 4.1].
3. A **boat house** shall not be **used** for sleeping accommodation or human habitation.
4. A flat roofed **boat house** may be **used** as a roof-top deck or patio.
5. The provisions for **boat houses** in this section shall apply to a **marina** except clauses 4.1.4.1, and 4.1.4.4.



4.1.5 Docks

1. **Docks** shall be limited to floating, cantilevered or post dock construction.
2. No **dock** shall be permitted which constitutes a navigation or safety hazard.
3. In **water bodies** with a width of 150 m [492.1 ft.] or less, no **dock** shall be constructed which will exceed 20% of the width of the adjacent **water body**.
4. No **dock** with a crib area of greater than 15 m² [161.4 ft.²] shall be constructed without a valid permit issued by the Ministry of Natural Resources and Forestry.

4.1.6 Fences in a Residential Zone

Any **fence erected** hereafter within the **municipality** shall conform to the provisions of any Fence By-law as may from time-to-time be enacted under the *Municipal Act* or any provisions for **fences** as hereinafter set out in this By-law as follows:

1. The maximum **height** of a **fence** in any **interior side** or **rear yard** shall be 2 m [6.56 ft.] measured from the **established grade**.
2. The maximum **height** of a **fence** in any **front yard** or **exterior side yard** shall be 1 m [3.28 ft.] measured from the **established grade**.
3. No **fence** shall be erected so as to obstruct a **sight triangle**.

4.1.7 Fences in a Non-Residential Zone

Any **fence erected** hereafter within the **municipality** shall conform to the provisions of any Fence By-law as may from time-to-time be enacted under the *Municipal Act* or any provisions for **fences** as hereinafter set out in this By-law as follows:

1. The maximum **height** of a **fence** in any **yard** of a **non-residential zone** shall be limited to 2.5 m [8.20 ft.] measured from the **established grade** where the **fence** is a chain-link or other similar transparent construction materials or 2 m [6.56 ft.] for any other materials.
2. No **fence** shall be erected so as to obstruct a **sight triangle**.
3. Sections 4.1.6 or 4.1.7 shall not apply to **fences** required for a **public authority** or **communication facilities**.

4.1.8 Garden Suites

Subject to the passing of a site specific temporary use By-law under Section 39 of the *Planning Act*, a **garden suite** shall be permitted as an **accessory use** to a **permitted single detached dwelling** provided:

1. The minimum **lot area** conforms to the **zone** in which the **garden suites** are to be located.
2. The maximum **gross floor area** of the **garden suite** shall not exceed 50% of the **gross floor area** of the **principle dwelling** on the **lot**.
3. The maximum **height** of the **garden suite** shall be one **storey**.
4. The **garden suite** shall be located in a **rear** or **interior side yard** and shall meet the **zone regulations** for building **separation** and **lot coverage** in the **zone** in which the **garden suite** is located.

5. The minimum **setback** from a **rear lot line** or **interior side yard lot line** shall be 3 m [9.84 ft.].
6. A **garden suite** shall not be **permitted** on a **lot** occupied by an **existing guest cabin, loft-above-a-garage** or an **Additional Residential Unit (ARU)**.
(See 4.1.2)

4.1.9 Pumphouse

A pumphouse may be **erected** and **used** in the **shoreline buffer zone** provided its location complies with the minimum **interior side yard setback**.

4.1.10 Storage Containers in a Residential Zone

No **person** shall place a **storage container** in any **residential zone** except in accordance with the following:

1. One (1) only **storage container** shall be permitted.
2. The dimensions of a **storage container** shall not exceed 6 m [19.6 ft.] in length, 2.4 m [7.8 ft.] in width or 3 m [9.8 ft.] in height. No stacking of **storage containers** shall be permitted.
3. No single **storage container** shall be used for human habitation.
4. A **storage container** shall be located in the **rear yard** only.
5. The minimum **separation distance** of a **storage container** from any other **building** shall be 3 m [9.8 ft.].
6. A **storage container** shall comply with all other **yard setbacks** in the **zone** in which the **storage container** is located.
7. A **storage container** shall not be used for the purpose of display or advertising or as a component of a **fence**.
8. A **storage container** not exceeding the dimensions in clause 4.1.10.2 shall be permitted in a **driveway** on a residential property for a period not to exceed five (5) days and only for the purpose of loading or unloading household items during the process of moving, but in no case shall encroach upon a public sidewalk or create a site line obstruction to traffic.
9. A **storage container** shall not be used for the storage of fuels or hazardous materials.

10. Any **storage container** shall meet the requirements of the *Ontario Building Code*.

4.1.11 Storage Containers in a Non-Residential or Rural Zone

1. One (1) only **storage container** shall be permitted in a **non-residential zone** or **rural zone**.
2. The dimensions of any **storage container** shall not exceed 13.8 m [45.2 ft.] in length, 2.45 m [8.0 ft.] in width or 3.1 m [10.1 ft.] in height. No stacking of **storage containers** shall be permitted.
3. No **storage container** shall be used for human habitation.
4. A **storage container** shall be located in an **interior side** yard or the **rear yard** only.
5. No **storage container** shall be located on a designated **parking space, aisle** or access **driveway**.
6. The minimum **separation distance** from any other **building** other than another **storage container** shall be 2 m [6.5 ft.].
7. A **storage container** shall comply with all other **yard setbacks** in the **zone** in which the **storage container** is located.
8. A **storage container** shall not be used for the purpose of display or advertising or as a component of a **fence**.
9. A **storage container** shall not be used for the storage of fuel or hazardous substances.
10. Any **storage container** shall meet the requirements of the *Ontario Building Code*.

4.1.12 Swimming Pools

Private **swimming pools**, both above-ground and in-ground and both open and covered, shall be **permitted** subject to the By-laws of the **Municipality** regarding swimming pools and the following regulations:

1. Outdoor Open Pools

- a. Open Pool areas shall be totally enclosed by a **fence** constructed with vertically boarded wood, chain link, masonry, plastic, metal construction or a material having an equivalent degree of strength and having no rails or other horizontal or diagonal bracing or attachments on the outside that may facilitate climbing and shall have no opening with a horizontal dimension greater than 75 mm [2.4 inches] and having a minimum height of 1.5 metres [4.9 ft.] above the **established grade** and which shall be installed to include a self-closing and self-latching gate which shall be placed at the top of the gate on the pool side;
- b. Where a pool is an above-ground pool, any combination of the pool wall, surrounding **fence** or **structure** totaling a minimum of 1.5 m [4.92 ft.] in **height** above the **established grade** shall be deemed to meet the fencing regulations provided that a self-latching gate or equivalent arrangement is installed to prevent unauthorized entry;
- c. A wall or walls of a **building** or buildings may form part of a swimming pool fence provided that all openings affording access from a **building** directly to an enclosed swimming pool area is/are equipped with a locking device located not less than 1.5 metres [4.9 ft.] from the bottom of the floor;
- d. Any **building** or **structure**, other than a **dwelling**, required for changing clothing or pumping, filtering or storage or any similar purposes shall comply with the provisions respecting **accessory uses** and **structures**.
- e. No part of an outdoor **swimming pool** including an associated apron or platform which is in a front or side yard shall be constructed closer to a street line than the regulations for a **main building** in the zone within which it is located nor closer to the **lot line** in a **rear yard** than the minimum distance required for an **accessory use** or **structure**;

- f. Notwithstanding the foregoing, outdoor **swimming pools** which are accessory to **hotels, motels** and **tourist establishments** may be located in the **front yard** provided the **swimming pool** meets all other regulations of this By-law; and
- g. A **hot tub** shall be exempted from the fence provisions provided that the **hot tub** is adequately secured by a cover equipped with a self-locking device, which cover shall be kept locked in place over the tub when the **hot tub** is not in **use**.

2. Indoor Swimming Pools

Indoor pools shall comply to the **accessory building** regulations contained in **Section 4.1.1** or to the zone regulations where the pool is part of the **main building**.

4.1.13 Temporary Car Shelter

- 1. **Temporary car shelters** shall only be located on a designated **parking space** or **driveway**.
- 2. A **temporary car shelter** may not be a tandem **parking space** in the R1 Zone or on lot within the RU Zone which abuts a highway.
- 3. The following provisions shall apply to a temporary parking shelter:
 - a. Length
 - i. maximum of 6 m [19.6 ft]
 - b. Width
 - i. maximum of 3 m [9.8 ft]
 - c. Vertical clearance
 - i. maximum of 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**.
- 6. The minimum **setback** of a **temporary car shelter** shall be 3 m [9.84 ft.] from a **front yard lot line** or **exterior front yard lot line** and 1.5 m [4.92 ft.] from an **interior side yard lot line**.
- 7. No **temporary car shelter** shall be erected so as to obstruct a **sight triangle**.

(See also **Section 4.25 Sight Triangle.**)

4.2 Automotive Service Station, Gas Bar, Car Wash

Despite any other provisions contained in this By-law, for all **zones** within which an **automotive service station, gas bar** and/or **car wash** are **permitted**, the following **zone regulations** shall apply:

1. Minimum **lot frontage**..... 50 m [164 ft.]
2. Minimum **front yard**..... 15 m [49.2 ft.]
3. Minimum **exterior side yard**..... 15 m [49.2 ft.]
4. Minimum **interior side yard**..... 6 m [19.7 ft.]
5. Minimum **rear yard**..... 10 m [32.8 ft.]
6. Minimum **setback** from a canopy and any **lot line**..... 10 m [32.8 ft.]
7. Minimum **setback** of any pump island from any **lot line**..... 10 m [32.8 ft.]
8. Minimum entrance width for one-way entrance..... 6 m [19.7 ft.]
9. Minimum width for a two-way entrance..... 9 m [29.5 ft.]
10. Maximum entrance width..... 12 m [39.4 ft.]
11. Minimum distance between any two entrances and/or exits..... 22.5 m [73.8 ft.]
12. Minimum distance between an entrance or exit and the intersecting **street lines** on a **corner lot**..... 12 m [39.4 ft.]
13. Minimum number of entrances 2
14. All fuel storage tanks above or below ground for any fossil fuels or propane shall comply with the *Technical Standards and Safety Act, 2000* and no building permit shall be issued without the prior approval of any equipment or fuel storage facilities by the Technical Standards & Safety Authority.

4.3 Buildings to be Moved

No **building** or **structure** shall be moved within the limits of the **Municipality** or shall be moved from outside the **Municipality** into the **Municipality** unless the **building** or **structure** is a **permitted** use and satisfies all the regulations of the **zone** in which it is to be located.

4.4 Change of Use

A **use** of a **lot, building or structure** which, under the provisions hereof is not **permitted** within the **zone** in which such **lot, building or structure** is located, shall not be changed except to a **use** which is **permitted** within such **zone** or as otherwise authorized by the Committee of Adjustment under Section 45(2) of the *Planning Act*.

4.5 Cumulative Standards

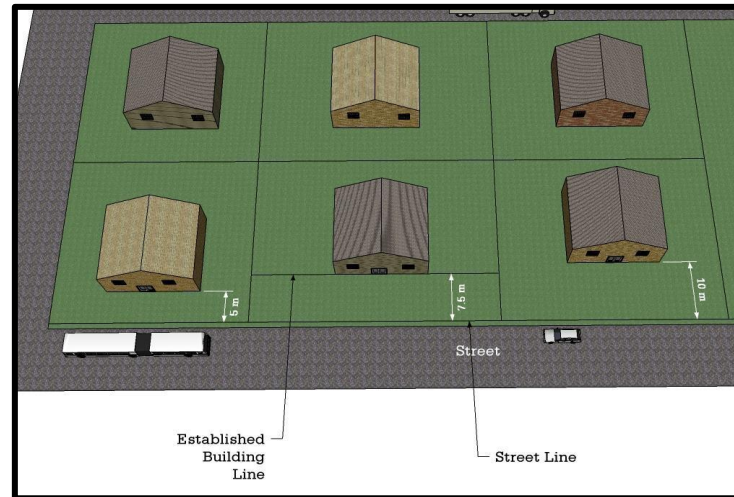
Example of cumulative standards: where a lot is to be developed for a commercial use and an accessory dwelling, the number of parking spaces required would include the combined total of those for the commercial use plus those for the dwelling.

Notwithstanding anything contained in this By-law, where any land, **building** or **structure** is **used** for more than one purpose, all provisions of this By-law relating to each **use** shall be complied with.

4.6 Established Building Line in Built-up Area

Despite any other **zone regulation** of this By-law, in any **residential zone** (see **Section 5.2** for list of **zones**), the **front yard** setback for a **dwelling** to be constructed between **existing buildings** or adjacent to **existing buildings** which are separated by no more than 60 m [196.8 ft.], may be reduced to a setback equal to the average setback of the said **existing buildings** or 6 m [19.6 ft.], whichever is the greatest [see **Figure 4.2**].

Figure 4.2: Established Building Line in a Residential Zone



4.7 Exception Zone

Where a zone symbol is followed by the suffix "-X" this shall mean that a specific exception is being made to one or more of the **zone regulations** of that **zone** for a specific area governed by the By-law. All other applicable provisions of the By-law shall continue to apply. A number after the "-X" (e.g. R-X1) indicates the chronological order of the various exception zones.

4.8 Flood Plain

No **dwelling** shall be constructed or extended or expanded below the regulatory flood elevation of any **water body** (see Section 4.8.3.4) and no person shall use any land or erect, **alter** or **use** any **building** or **structure** in the **flood plain** of any **water body** except in accordance with the following provisions:

4.8.1 Permitted Uses Within the Flood Plain

1. **Buildings** or **structures** intended for flood or erosion control or slope stabilization;
2. **Conservation Use** excluding any **buildings** or **structures**;
3. **Forestry Use** excluding any **buildings** or **structures**;
4. **Parks** excluding any **buildings** or **structures**;
5. Hydro-electric generating facilities;
6. **Marine Facility**;
7. **Marina**; and
8. Infrastructure incidental to a water supply or waste water treatment facility such as a water intake or sewer outfall but not including the **main building** of a water filtration plant or waste water treatment facility.

4.8.2 Prohibited Uses

Buildings and **structures** shall not be **permitted** to locate in **hazardous lands** where the **use** is:

1. An **institutional use** including hospitals, a **day nursery**, pre-schools, school nurseries, a **continuum-of-care facility**, long-term care homes and a **school**.
2. An essential emergency service such as that provided by fire, police and ambulance stations and electrical substations, and
3. Uses associated with the disposal, manufacture, treatment or storage of **hazardous substances**.

4.8.3 Flood Plain Zoning Standards

1. No **building** or **structure** shall be **erected** closer than 15 m [49.2 ft.] from the flood **elevation** or **flood line** of a **water body**.
2. Where no **flood elevation** or **flood line** has been established, the **setback** from the **top of bank** shall be 30 m [98.4 ft.].
3. Lands subject to flooding shall not be included in the calculation of the minimum **lot area**.
4. For the purposes of this By-law, the regulatory **flood elevation** for Agnew Lake is 263.74 m [865.3 ft.].

4.9 Frontage on a Street

No **person** shall erect any **building** or **structure** or **use** any land in any **zone** unless the **lot** upon which such **building** or **structure** is to be **erected** or the land to be **used** has access to and meets the minimum **lot frontage** on a **street**.

4.9.1 Exceptions

Despite the above, access to a **lot** shall be permitted:

1. For a **permitted use** located on an **existing private road, easement** or a **private road** located in a registered condominium.
2. For a resource related **use** located on Crown Land.

3. For a **communications facility**.
4. For a **public utility**.
5. For a **wayside pit or quarry**.
6. For a **water access lot** or an island.
7. For any passive outdoor recreational **use** or activity such as skiing, snowmobiling, hiking, mountain biking or similar activities, and
8. Where all other applicable **zone regulations** are met.

4.9.2 Exception for Existing Agreements

1. Despite **Section 4.9.1** where a development or subdivision agreement exists between the **Municipality** and a land **owner** and is registered on title, access to an unassumed, unopened or unmaintained public right-of-way shall be deemed to comply to the provisions of this section, provided that the development is in conformity with the **zone regulations** set out in the corresponding **zone** or any exception thereto.
2. Despite **Section 4.9.1**, where a legal right-of-way or a registered on title and provides for a right-of-way to an **existing lot** which is developed for a **single detached dwelling** or **seasonal dwelling**, such uses shall be deemed to comply with the provisions for access of this By-law.
3. Despite **Section 4.9.1**, where an agreement entered into with the **Municipality** for access via an unopened road allowance is registered on title and provides for an **easement** to an **existing lot** which is developed or intended to be **used** for a **permitted use**, such uses shall be deemed to comply with the provisions for access of this By-law.

4.10 Group Homes

A **group home** shall be **permitted** in all **residential zones** provided the **lot** is located on an improved **Street** only and not a **private road**.

4.11 Home Based Businesses

4.11.1 Scope of Permitted Home Based Businesses

The following **home based businesses** shall be **permitted** in any **zone** where a **home based business** is **permitted**:

1. Professional and consulting services including but not limited to an architect, engineer, financial advisor, accountant, consultant, legal services, physician, teleworker.
2. Instructional services include but not limited to music lessons, dance, art, academic tutoring.
3. Home craft businesses including but not limited to quilter, potter, jeweler, painter/visual artist, small scale assembler.
4. **A Day nursery or private home day care.**
5. Distribution sales office, mail order sales or on-line sales and services including but not limited to cosmetics, clothing or small household appliances provided the product or service delivery is primarily from an off-site **non-residential** location.
6. An office for a contractor and trades plumber, electrician.
7. Repair services including but not limited to small appliances, computers and not including auto repair and similar services.
8. High technology uses including but not limited to internet services, office call center services, desktop publishing, computer hardware and software development.
9. Personal care services including but not limited to a hairdresser, barber, massage therapist, aesthetician.
10. Sale of bait for recreational fishing purposes.

11. **Pet grooming establishment**, but not including overnight keeping of animals.
12. A **catering establishment**.
13. A **Studio**.
14. Seed sales
15. Gun repairs
16. The sale of firewood
17. The repair of household appliances
18. **Home based businesses** shall not include an **auto body shop** or **auto repair garage**.

4.11.2 Zone Regulations for Home Based Businesses

1. The **home based business** shall be clearly **accessory** to the main **permitted** residential **use**.
2. A maximum of two (2) **home based businesses** shall be **permitted** in a **dwelling**.
3. The residential external character of the **dwelling** shall not be changed.
4. The business(es) may be conducted entirely within the **dwelling** or may be conducted in an **accessory building** provided that the **home based business** does not occupy more than 140 m² [1,506 ft.²] of the **accessory building** or **structure**. The **home based business(es)** shall cumulatively not occupy more than 25% of the **net floor area** of the **dwelling**.
5. The **home based business** shall be operated by the owner or occupant of the **dwelling** on the **lot** on which the **home based business** is operated.
6. The **home based business** shall not create a public nuisance in regard to noise, traffic, parking or health safety.

7. The business (es) shall be legal and must have obtained the necessary permits or licenses from the **Corporation** and any other applicable government body having jurisdiction. Any licenses shall be deemed to expire on the 31st of December of each calendar year and shall be renewed annually.
8. No **outdoor storage** shall be **permitted** except where the **home based business** is established for the sale of firewood.
9. Only one (1) **sign** shall be **permitted** to advertise the **home based business(es)**. The **sign** shall not exceed 1 m² in surface area. The **permitted sign** may be a free standing sign in a **front** or **exterior side yard** or may be attached to the wall of a **permitted building** or **structure**. The **sign** may be illuminated where the illumination is directed onto the **sign** and complies with **Section 4.12** of this By-law. **Signs** may also be subject to any sign By-law enacted by the **Municipality** under the *Municipal Act*.
10. Parking for **home based business(es)** shall comply with **Section 4.21** of this By-law.

4.12 Illumination

Illumination of **buildings, structures** and grounds shall be **permitted** provided:

1. Illumination does not cause direct or indirect glare on a **street or private road** that may interfere with traffic or pedestrian safety.
2. Illumination does not consist of a colour or be so designed or located that it may be confused with traffic signals.
3. Illumination does not cause direct or indirect glare on land or **buildings** or **structures** on any adjacent property that creates a public health or safety issue.

4.13 Kennel

A **kennel** shall only be **permitted** in an R Zone.

4.14 Land Suitability For Use

Despite any other provision of this By-law, no **habitable building** or **structure** shall be **erected, altered** or **used** on **hazardous lands**.

4.15 Licenses, Permits and Other By-laws

Nothing in this By-law shall exempt any person from complying with requirements of the Building By-law or any other By-law in force within the **Municipality** or from obtaining any permit, license, permission, authority or approval required by this or any other By-law of the Township of Baldwin or by any other provincial or federal law in force from time to time.

4.16 Loading/Delivery Space Regulations

For every **building** or **structure erected** for a **commercial use, institutional use or industrial use** involving the receiving, shipping or unloading of merchandise or other goods, loading/delivery spaces shall be required in accordance with the following **zoning regulations**:

1. Minimum **loading/delivery space height** clearance 4.25 m [13.9 ft.]
2. Minimum **loading/delivery space width** 3.75 m [12.3 ft.]
3. Minimum **loading/delivery space length** 10 m [32.8 ft.]
4. Minimum **aisle** or **driveway** width leading to a loading/delivery space 6m [19.6 ft.]
5. Minimum no. of **loading/delivery** spaces 0 for net floor area less than 200 m²
6. Minimum no. of **loading/delivery** spaces... 1 for net floor area of 200 m²-1,000 m²
7. Minimum no. of **loading/delivery** spaces 1 for each additional 1,000 m²
8. All loading spaces shall be located within the property boundaries (**lot lines**) of the **lot** on which they are located.
9. Minimum **setback** of any required **loading/delivery space** from any **lot line** shall be 3 m [9.84 ft.].
10. The **loading/delivery space** regulations shall not apply to **existing buildings** or **structures**, but shall apply to any increase in the **net floor area** of an **existing building** or **structure** after the date of the passing of this By-law.

4.17 Minimum Distance Separation and Special Setbacks

Despite the **zoning regulations** in this By-law, no **person** shall **use** any land, **building** or **structure** unless the **use, building** or **structure** complies with the following

4.17.1 Waste Management Facility

1. No development or land use shall be **permitted** within 30 m [98.4 ft.] of the licensed fill area of an active **waste management facility**.
2. No **waste management facility** shall be **permitted** within 30 m [98.4 ft.] from the **high water mark** of any **water body** or **wetland**.
3. No **waste management facility** shall be **permitted** on land covered by water or in any area subject to flooding.

4.17.2 Pits and Quarries

1. No **sensitive land use** shall be **permitted** within 300 m [2984.2 ft.] of the **zone** boundary of a **pit** measured as the shortest horizontal distance between the **lot line** of the **sensitive land use** and the zone boundary of the **pit** or the nearest face of the excavation, whichever is the closest.
2. No **sensitive land use** shall be **permitted** within 1,000 m [3,280.8 ft.] of a **quarry** measured as the shortest horizontal distance between the **lot line** of the **sensitive land use** and the **zone** boundary of the **quarry** or the nearest face of the excavation, whichever is the closest.

4.17.3 Industrial Uses

1. **Class I Industrial – Light Industrial:** The minimum **separation distance** from a **sensitive land use** and a Class I Industrial use shall be 20 m [65.6 ft.] and shall be measured as the shortest horizontal distance between the **lot line** of the **sensitive land use** to the **lot line** of the Class I Industrial Use.
2. **Class II Industrial – Medium Industrial:** The minimum **separation distance** from a **sensitive land use** and a Class II Industrial use shall be 70 m [230 ft.] and shall be measured as the shortest horizontal distance between the **lot line** of the **sensitive land use** to the **lot line** of the Class II Industrial Use.
3. **Class III Industrial – Heavy Industrial:** The minimum **separation distance** from a **sensitive land use** and a Class III Industrial use shall be 300 m [984.2 ft.] and shall be measured as the shortest horizontal distance between the **lot line** of the **sensitive land use** to the **lot line** of the Class III Industrial Use.

4. Where an **industrial use** or **sensitive land use** is an **existing use** and an expansion or extension is proposed, the minimum **separation distance** for a **Class I, II or III Industry** shall be measured from the nearest main wall of the **building** or **structure** occupied by the **sensitive land use** and the nearest main wall of the **building, structure, processing area, assembly or manufacturing area** occupied by the **industrial use**.

4.17.4 Minimum Distance Separation Formulae I and II

1. The most recent version of the **Minimum Distance Separation Formulae I and II** of the Ministry of Agriculture, Food and Rural Affairs shall apply to new or expanding **livestock facilities** and the establishment of **residential uses** or *vice versa* on properties adjacent or in proximity to livestock operations, but shall not apply between a **dwelling** and a **livestock facility** on the same **lot**.
2. **Minimum Distance Separation Formulae I** shall apply to all lots created after March 1, 2017.
3. **Minimum Distance Separation Formulae I setbacks** shall apply to **existing lots** created prior to March 1 2017 which are used exclusively to residential purposes and vacant lots which have a **lot area** greater than 2 ha. [4.94 ac.]
4. **Minimum Distance Separation Formulae I** shall not apply to lot creation for surplus dwellings for an existing **livestock facility** or anaerobic digester on an adjacent lot or on the same lot as the **existing dwelling**.
5. **Minimum Distance Separation Formulae I and II** shall not apply to **agriculture related uses** or on-farm diversified uses with the exception of a food service such as an on-farm tea room or food concession.
6. Despite anything in this By-law to the contrary, where an **existing sensitive land use** that does not comply with the **Minimum Distance Separation Formulae I** is destroyed or rendered uninhabitable by fire or other natural cause, the **building** or **structure** may be reconstructed where the new **building** or **structure** is located no closer to a **livestock facility** than the original building or structure and the **gross floor area** and **height are not increased**.

7. The **Minimum Distance Separation Formulae I** shall not apply to the construction of **accessory buildings** and **structures** to a **permitted existing dwelling** on the property (e.g. **deck, garage, gazebo**, greenhouse, picnic area, **patio**, shed).
8. The **Minimum Distance Separation Formulae I** shall not apply to proposed non-agricultural **uses** within an approved settlement area.
9. The **Minimum Distance Separation Formulae I** shall not apply to any cemetery that is closed to further **use** or receives low levels of visitation.

4.17.5 Water Bodies and Shoreline Buffer Zone

1. Subject to **Section 4.8**, the minimum **setback** from the **high water mark** for **dwelling**, a **non-residential** or **accessory building** or **structure** or an **individual on-site sewage service** shall be 30 m [98.4 ft.] except for a **marine facility** or **marina**. The **setback** shall be measured as the shortest horizontal distance from the nearest main wall of the **building** or the edge of the filter bed/tile bed to the **high water mark**. The **setback** from an intermittent creek may be reduced to 15 m [49.2 ft.].
2. A **shoreline buffer zone** shall be maintained between the **high water mark** and any **permitted use, building** or **structure** except a **marine facility** in a R4, OS and R Zone. A **shoreline buffer zone** may be interrupted to provide for an access way or pathway to a **water body** or to provide for a viewscape of the adjacent or abutting **water body** provided that a clearing of the **shoreline buffer zone** shall not exceed 9 m [29.5 ft.] on a **lot** occupied by a **residential use**.

4.17.6 Wetland

No **dwelling**, non-residential or **accessory building** or **structure** or an **individual on-site sewage service** shall be **permitted** within 30 m [98.4 ft.] of the boundary of a significant **wetland** or fish habitat.

4.17.7 Rail Corridor

No **building** or **structure** shall be **permitted** within 30 m [98.4 ft.] of the right-of-way of a rail corridor.

4.18 Non-Complying and Non-Conforming Buildings and Structures

4.18.1 Reconstruction, Enlargement of a Non-Complying Building or Structure

Nothing in this By-law shall prevent the enlargement, repair, renovation, **reconstruction**, or structural **alteration** of a **building**, or **structure** that **existed** one day prior to this By-law coming into effect, and which does not comply with the **zone regulations** or other requirements of this By-law provided:

1. The enlargement, repair, renovation, **reconstruction**, or structural **alteration** does not increase the situation of non-compliance; and
2. The enlargement, repair, renovation, **reconstruction**, or structural **alteration** does not pose a threat to public health or safety; and
3. All other applicable provisions of this By-law are complied with.

4.18.2 Non-Complying Lots

1. Despite anything else contained in this By-law, where a vacant **lot** having a lesser **lot frontage** and/or **lot area** than is required by this By-law is held under distinct and separate ownership from adjoining lots, according to the register for land in the Land Titles, or Registry Office, on the date of the passing of this By-law, it may be **used** for a purpose **permitted** in the zone in which the said lot is located, provided that no such **lot** has a **lot area** of less than 2,000 m² [21,529 ft.²] in a R4 or OS or R Zone or cannot be adequately serviced with **water and sewage services** and provided all other applicable **zone regulations** in this By-law are complied with.
2. A **non-complying lot** that **existed** on the date of the passing of this By-law, and which does not comply with the minimum **lot frontage** and/or minimum **lot area zone regulations** of this By-law may be enlarged by a lot addition and the resultant **lot** shall be deemed to comply with all the **zone regulations** of this By-law including the minimum **lot frontage** and minimum **lot area**. All **zone regulations** applicable to any **existing buildings** on the resultant **lot** shall thereafter be deemed to comply with the **zone regulations** of this By-law.

4.18.3 Non-Conforming Uses

Nothing in this By-law shall apply to prevent the **use** of any land, **building** or **structure** for any purpose prohibited by the By-law if such land, **building** or **structure** was lawfully **used** for such purpose on the day of the passing of the By-law so long as it continues to be **used** for that purpose. The **non-conforming use** of any land, **building** or **structure** shall not be changed or enlarged except to a **use** which is in conformity with the provisions of the **zone** in which the land, **building** or **structure** is located, or without permission from the Committee of Adjustment pursuant to the *Planning Act*. Where the **non-conforming use** ceases, the **use** will be deemed to have been discontinued.

4.18.4 Reconstruction of a Non-Conforming Use

1. Nothing in this By-law shall prevent the strengthening, restoration or **reconstruction** of any **non-conforming building** or **structure** which existed on the date of the passing of this By-law, provided that the strengthening, restoration or **reconstruction** does not increase the building height, size or volume or change the use of such **building** or **structure**, except such minor changes as may be expressly required for the restoration of the **building** or **structure** to a safe condition.
2. Nothing in this By-law shall prevent the strengthening, restoration or **reconstruction** of any **non-conforming building** or **structure** is destroyed or rendered uninhabitable by fire or other natural cause, provided the **height** and **gross floor area** are not increased, and the new building or structure is erected on the same building footprint.

4.18.5 Prior Building Permits for a Non-Conforming Use

Nothing in this By-law shall prevent the **erection** or **use** of any **building** or **structure** for which a building permit has been issued under the *Building Code Act* prior to 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 *Building Code Act*.

4.18.6 Road Widening Creating a Non-Complying Use

Nothing in this By-law shall prevent the **use** of any land, **building** or **structure** or the **erection** of any building or structure on a **lot** which does not comply to the minimum **lot frontage** and/or **lot area** and/or **front yard setback** and in the case of a **corner lot**, the **exterior side yard setback**, as a result of a road widening taken by the Township of Baldwin or the Ministry of Transportation of Ontario, provided all other **zone regulations** of this By-law are complied with.

4.19 Occupancy Restrictions

Human habitation shall not be **permitted** in any of the following **buildings, structures**, or parts thereof:

1. Any **private garage** or other **building** or **structure** which is **accessory** to a **residential use**.
2. Any truck, bus, coach or streetcar body whether or not the same is mounted on wheels.

4.20 Open Storage and Outdoor Display

No **person** shall use any **lot** or part thereof for **open storage**, or **outdoor display** except as **permitted** by this By-law and as an area which has been specifically designed and set aside for such purpose, is fully integrated with the **principle use** of the **lot** and is in accordance with the following:

1. **Open storage** shall not be **permitted** within any required **front yard** and no closer than 5 m [16.4 ft.] to any **interior side lot line** or **rear lot line**.
2. Where **open storage** areas abut a **residential zone** (see **Section 5.2** for list of zones), the required **setback** of the **open storage** area shall be increased 10 m [32.8 ft.] and shall also be visually screened from any **residential use**.
3. An **outdoor display** area shall be **permitted** as an **accessory** use to any **permitted** commercial use, **industrial use** or public service use provided that the **outdoor display** area does not reduce any required **parking area** or **loading space** area required by this By-law. All **outdoor display** areas shall be setback a minimum of 3 m [9.84 ft.] from any **front lot line** or **interior side lot line**. Despite the above, seasonal sales of Christmas trees or a temporary (i.e. weekend) or a **yard sale** shall be **permitted** to occupy a designated **parking area** but shall be subject to any restrictions otherwise imposed by license or permit by the **Municipality**.

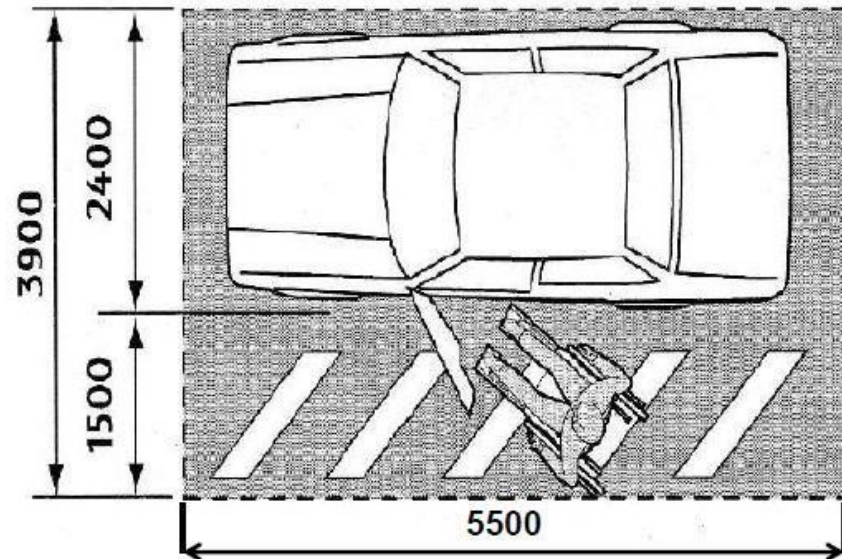
4.21 Parking, Motor Vehicles and Drive-Through Facilities

4.21.1 General

1. Except as provided herein, no **motor vehicles** shall be parked or stored in any **zone** (see **Section 5.2** for list of zones) unless the **motor vehicle** is located within a **garage, carport, driveway, parking area**, or on a **street** as **permitted** by Municipal By-law.

2. No **parking space** in a **residential zone** (see **Section 5.2** for list of zones) shall be used for the outdoor parking or storage of a **motor vehicle** unless such **motor vehicle** is used in operations incidental to the **residential use** of the **lot** on which it is parked or stored and bears a **motor vehicle** license plate or sticker which is currently valid.
3. Each standard **parking space** or **stacking space** in a **stacking lane** shall have a minimum width of 2.6 m [8.5 ft.] and a minimum length of 5.5 m [18 ft.] and each **barrier-free parking space** shall have a minimum width of 3.9 m [12.7 ft.] and a minimum length of 5.5 m [18 ft.] [see **Figure 4.3**].
4. Unless **permitted** elsewhere in this By-law, where two or more uses are **permitted** in any one **building** or **structure** on any **lot**, then the off-street parking regulations for each **use** shall be calculated as if each **use** is a separate **use**, and the total number of off-street **parking spaces** so calculated shall be provided.
5. The regulations for **parking spaces** shall not apply to any **building** or **structure** 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 no change in **use** occurs. If an addition is made to the **building** or **structure** which increases the **gross floor area** or a change in **use** occurs than **parking spaces** for the addition or area changed in **use** shall be provided.
6. Supplementary regulations for **parking spaces** for **dwelling**s in **residential zones** (see **Section 5.2** for list of zones) shall be as follows;
 - a. The **driveway** and **parking space** shall be constructed of crushed stone, asphalt paving, concrete, paver stones or similar materials.
 - b. No more than fifty percent (50%) of the area of any required **front yard**

Figure 4.3: Barrier-Free Parking Space Dimensions



shall be used or constructed as a **driveway** or **parking space**.

- c. No more than fifty percent (50%) of the **lot frontage** shall be used or constructed as a **driveway** or **parking space**.
7. Supplementary regulations for a **parking area** for more than four **motor vehicles** shall be as follows:
- a. The **parking area** shall be constructed of crushed stone, asphalt paving, concrete, paver stones, or similar materials.
 - b. Ingress and egress directly to and from every **parking space** shall be by means of a **driveway**, **lane** or **aisle** having a width of at least 6 m [19.7 ft.] for two-way traffic and 4 m [13.1 ft.] for one-way traffic where parking is angled.
 - c. A **driveway** or **lane** which does not provide ingress and egress directly to a **parking space**, shall have a minimum width of 3.5 m [11.4 ft.] where designed for one-way vehicular circulation or 6 m [19.7 ft.] where designed for two-way vehicular circulation.
8. Where the calculation of the minimum number of **parking spaces** required results in a fraction, the minimum requirement shall be the next higher whole number.
9. **Driveway Entrance Location**
No **driveway** on a **corner lot** shall be located closer than 15 m [49.2 ft.] from the edge of the travelled road of an intersection of a local road or 20 m [65.5 ft.] from the intersection of a collector road or provincial highway.

4.21.2 Barrier Free Parking

One **barrier free parking space** shall be required for any **use** requiring 10 standard **parking spaces** or more and **barrier free parking spaces** shall be provided at a ratio of one **barrier free parking space** for each 25 **standard parking spaces** and shall be included as part of the total number of standard **parking spaces** required.

4.21.3 Drive-Through Facilities

Despite any other **zone regulation** in this By-law, where a **use** of land, **building** or **structure** incorporates a **drive-through facility**, the following **zone regulations** shall apply:

1. A **drive-through facility** shall be a **permitted use** in the C1, C2 and M1 zones.
2. A **drive-through facility** is a **principle use** in combination with another **permitted use** and shall comply with the **zone regulations** in the **zone** in which the **drive-through facility** is located.
3. The minimum dimensions of a **stacking space** in a **stacking lane** shall be 2.6 m by 5.5 m [8.5 ft. x 18 ft.].
4. No part of any **order station** shall be located closer than 10 m [32.8 ft.] from the property boundary of any property or **lot** occupied or **zoned** for a **residential use**.
5. All **drive-through facilities** shall comply with the **zone regulations** for parking as set out in **Table 4.21** of this By-law.
6. **Stacking lanes** for any **drive-through facility** shall be designed to accommodate a minimum of eight (8) **motor vehicles**.

4.21.4 Commercial Vehicle, Recreational Vehicles and Recreational Equipment

No **person** shall in any **residential zone**, **use** any **lot** for parking or storage of any commercial **motor vehicle**, **recreational vehicle** or **recreational equipment** except as follows:

1. The **owner** or occupant of any **lot**, **building** or **structure** in any **residential zone**, may **use** any attached or **detached private garage** located on the **lot** for the housing or storage of one (1) 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 (1) 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.
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.

3. In a **residential zone**, **recreational equipment** and only one (1) **recreational vehicle** may be stored on a **lot** in accordance with the following **zone regulations**:
 - a. No person shall store any **recreational equipment** or **recreational vehicle** on a **lot** or property unless a **main building** has been constructed.
 - b. An attached or **detached private garage** may be **used** for the housing or storage of any **recreational equipment** or **recreational vehicle**.
 - c. Exterior storage shall be limited to an **interior side yard** or **rear yard** of the **lot** and no part of any **recreational equipment** or **recreational vehicle** shall cross a **lot line**, and
 - d. Exterior storage of any **recreational equipment** or **recreational vehicle** shall be permitted in a **front yard** or **exterior side yard** provided:
 - i. The **lot** has a minimum **lot frontage** of 15 m [49.2 ft.], and
 - ii. The **recreational equipment** or one (1) only **recreational vehicle** is stored on a driveway and does not occupy a required **parking space**, and
 - iii. That and no part of any **recreational equipment** or a **recreational vehicle** shall cross a **lot line**.
 - e. A **recreational vehicle** shall not be used for **human habitation**.
4. One (1) only **recreational vehicle** may be stored on a vacant **lot** of record in an R, or R4 zone, and no vacant **lot** of record shall be actively **used** or occupied for a **recreational vehicle** in an R, or R4 zone.
5. No **lot** in any other **zone** shall be **used** for the storage or **use** of a **recreational vehicle** unless otherwise listed as a **permitted use** in the **zone**.
6. The 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 **side yard**.
7. The storage of any derelict **vehicle** shall not be permitted in any open landscaped yard or driveway.
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**.
- 9. 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 vehicles** 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 vehicles** 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.
- 10. 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.

4.21.6 Schedule for Parking Regulations

In any **zone**, the owner or occupant of any **building** or **structure erected**, enlarged or changed in use after the date of passing of this By-law shall provide off-street **parking spaces** in accordance with the minimum number of parking spaces set out in **Table 4.21** as follows:

Table 4.21 – Schedule for Parking Regulations	
USE	MINIMUM NUMBER OF REQUIRED PARKING SPACES
Residential: • Accessory dwelling • Duplex Dwelling • Guest House • Mobile home • Seasonal dwelling • Semi-detached dwelling • Single-detached dwelling	2 spaces per dwelling
Residential: • Accessory Apartment • Apartment dwelling • Multiple-unit dwelling • Row or townhouse • Triplex dwelling	1.5 spaces per dwelling unit, 15% of which shall be reserved as visitor parking where eight or more parking spaces are required

Table 4.21 – Schedule for Parking Regulations

USE	MINIMUM NUMBER OF REQUIRED PARKING SPACES
Residential: • Additional Residential Unit • Bachelor dwelling unit • Boarding house • Dormitory • Garden suite • Senior citizen dwelling	• 1 space per dwelling unit, or 1 space per 38 m² [409 ft.²] whichever is greater • Dormitory or boarding house: 1 space per occupant
Animal Shelter	1 space per 30 m ² [322.9 ft. ²] of gross floor area
Auto body shop, auto repair shop, automotive service station, gas bar, recreational vehicle repair and garage	3 spaces per service bay plus 1 space per employee; minimum 6 spaces
Assembly hall, auction hall, auditorium, banquet facility, dance hall, entertainment establishment, stadium, theatre, bingo hall, funeral home and similar places of assembly	The greater of 1 space for every 4 seats or 1 space for every 12 m ² [129.1 ft. ²] of assembly space
Bed and Breakfast Establishment	1 space for each guest room available to the travelling public in addition to the required parking for the dwelling

Table 4.21 – Schedule for Parking Regulations

USE	MINIMUM NUMBER OF REQUIRED PARKING SPACES
Building supply store, lumber yard, garden centre, nursery, equipment and vehicle storage yard	1 space for each 22 m ² [236.8 ft. ²] of gross floor area and 1 space for each 35 m ² [376.2 ft. ²] of open storage
Car Rental Agency	30 spaces minimum
Clinic, medical marijuana facility	3 spaces per medical practitioner
Convenience store	1 space per 18 m ² [193.7 ft. ²] of gross floor area
Continuum-of-Care Facility	1 space for every 6 patient beds plus 1 space for every 4 employees
Crisis Care Facility	2 spaces minimum in addition to the required parking for a dwelling or if not located in a dwelling, 1 space per 38 m ² [409 ft. ²] of gross floor area
Day nursery	1 space per employee and 1 space per 5 children or 1 space for every 15 children registered or fraction thereof
Drive-through facility	1 parking space per 20 m ² [215.2 ft. ²] of gross floor area

Table 4.21 – Schedule for Parking Regulations

USE	MINIMUM NUMBER OF REQUIRED PARKING SPACES
Equipment Rental Establishment, Equipment Sales Establishment, Equipment Service and Repair Establishment, automotive sales establishment, recreational vehicle sales establishment	1 space per 35 m ² [376.7 ft. ²] of open storage or gross sales area plus 1 space per employee
Factory Outlet, Retail Outlet	1 space per 28 m ² [301.3 ft. ²] of gross floor area plus required spaces for an industrial use or commercial use
Garden centre and nursery	1 space per 30 m ² [322.9 ft. ²] of gross floor area
General business including: adult video rental, animal day care establishment, antique store, bake shop, bank, brewery and winery, catering establishment, commercial and personal service establishment, dry cleaning or laundry outlet, office, grocery store, laundromat, microbrewery, pet grooming establishment, rental store, retail store, service outlet or shop, shopping centre, tourist outfitters establishment, video rental outlet, wholesale establishment	1 space per 28 m ² [301.3 ft. ²] of gross floor area

Table 4.21 – Schedule for Parking Regulations

USE	MINIMUM NUMBER OF REQUIRED PARKING SPACES
Group Home	2 spaces plus the required parking for the dwelling
Home Based Business	A minimum of one (1) parking space and a maximum of three (3) parking spaces shall be permitted in addition to the required parking for the dwelling
Hotel, Motel, Tourist Establishment	1 space per guest unit, plus 1 space per 12 m ² [129.1 ft. ²] of gross floor area dedicated to administrative, banquet and meeting facilities
Industrial use, abattoir, agricultural-related use, bakery, custom work shop, studio,	1 space per 40 m ² [430.5 ft. ²] of gross floor area
Industrial Use for storage including a warehouse, cold storage facility, transportation depot or truck terminal	1 space per 75 m ² [807.3 ft. ²] of gross floor area
Place of amusement, arcade, recreational commercial establishment, fitness centre, massage parlour, wellness centre	1 space for every 4 persons that can be accommodated

Table 4.21 – Schedule for Parking Regulations

USE	MINIMUM NUMBER OF REQUIRED PARKING SPACES
Place of worship	1 space for every 5 seats, fixed or otherwise
Restaurant, Tavern	1 parking space per 10 m ² [107.64 ft. ²]
School - elementary	1.5 spaces per classroom plus 6 spaces for visitors
School - secondary or private	4 spaces per classroom plus 8 spaces for visitors

4.22 Parts of Buildings or Structures Permitted Above Height Level

1. The height regulations in this By-law shall not apply to any of the following:
 - a. Air conditioning system
 - b. Chimney
 - c. Church spire or belfry or turret
 - d. **Communications facility**
 - e. Drying tower
 - f. Elevator or stairway enclosure
 - g. Enclosed mechanical and electrical equipment
 - h. Farm buildings and structures including but not limited to a barn, silo or windmill
 - i. Flag pole
 - j. Hydro electric transmission tower or pole
 - k. Ornamental dome or clock tower
 - l. Receiving and transmitting antenna

- m. Receiving stations
- n. **Satellite dish/receiver**
- o. Skylight
- p. **Solar collector/commercial solar collector**
- q. Ventilating fan or skylight
- r. Water tower
- s. **Wind Turbine/commercial wind turbine**

2. The minimum **setbacks** in all directions for a **communications facility** shall be the equivalent of the height of the tower except where such facility is authorized and/or approved by Industry Canada.

4.23 Permitted Projections

Every part of any **yard** required by this By-law shall be left open and unobstructed by any **structure** from the ground to the sky except that those structures listed in **Table 4.23** shall be **permitted** to project into the minimum yards required by this By-law for the following specified distances:

Table 4.23 – Permitted Projections

STRUCTURE	MAXIMUM PROJECTION INTO REQUIRED YARD
Chimney breasts, cornices, sills, bay windows, pilasters, eaves or gutters, solar collectors where attached to a building, shutters cornices, parapets or other ornamental structures	0.75 m [2.46 ft.] into any required front yard, rear yard or interior side yard
Canopies which are at least 2.13 m (7 ft.) in vertical clearance above the established grade , with or without supporting posts	2 m [6.5 ft.] into any required yard
Canopies for entrances to apartment buildings and commercial buildings	Despite any other provisions in this By-law, a canopy or portico over a major entrance to an apartment building or commercial building may project into the required yard a distance equal to one-half (½) the setback of the building from the street line
Window awnings	1.2 m [3.9 ft.] into any required yard
Steps, ramps and walkways for use by persons with disabilities	No maximum into any required yard provided they are no closer than 0.5 m [1.6 ft.] to any lot line
Porch , uncovered platform landing, patio or deck , balconies or steps	No maximum into any side yard provided they are no closer than 0.5 m [1.6 ft.] to any lot line and 3 m [9.8 ft.] into any required front or rear yard
Air conditioner	0.5 m [1.6 ft.] into any yard
Fire escapes, exterior stair cases from a building having two storeys or more above grade	1.5 m [4.92 ft.] into an interior side or rear yard only

Heat pump or geothermal power facility	1.5 m [5 ft.] into an interior side yard or rear yard
Accessory building	As permitted by and as specified in this By-law
Fences , hedges, shrubs, trees, freestanding walls and retaining walls, flagpoles, light standards, garden trellises, clothes lines, bicycle racks and similar structures or features	No maximum into any yard except with respect to the zone regulations for a sight triangle
Solar collector, wind turbine,	No maximum into any rear yard only provided they are no closer than 3 m [9.8 ft.] to an interior side yard or rear yard lot line
Commercial Solar Collector, commercial wind turbine	No maximum into any yard provided they are no closer than 3 m [9.8 ft.] to an interior side yard or rear yard lot line or 10 m [32.8 ft.] from a street line

4.24 Prohibited Uses

The following **uses** are prohibited in any **zone**, unless otherwise permitted by this by-law:

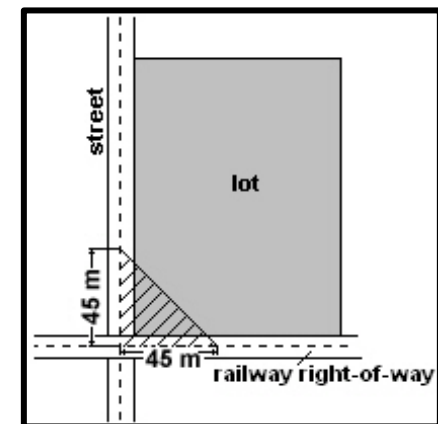
1. Adult Entertainment Parlour and Body Rub Parlour; and
2. The **use** of any **accessory building** or **structure**, **boathouse** or **storage container** for human habitation except as **permitted** in **Section 41.2.**; and
3. The storage of inoperative rail cars, streetcars, buses, truck bodies or trailers without wheels; and
4. The parking or storage of commercial **motor vehicles** or inoperative farm vehicles on a vacant **lot**; and

5. The outdoor storage of partially dismantled and/or unlicensed **motor vehicles** or **recreational vehicles**, or trailers or **motor vehicle** or trailer parts; and
6. Obnoxious uses; and
7. Smelters, ethanol plants, the manufacturing, refining, rendering or distillation of acid, ammonia, chlorine, coal, coal oil, creosote, explosives, fireworks, glue, petroleum, tar or other gases; and
8. The bulk storage of industrial chemicals, and hazardous waste, or liquid industrial waste as defined under the *Environmental Protection Act, R.S.O., c. E. 19*, as amended.

4.25 Sight Triangle

1. Within any area defined as a **sight triangle**, the following **uses** shall be prohibited:
 - a. A **building, structure**, or **use** which would obstruct the vision of drivers of **motor vehicles**.
 - b. A **fence**, tree, hedge, bush or other vegetation, other than agricultural crops.
 - c. Any portion of a delivery space, **loading space, driveway** or **parking space**.
 - d. A berm or other ground surface which exceeds the elevation of the street by more than 0.6 m [1.96 ft.].
2. For the purposes of this By-law, the following **sight triangle** distances shall apply (see definition of sight triangle for measurement of distances):
 - a. 15 m [49.2 ft.] in all commercial and industrial **zones**.
 - b. 5 m [16.4 ft.] in all other **zones**.
 - c. Despite the above in any **zone** where any street crosses a railway at the same grade the railway shall be deemed to be a street and a sight distance of forty-five metres (45 m [147.6 ft.]) shall be required measured from the point of intersection

Figure 4.4: Sight Triangle



of the centre line of the railway right-of-way and the street line abutting the lot [see **Figure 4.4**].

4.26 Signs

Unless otherwise stated in this By-law, **signs** shall be **permitted** only in accordance with the Signs By-law(s) of the Corporation.

4.27 Streets, Parks, Playgrounds and Community Gardens

In any **zone** established by this By-law, **streets**, walkways, bike paths, parks, playgrounds and **community gardens** shall be **permitted**.

4.28 Temporary Buildings or Structures During Construction

1. Nothing in this By-law shall prevent the **use** of land or the **use** or **erection** of a temporary **building** or **structure** or a scaffold or other equipment essential to the construction in progress for which a building permit has been granted, but only until such time as the work has been finished or abandoned or such equipment is no longer required.
2. In addition, temporary accommodation may be permitted on a **lot** where a **building** or **structure** for which a building permit has been granted and is under construction provided the form of temporary accommodation is limited to a mobile, relocatable, portable or transportable **building** or **structure** provided:
 - a. Approval is obtained from the **Corporation**.
 - b. Such temporary accommodation is removed from the **lot** immediately upon completion of construction or abandonment of construction.
3. Nothing in this By-law shall prevent the **use** of land or the **use** or **erection** of a temporary sales or rental office for which a building permit has been issued and/or approval is obtained from the **Corporation**.

4.29 Use by Public Authority or Public Utility

The provisions of this By-law shall not apply to limit the **use** of any land or to the **erection** or **use** of any **building** or **structure** for a utility installation or municipal infrastructure for the purpose of a **public service use** by the Township of Baldwin and/or any public authority, any department of the Government of Ontario or Canada, including any Hydro One facilities and a federally or provincially regulated utility of communication service pursuant to the *Planning Act*, provided that where such

land, **building** or **structure** is located in a **residential zone** (see **Section 5.2** for list of zones) or on a **lot** adjacent to a **residential zone**:

1. No goods, materials or equipment shall be stored in the open.
2. The **lot coverage** and **setback** regulations of the zone in which such land, **building** or above ground **structure** is located shall be complied with.
3. Any **building erected** under the authority of this section shall not be used for the purpose of an **office** except for a government **building**.
4. The regulations for **parking spaces** and loading regulations as contained in this By-law shall be complied with.
5. **Communications facilities** shall comply with federal government requirements for construction and safety.
6. Secondary uses, such as active and passive recreation, agriculture, **community gardens**, other utilities, and **uses** such as **parking lots** and outdoor storage that are **accessory** to adjacent lands uses, are encouraged on hydro corridor lands, where compatible with surrounding land uses. However, a proponent should be aware of the primacy of electricity transmission and distribution facilities and that secondary uses require technical approval from Hydro One Networks.

4.30 Water and Sewage Disposal Systems

No **person** shall **erect** or **use** in whole or in part, any **building** or **structure** unless the **use, building** or **structure** is properly connected to approved **water and sewage systems** under the *Ontario Water Resources Act* or the *Building Code Act* unless the **use** is exempted under the *Building Code Act* or prohibited or regulated by this By-law.

4.31 Zones Applying to More than One Properties

Where a **lot** is divided into more than one **zone**, each such portion of the **lot** shall be used in accordance with the provisions of this By-law for the **zone** where such portion of the **lot** is located. Each such portion of the **lot** shall be considered as a separate **lot** for the purposes of determining **zone** provisions.

Section 5 ZONES

5.1 Zone Classification

For the purposes of this By-law, the Township of Baldwin is divided into the following **zones** as named and described in the following sections, the boundaries of which are shown on the attached Schedules which are attached to and form part of this By-law. Exceptions to Zones are set out in Section 22 of this By-law and are deemed to be part of this By-law.

5.2 Zones

Zones	
Name of Zone	Zone Symbol
Residential Zones	
Residential Low Density	R1
Residential Multiple	R2
Residential Mobile Home	R3
Seasonal and Waterfront Residential	R4
Commercial Zones	
General Commercial	C1
Highway Commercial	C2
Resort Commercial	C3
Industrial Zones	
Light Industrial	M1

Rural Industrial	M2
Waste Management	M3
Aggregate Extractive	MX
Mining	MIN
Other Zones	
Rural	RU
Institutional	I
Open Space	OS
Environmental Protection	EP

5.3 Use of Zone Symbols

The symbols listed in **Section 5.2** may be used to refer to any of the **uses** of land, **buildings** or **structures permitted** by this By-law (including the zoning schedules) in the said **zones**, and the intent of the By-law is that the associated **zone regulations** apply.

5.4 Holding Zone “h” Designation

Any **zone** classification may be placed in a Holding Zone by adding to the zone symbol the letter “h”. No development is **permitted** on lands where the “h” symbol appears until the applicable conditions have been met and the “h” is lifted by an amendment to this By-law under Section 36 of the *Planning Act*.

5.5 Interpretation of Zone Boundaries

When determining the boundary of any **zone** as shown on any Schedule forming part of this By-law, the following provisions shall apply:

1. A boundary indicated as following a **highway, street, private road or lane** shall follow the centre line of such highway, street, private road or lane.

2. A boundary indicated as following a **water body** or the right-of-way of a railway or an electrical, gas or oil transmission line shall follow the centre line of such **water body** or right-of-way.
3. A boundary indicated as following the **high water mark** shall follow such high water mark, and in the event of a change in the high water mark, the boundary shall be construed as moving with the actual high water mark.
4. A boundary indicated as approximately following **lot lines** shown on a Registered Plan of Subdivision, or Reference Plan, or Township lot lines shall follow such lot lines.
5. Where a boundary is indicated as approximately parallel to a **street line** or other feature, indicated in clause (1), (2), and (3) above, and the distance from such street line or other feature is not indicated, and clause (4) above is not applicable, such boundary shall be construed as being parallel to such street line or other feature, and the distance there from shall be determined according to the scale shown on the appropriate Schedule.
6. A boundary indicated as following the limits of the **Municipality** shall follow such limits.
7. In the event a dedicated **street, lane** or right-of-way shown on any Schedule forming part of this By-law is closed, the property formerly in such **street, lane** or right-of-way shall be included within the zone of the adjoining property on either side of such closed **street, lane** or right-of-way. If a closed **street, lane** or right-of-way is the boundary between two or more different zones the new zone boundaries shall be the former centre line of the closed street, lane or right-of-way.
8. Where any **zone** boundary or a dimension is left uncertain after the application of the above provisions, then the boundary or dimension shall be determined from the zoning schedule using the scale bar thereon.

Section 6 RESIDENTIAL LOW DENSITY (R1) ZONE

No person shall use any land or erect, alter or use any building or structure in the Residential Low density (R1) Zone except in accordance with the following **zone regulations**:

6.1 Permitted Uses

6.1 - R1 Permitted Uses	
Principle Use	Accessory Use
• Duplex Dwelling • Semi-detached Dwelling • Single Detached Dwelling • Two-Unit Dwelling • Group Home (see 4.10) • Crisis Care Facility • Park, Playground, Community Garden (see 4.27) • Public Service Use (see 4.29)	• Accessory Use, Building or Structure (see 4.1.1) • Accessory Residential Use (see 4.1.2) • Bed & Breakfast Establishment (see 4.1.3) • Fences (see 4.1.6) • Garden Suite (see 4.1.8) • Home Based Business (see 4.11) • Private Home Daycare • Storage Container (see 4.1.10) • Swimming Pool (see 4.1.12) • Temporary Car Shelter (see 4.1.13)

6.2 Zone Regulations

6.2 - R1 Zone Regulations			
	Duplex Dwelling, Semi-detached Dwelling, Single Detached Dwelling, Two-Unit Dwelling, Group Home, Crisis Care Facility	Non-Residential Use: Public Service Use, Park, Playground, Community Garden	Accessory Use, Building or Structure, Additional Residential Unit
Minimum Lot Area: 1. Municipal Water and/or Sewage System 2. Individual On-site Water and Sewage System	1. 1,400 m ² [15,069 ft. ²] 2. 0.8 ha [2 ac.]	1. 1,400 m ² [15,069 ft. ²] ¹ 2. 0.8 ha [2 ac.] ¹	n/a
Minimum Lot Frontage: 1. Municipal Water and/or Sewage System 2. Individual On-site Water and Sewage System	1. 23 m [75.4 ft.] 2. 30 m [98.4 ft.]	1. 23 m [75.4 ft.] ¹ 2. 30 m [98.4 ft.] ¹	n/a
Minimum Front Yard	6 m [19.6 ft.]	6 m [19.6 ft.]	same as principle use
Minimum Rear Yard	7.5 m [24.6 ft.]	7.5 m [24.6 ft.]	1.2 m [3.93 ft.]
Minimum Interior Side Yard	2 m [6.56 ft.]	2 m [6.56 ft.]	1.2 m [3.93 ft.]
Minimum Exterior Side Yard	4.5 m [14.7 ft.]	4.5 m [14.7 ft.]	4.5 m [14.7 ft.]
Maximum Height	10.5 m [34.4 ft.]	10.5 m [34.4 ft.]	6 m [19.6 ft.]

6.2 - R1 Zone Regulations			
	Duplex Dwelling, Semi-detached Dwelling, Single Detached Dwelling, Two-Unit Dwelling, Group Home, Crisis Care Facility	Non-Residential Use: Public Service Use, Park, Playground, Community Garden	Accessory Use, Building or Structure, Additional Residential Unit
Maximum Lot Coverage:	30% (x)	30% (x)	30% (x)
Minimum Dwelling Unit Area	83 m ² [893.4 ft. ²]	n/a	n/a
Maximum No. Dwellings per lot (excluding a Garden Suite)	1	n/a	n/a
Separation Distance between the main building and any accessory building	2 m [6.56 ft.]	2 m [6.56 ft.]	2 m [6.56 ft.]
Separation Distance between any permitted main building or accessory building and any storage container (see 4.1.10)	4 m [13.1 ft.]	4 m [13.1 ft.]	5 m [13.1 ft.]
1. Zone regulation does not apply to a park, playground or community garden.			

(x) 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

6.3 Additional Regulations

1. A ***garden suite*** shall be subject to a Temporary Use By-law under Section 39 of the *Planning Act* and shall only be ***permitted*** as an ***accessory use*** to a ***single detached dwelling***.
2. All applicable provisions of **Section 4 – General Provisions** shall apply.

Section 7 RESIDENTIAL MULTIPLE (R2) ZONE

No person shall use any land or erect, alter or use any building or structure in the Residential Multiple (R2) Zone except in accordance with the following **zone regulations**:

7.1 Permitted Uses

7.1 – R2 Permitted Uses	
Principle Use	Accessory Use
• Apartment Dwelling • Boarding House • Multiple Unit Dwelling • Row House or Townhouse • Triplex Dwelling • Group Home (see 4.10) • Continuum-of-Care Facility • Park, Playground, Community Garden (see 4.27) • Public Service Use (see 4.29)	• Accessory Use, Building or Structure (see 4.1.1) • Accessory Residential Use (see 4.1.2) • Additional Residential Unit to a Row House or Townhouse • Bed & Breakfast Establishment (see 4.1.3) • Fences (see 4.1.6) • Garden Suite (see 4.1.8) • Home Based Business (see 4.11) • Storage Container (see 4.1.10) • Swimming Pool (see 4.1.12) • Temporary Car Shelter (see 4.1.13)

7.2 Zone Regulations

7.2 – R2 Zone Regulations			
	Row or Townhouse Dwelling	Apartment Dwelling, Boarding House, Multiple Unit Dwelling, Continuum-of-Care Facility	Accessory Use, Building or Structure, Additional Residential Unit
Minimum Lot Area: 1. Municipal Water and/or Sewage System 2. Individual On-site Water and Sewage System	1. 700 m ² [7,534.9 ft. ²] per dwelling unit 2. 0.4 ha [1 acre] per dwelling unit	1. 700 m ² [7,534.9 ft. ²] per dwelling unit or patient suite in a Continuum-of-care facility 2. 0.4 ha [1 acre] per dwelling unit	n/a
Minimum Lot Frontage: 1. Municipal Water and/or Sewage System 2. Individual On-site Water and Sewage System	1. 15 m [49.2 ft.] per dwelling unit 2. 23 m [75.4 ft.] per dwelling unit	1. 25 m [82.0 ft.] 2. 45 m [157.6 ft.]	n/a
Minimum Front Yard	6 m [19.6 ft.]	6 m [19.6 ft.]	6 m [19.6 ft.]
Minimum Rear Yard	7.5 m [24.6 ft.]	7.5 m [24.6 ft.]	1.2 m [3.93 ft.]

7.2 – R2 Zone Regulations			
	Row or Townhouse Dwelling	Apartment Dwelling, Boarding House, Multiple Unit Dwelling, Continuum-of-Care Facility	Accessory Use, Building or Structure, Additional Residential Unit
Minimum Interior Side Yard	2 m [6.56 ft.] [see Section 7.3(1)]	4 m [13.1 ft.]	1.2 m [3.93 ft.]
Minimum Exterior Side Yard	4.5 m [14.7 ft.]	4.5 m [14.7 ft.]	4.5 m [14.7 ft.]
Maximum Height	10.5 m [34.4 ft.]	15 m [49.2 ft.]	6 m [19.6 ft.]
Maximum Lot Coverage	1. 35% (x)	1. 35% (x)	1. 35% (x)
Minimum Dwelling Unit Area	83 m ² [893.4 ft. ²]	1. Bachelor – 37 m ² [398.2 ft. ²] 2. 1 bedroom – 42 m ² [452.0 ft. ²] 3. 2 bedroom – 55 m ² [592.0 ft. ²] 4. 3 bedroom – 70 m ² [753.4 ft. ²]	n/a
Minimum Number of Dwelling Units Per Lot	3 for a Row or Townhouse Dwelling	n/a	n/a

7.2 – R2 Zone Regulations			
	Row or Townhouse Dwelling	Apartment Dwelling, Boarding House, Multiple Unit Dwelling, Continuum-of-Care Facility	Accessory Use, Building or Structure, Additional Residential Unit
Separation Distance between the main building and any accessory building	2 m [6.56 ft.]	2 m [6.56 ft.]	2 m [6.56 ft.]
Separation Distance between any permitted main building or accessory building and any storage container (see 4.1.10)	4 m [13.1 ft.]	4 m [13.1 ft.]	4 m [13.1 ft.]
(x) 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.			

7.3 Additional Regulations

1. The minimum **interior side yard** shall not apply to the common wall of a **row or townhouse dwelling**.
2. All applicable **zone regulations** of **Section 4 – General Provisions** shall apply.
3. For regulations governing all uses in this **zone** not identified on the R2 **zone regulations** schedule, the R1 **zone regulations** schedule shall be used.

Section 8 RESIDENTIAL MIXED MOBILE HOME (R3) ZONE

No person shall use any land or erect, alter or use any building or structure in the Residential Mixed Mobile Home (R3) Zone except in accordance with the following **zone regulations**:

8.1 Permitted Uses

8.1 – R3 Permitted Uses	
Principle Use	Accessory Use
• Mobile Home • Group Home (see 4.10) • Park, Playground, Community Garden (see 4.27) • Public Service Use (see 4.29)	• Accessory Use, Building or Structure (see 4.1.1) • Accessory Residential Use (see 4.1.2) • Bed & Breakfast Establishment (see 4.1.3) • Fences (see 4.1.6) • Garden Suite (see 4.1.8) • Home Based Business (see 4.11) • Storage Container (see 4.1.10) • Swimming Pool (see 4.1.12) • Temporary Car Shelter (see 4.1.13)

8.2 Zone Regulations

8.2 – R3 Zone Regulations			
	Mobile Home, Group Home	Non-Residential Use: Public Service Use, Park, Playground, Community Garden	Accessory Use, Building or Structure
Minimum Lot Area: 1. Mobile Home Park 2. Mobile Home Site with Municipal Water and/or Sewage System 3. Mobile Home Site with Individual On-site Water and Sewage System	1. 3 ha [7.4 ac.] 2. 1,250 m ² [13,455.3 ft. ²] 3. 0.4 ha [1 ac.]	See regulations from R1 Zone	n/a
Minimum Lot Frontage: 1. Mobile Home Park 2. Mobile Home Site with Municipal Water and/or Sewage System 3. Mobile Home Site with Individual On-site Water and Sewage System	1. 135 m [443 ft.] 2. 23 m [75.4 ft.] 3. 45 m [147.6 ft.]		n/a
Minimum Front Yard	6 m [19.6 ft.]		6 m [19.6 ft.]
Minimum Rear Yard	6 m [19.6 ft.]		1.2 m [3.93 ft.]
Minimum Interior Side Yard	2 m [6.56 ft.]		1.2 m [3.93 ft.]

8.2 – R3 Zone Regulations			
	Mobile Home, Group Home	Non-Residential Use: Public Service Use, Park, Playground, Community Garden	Accessory Use, Building or Structure, Additional Residential Unit
Minimum Exterior Side Yard	4.5 m [14.7 ft.]		4.5 m [14.7 ft.]
Maximum Height	6 m [19.6 ft.]		6 m [19.6 ft.]
Maximum Lot Coverage per Mobile Home Site	30% (x)		30% (x)
Maximum No. Dwellings per Mobile Home Site	1		n/a
Separation Distance between the main building and any accessory building	2 m [6.56 ft.]		2 m [6.56 ft.]
Separation Distance between any permitted main building or accessory building and any storage container (see 4.1.10)	4 m [13.1 ft.]		4 m [13.1 ft.]
(x) 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.			

8.3 Additional Regulations

1. All applicable provisions of **Section 4 – General Provisions** shall apply.
2. An **additional residential unit** is not a **permitted use** to any **residential use** in the R3 Zone.

Section 9 SEASONAL AND WATERFRONT RESIDENTIAL (R4) ZONE

No person shall use any land or erect, alter or use any building or structure in the Seasonal and Waterfront Residential (R4) Zone except in accordance with the following **zone regulations**:

9.1 Permitted Uses

9.1 – R4 Permitted Uses	
Principle Use	Accessory Use
• Single Detached Dwelling • Seasonal Dwelling • Group Home (see 4.10) • Park, Playground, Community Garden (see 4.27) • Public Service Use (see 4.29)	• Accessory Use, Building or Structure (see 4.1.1) • Accessory Residential Use (see 4.1.2) • Bed & Breakfast Establishment (see 4.1.3) • Fences (see 4.1.6) • Garden Suite (see 4.1.8) • Home Based Business (see 4.11) • Home Industry (see 4.12) • Storage Container (see 4.1.10) • Swimming Pool (see 4.1.12) • Temporary Car Shelter (see 4.1.13)

9.2 Zone Regulations

9.2 – R4 Zone Regulations			
	Single Detached Dwelling, Seasonal Dwelling, Group Home	Non-Residential Use: Public Service Use, Park, Playground, Community Garden Use	Accessory Use, Building or Structure
Minimum Lot Area	0.8 ha [1.97 acres]	n/a	n/a
Minimum Lot Frontage:	61 m [200 ft.]	n/a	n/a

9.2 – R4 Zone Regulations			
Minimum Front Yard with water frontage	30 m [98.4 ft.]	30 m [98.4 ft.]	30 m [98.4 ft.]
Minimum Front Yard with no water frontage	7.5 m [24.6 ft.]	11 m [36 ft.] 7.5 m [24.6 ft.]	7.5 m [24.6 ft.]
Minimum Rear Yard	7.5 m [24.6 ft.]	7.5 m [24.6 ft.]	1.2 m [3.93 ft.]
Minimum Interior Side Yard	3 m [9.84 ft.]	3 m [9.84 ft.]	3 m [9.84 ft.]
Minimum Interior Side Yard: Guest House or Garden Suite	n/a	n/a	6 m [19.6 ft.]
Minimum Exterior Side Yard	4.5 m [14.7 ft.]	4.5 m [14.7 ft.]	4.5 m [14.7 ft.]
Maximum Height	10.5 m [34.4 ft.]	10.5 m [34.4 ft.]	6 m [19.6 ft.]
Maximum Lot Coverage	20% (x)	1. 20% (x)	1. 20% (x)
Minimum Dwelling Unit Area	83 m2 [893.4 ft.2]	n/a	n/a
Maximum No. Dwellings per lot (excluding a Garden Suite)	1	n/a	n/a

9.2 – R4 Zone Regulations			
Separation Distance between the main building and any accessory building	2 m [6.56 ft.]	2 m [6.56 ft.]	2 m [6.56 ft.]
Separation Distance between any permitted main building or accessory building and any storage container (see 4.1.10)	4 m [13.1 ft.]	4 m [13.1 ft.]	3 m [13.1 ft.]
(x) 10% 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.			

9.3 Additional Regulations

1. All applicable **zone regulations** of **Section 4 – General Provisions** shall apply. (See 4.17.5 for **water body** setbacks.)
2. A **Group Home** shall only be permitted on an improved **street**.
3. Frontage on a **street** shall be exempted for a **water access lot** and an island (see 4.9).
4. No **development** shall be permitted on any island zoned R4 or for a **water access lot** unless provision is made for public access on the same **water body** and that provision is made for main land parking.
5. An **additional residential unit** is not a **permitted use** to any **residential use** in the R4 Zone.

Section 10 GENERAL COMMERCIAL (C1) ZONE

No person shall use any land or erect, alter or use any building or structure in the General Commercial (C1) Zone except in accordance with the following **zone regulations**:

10.1 Permitted Uses

10.1 – C1 Permitted Uses		
Principle Commercial Uses		
• Animal Day Care Establishment • Animal Shelter • Antique Store • Arcade • Auction Hall • Bake Shop • Bakery • Bank and Financial Institution • Bait Fish Sales Establishment • Bed and Breakfast Establishment • Bingo Hall • Brewery or Winery • Catering Establishment • Clinic • Commercial Parking Lot • Convenience Store • Custom Workshop • Day Nursery	• Drive-Through Facility • Dry Cleaning or Laundry Outlet • Entertainment Establishment • Farmer's Market • Fitness Centre • Funeral Home • Hotel • Laundromat • Marina • Microbrewery • Mixed Use Building • Motel • Museum • Office • Park, Community Garden • Personal Service Establishment • Pet Grooming Establishment • Pet Shop • Place of Assembly	• Place of Amusement • Printing and Processing Service Shop • Private Club • Private School • Public Service Use (see 4.29) • Recreational Commercial Establishment • Restaurant • Retail Outlet • Retail Store • Service Outlet or Shop • Shopping Centre • Studio • Tavern • Taxi Stand • Tourist Establishment • Tourist Outfitters Establishment • Video Rental Outlet • Wellness Centre

10.1 – C1 Permitted Uses	
Permitted Commercial Use	• Accessory use, building or structure (see 4.1) • Drive-through Facility (see 4.21.3) • Fence (see 4.1.7) • Parking Area • Storage Container (see 4.1.11)
Permitted Residential Use	• Accessory Dwelling Unit including a mobile home • Fences (see 4.1.6) • Garden Suite (see 4.1.8) • Home Based Business (see 4.11) • Home Industry (see 4.12) • Storage Container (see 4.1.10) • Swimming Pool (see 4.1.12) • Temporary Car Shelter (see 4.1.13)

10.2 Zone Regulations

10.2 – C1 Zone Regulations		
	Permitted Use	Accessory Use, Building or Structure, Accessory Dwelling Unit
Minimum Lot Area: 1. Municipal Water and/or Sewage System 2. Individual On-site Water and Sewage System	1. 0.4 [0.98 ac.] 2. 0.8 ha [2.47 acres]	n/a
Minimum Lot Frontage: 1. Municipal Water and/or Sewage System 2. Individual On-site Water and Sewage System	30 m [98.4 ft.]	n/a
Minimum Front Yard	6 m [19.6 ft.]	6 m [19.6 ft.]
Minimum Rear Yard	3m [9.84 ft.] or 7.5 m [24.6 ft.] if the lot abuts a residential or institutional zone.	1 m [3.28 ft.] or 5 m [16.4 ft.] if the lot abuts a residential or institutional zone.

10.2 – C1 Zone Regulations		
Minimum Interior Side Yard	3m [9.84 ft.] or 7.5 m [24.6 ft.] if the lot abuts a residential or institutional zone.	1 m [3.28 ft.] or 5 m [16.4 ft.] if the lot abuts a residential or institutional zone.
Minimum Exterior Side Yard	4.5 m [14.7 ft.]	4.5 m [14.7 ft.]
Maximum Height	15 m [49.2 ft.]	15 m [49.2 ft.] except a storage container
Maximum Lot Coverage	80% (x)	80% (x)
Separation Distance between the main building and any accessory building	3m [9.84 ft.]	3m [9.84 ft.]
(x) 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.		

10.3 Additional Regulations

1. All applicable **zone regulations** of **Section 4 – General Provisions** shall apply
2. Residential uses shall be restricted to the second storey in a **mixed use building**.
3. Residential uses shall not be permitted in a commercial building where **hazardous substances** are used for business purposes including but not limited to paints, cleaning fluids, gasoline and petroleum products or any highly flammable, toxic or explosive product.

Section 11 HIGHWAY COMMERCIAL (C2) ZONE

No person shall use any land or erect, alter or use any building or structure in the Highway Commercial (C2) Zone except in accordance with the following **zone regulations**:

11.1 Permitted Uses

11.1 – C2 Permitted Uses		
Principle Commercial Uses		
• Ambulance Facility • Animal Shelter • Auction Hall • Auto Body Shop • Automotive Sales Establishment • Auto Repair Garage • Automotive Service Station • Bait Fish Establishment • Brewery or Winery • Building Supply Store • Car Wash • Clinic • Commercial Greenhouse, Nursery or Garden Centre • Commercial Solar Collector (see 4.24) • Commercial Wind Turbine (see 4.24) • Communications Facility (see 4.9.1 & 4.22.2) • Commercial Parking Lot • Convenience Store • Drive-Through Facility	• Existing Retail Store • Farmer's Market • Funeral Parlour • Furniture Store • Gas Bar • Hotel • Laundromat • Motel • Office • Personal Service Establishment • Public Service Use (see 4.29) • Recreational Commercial Establishment • Recreational Vehicle Sales, and Storage	• Restaurant • Self-Storage Facility • Service Outlet or Shop • Shopping Centre • Studio • Tavern • Tourist Establishment • Tourist Outfitters Establishment • Wholesale Establishment • Vehicle Compound • Video Rental Outlet • Warehouse
Accessory Uses		

11.1 – C2 Permitted Uses

Permitted Commercial Use	• Accessory use, building or structure (see 4.1) • Drive-through Facility • Fences (see 4.1.7) • Parking Area • Storage Container (see 4.1.11)
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11.2 Zone Regulations

11.2 – C2 Zone Regulations		
	Permitted Use	Accessory Use, Building or Structure
Minimum Lot Area: 1 Municipal Water and/or Sewage System 2 Individual On-site Water and Sewage System	0.8 ha [2.47 acres]	n/a
Minimum Lot Frontage	30 m [98.4 ft.]	n/a
Minimum Front Yard	15 m [49.2 ft.]	15 m [49.2 ft.]
Minimum Rear Yard	8 m [26.2 ft.]	1 m [3.28 ft.] or 5 m [16.4 ft.] if the lot abuts a residential zone.
Minimum Interior Side Yard	3m [9.84 ft.] or 7.5 m [24.6 ft.] if the lot abuts a residential or institutional zone.	1 m [3.28 ft.] or 5 m [16.4 ft.] if the lot abuts a residential zone.
Minimum Exterior Side Yard	4.5 m [14.7 ft.]	4.5 m [14.7 ft.]
Maximum Height	15 m [49.2 ft.]	15 m [49.2 ft.] except a storage container

11.2 – C2 Zone Regulations		
Maximum Lot Coverage:		
1 Municipal Water and/or Sewage System	50% (x)	50% (x)
2 Individual On-site Water and Sewage System		
Separation Distance between the main building and any accessory building	3 m [9.84 ft.]	3 m [9.84 ft.]
(x) 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.		

11.3 Additional Regulations

1. All applicable provisions of **Section 4 – General Provisions** shall apply.
2. Residential uses shall not be permitted in a commercial building where ***hazardous substances*** are used for business purposes including but not limited to paints, cleaning fluids, gasoline and petroleum products or any highly flammable, toxic or explosive product.

Section 12 RESORT COMMERCIAL (C3) ZONE

No person shall use any land or erect, alter or use any building or structure in the Resort Commercial (C3) Zone except in accordance with the following **zone regulations**:

12.1 Permitted Uses

12.1 – C3 Permitted Uses	
Principle Use	Accessory Use
• Adventure Game • Driving Range • Golf Course • Marina • Marine and Recreational Vehicle Sales and Service • Park • Shooting Range • Tourist Establishment • Tourist Outfitters Establishment	• Accessory use, building or structure (see 4.1) • Storage Container (see 4.1.11)
• Campground	• Accessory Dwelling • Accessory use, building or structure (see 4.1) • Convenience Store • Restaurant • Storage Container (see 4.1.11)
• Public Service Use (see 4.29)	• Accessory use, building or structure (see 4.1) • Fences (see 4.1.7)

12.2 Zone Regulations

12.2 – C3 Zone Regulations		
	Commercial Use	Accessory Use, Building or Structure
Minimum Lot Area	2 ha [4.94 acres] ¹	n/a
Minimum Lot Frontage:	60 m [196.8 ft.]	n/a
Minimum Front Yard	10 m [32.8 ft.]	10 m [32.8 ft.]
Minimum Front Yard with Shoreline Frontage	30 m [98.4 ft.] ²	30 m [98.4 ft.]
Minimum Rear Yard	10 m [32.8 ft.]	10 m [32.8 ft.]
Minimum Interior Side Yard	10 m [32.8 ft.]	10 m [32.8 ft.]
Minimum Exterior Side Yard	10 m [32.8 ft.]	10 m [32.8 ft.]
Maximum Height	10.5 m [34.4 ft.]	10.5 m [34.4 ft.] except a storage container
Maximum Lot Coverage	20% (x)	20% (x)
Separation Distance between the main building and any accessory building	3 m [9.84 ft.]	3 m [9.84 ft.]
1. Minimum Lot Area not applicable to a park or public service use. 2. See 4.17.5.1 for setback for Marina. 3. (x) 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.		

12.3 Additional Regulations

1. All applicable provisions of **Section 4 – General Provisions** shall apply.

Section 13 LIGHT INDUSTRIAL (M1) ZONE

No person shall use any land or erect, alter or use any building or structure in the Light Industrial (M1) Zone except in accordance with the following **zone regulations**:

13.1 Permitted Uses

13.1 – M1 Permitted Uses	
Principle Use	Accessory Use
Industrial Uses • Bakery • Bulk Fuel Depot • Building Supply Store • Class 1 Industrial Use • Commercial Solar Collector • Communications Facility (see 4.9.1 & 4.22.2) • Construction Yard or Contractors Yard • Custom Workshop • Equipment and Vehicle Storage Yard, Industrial • Machine Shop • Printing and Processing Service Shop • Recycling Station or Transfer Depot • Research Laboratory • Warehouse • Welding Shop • Wind Farm, Commercial Wind Turbine • Work Shop	• Accessory use, building or structure (see 4.1) • Fences (see 4.1.7) • Office • Storage Container (see 4.1.11)
Commercial Uses • Auto Body Shop • Auto Repair Garage • Commercial Fisheries Use or Fish Hatchery • Commercial Greenhouse • Dry Cleaning or Laundry Plant • Drive-through Facility	

• Equipment Rental Establishment • Office • Public Service Use (see 4.29) • Restaurant • Retail outlet • Service Outlet • Transportation Depot or Truck Terminal	
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13.2 Zone Regulations

13.2 – M1 Zone Regulations		
	Industrial Use	Accessory Use, Building or Structure
Minimum Lot Area:		n/a
1 Municipal Water and/or Sewage System	1. 0.4 [0.98 ac.]	
2 Individual On-site Water and Sewage System	2. 0.8 ha [2.47 acres]	
Minimum Lot Frontage	30 m [98.4 ft.]	n/a
Minimum Front Yard	7.5 m [24.6 ft.]	7.5 m [24.6 ft.]
Minimum Rear Yard	15 m [49.2 ft.] or 20 m [65.6 ft.] where the yard abuts a residential zone	3 m [9.84 ft.] or 15 m [49.2 ft.] where the yard abuts a residential zone
Minimum Interior Side Yard	6 m [19.6 ft.] or 15 m [49.2 ft.] where the yard abuts a residential zone	3 m [9.84 ft.] or 15 m [49.2 ft.] where the yard abuts a residential zone
Minimum Exterior Side Yard	10 m [32.8 ft.]	10 m [32.8 ft.]
Maximum Height	35 m [114.8 ft.]	15 m [49.2 ft.] except a storage container

13.2 – M1 Zone Regulations		
	Industrial Use	Accessory Use, Building or Structure
Maximum Lot Coverage	65% (x)	(65% (x))
Separation Distance between the main building and any accessory building	3 m [9.84 ft.]	3 m [9.84 ft.]
(x) 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.		

13.3 Additional Regulations

1. All applicable provisions of **Section 4 – General Provisions** shall apply. (See 4.17.3 for minimum separation distances for industrial uses)
2. The building setback shall be exempted for that portion of any lot that abuts a railroad right-of-way.
3. A **residential use** is not permitted in the M1 Zone.

Section 14 RURAL INDUSTRIAL (M2) ZONE

No person shall use any land or erect, alter or use any building or structure in the Rural Industrial (M2) Zone except in accordance with the following **zone regulations**:

14.1 Permitted Uses

14.1 – M2 Permitted Uses	
Principle Use	Accessory Use
Industrial Uses • Class I, II and III Industrial Use • Asphalt Plant, Batch Plant • Bakery • Bulk Fuel Depot • Bulk Storage Yard • Communications Facility (see 4.9.1 & 4.22.2) • Construction Yard or Contractor's Yard • Electrical Generation or Cogeneration Facility • Equipment and Vehicle Storage Yard, Industrial • Logging Hauler • Lumber Yard • Retail and Supply Services for Mining and Forest Products • Railway Terminal • Salvage Yard • Sawmill and Planing Mill • Service Shop • Transportation Depot or Truck Terminal • Tree Nursery • Warehouse • Welding Shop • Weigh scale • Wind Farm, Commercial Wind Turbine • Workshop	• Accessory use, building or structure (see 4.1) • Fences (see 4.1.7) • Office • Storage Container (see 4.1.11)
Commercial and Other Uses • Auto Body Shop	

• Auto Repair Garage • Commercial Fisheries Use or Fish Hatchery • Commercial Solar Collector • Commercial Greenhouse • Public Service Use (see Section 4.29) • Transportation Depot or Truck Terminal	
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14.2 Zone Regulations

14.2 – M2 Zone Regulations		
	Industrial Use	Accessory Use, Building or Structure
Minimum Lot Area	0.8 ha [2.47 acres]	n/a
Minimum Lot Frontage	30 m [98.4 ft.]	n/a
Minimum Front Yard	15 m [49.2 ft.]	15 m [49.2 ft.]
Minimum Rear Yard	15 m [49.2 ft.]	3 m [9.84 ft.] or 15 m [49.2 ft.] where the yard abuts a residential zone
Minimum Interior Side Yard	15 m [49.2 ft.]	3 m [9.84 ft.] or 15 m [49.2 ft.] where the yard abuts a residential zone
Minimum Exterior Side Yard	15 m [49.2 ft.]	15 m [49.2 ft.]
Maximum Height	35 m [114.8 ft.]	15 m [49.2 ft.] except a storage container
Maximum Lot Coverage	65% (x)	65% (x)

14.2 – M2 Zone Regulations		
	Industrial Use	Accessory Use, Building or Structure
Separation Distance between the main building and any accessory building	3m [9.84 ft.]	3 m [9.84 ft.]
(x) 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.		

14.3 Additional Regulations

1. All applicable provisions of **Section 4 – General Provisions** shall apply.
2. The building setback shall be exempted for that portion of any lot that abuts a railroad right-of-way.
3. All salvage yards shall be developed, operated or closed in compliance with the *Environmental Protection Act*. Where a salvage yard abuts a **residential zone** or a residential use or a **sensitive land use** on an adjacent **lot**, the wrecking yard shall be adequately screened on all sides either naturally or by artificial means (e.g. berm, fence, vegetation or a combination thereof) such that no portion of the operation including any storage area can be seen from a public road or from any other property.
4. A **residential use** is not permitted in the M2 Zone.

Section 15 WASTE MANAGEMENT (M3) ZONE

No person shall use any land or erect, alter or use any building or structure in the Waste Management (M3) Zone except in accordance with the following **zone regulations**:

15.1 Permitted Uses

15.1 – M3 Permitted Uses	
Principle Use	Accessory Use
- Sewage Works including a waste water stabilization pond - Waste Management Facility - Recycling Depot or Transfer Station	- Accessory use, building or structure (see 4.1) - Storage Container (see 4.1.11)

15.2 Zone Regulations

15.2 – M3 Zone Regulations		
	Industrial Use	Accessory Use, Building or Structure
Minimum Lot Area	10 ha [24.7 acres]	n/a
Minimum Lot Frontage	120 m [393.7 ft.]	n/a
Minimum Front Yard	30 m [98.4 ft.]	30 m [98.4 ft.]
Minimum Rear Yard	30 m [98.4 ft.]	30 m [98.4 ft.]
Minimum Interior Side Yard	30 m [98.4 ft.]	30 m [98.4 ft.]
Minimum Exterior Side Yard	30 m [98.4 ft.]	30 m [98.4 ft.]
Maximum Height	15 m [49.2 ft.]	15 m [49.2 ft.] except a storage container

15.3 Additional Regulations

- No **Waste Management Facility** shall be operated without and except in conformity with a currently valid *Environmental Compliance Approval* issued by the Ministry of the Environment and Climate Change.

2. All applicable provisions of **Section 4 – General Provisions** shall apply. (See 4.17.1 for minimum separation distances for waste management facilities.)
3. A ***residential use*** is not permitted in the M3 Zone.

Section 16 AGGREGATE EXTRACTIVE (MX) ZONE

No person shall use any land or erect, alter or use any building or structure in the Aggregate Extractive (MX) Zone except in accordance with the following **zone regulations**:

16.1 Permitted Uses

16.1 – MX Permitted Uses	
Principle Use	Accessory Use
- Mineral Aggregate Operation - Pit - Portable Asphalt Plant - Public Utility - Quarry - Wayside Pit - Wayside Quarry	- Accessory use, building or structure (see 4.1) - Forestry Use - Office - Storage Container (see 4.1.11)

16.2 Zone Regulations

16.2 - MX Zone Regulations		
	Mineral Aggregate Operation, Pit, Quarry	Accessory Use, Building or Structure
Minimum Lot Area	4 ha [9.88 acres]	n/a
Minimum Lot Frontage	200 m [656 ft.]	n/a
Minimum Front Yard and Minimum Exterior Side Yard abutting a street to face of excavation	30 m [98.4 ft.]	30 m [98.4 ft.] or 3 m for an advertising sign, security fence or entrance gate
Minimum Shoreline Setback		
Minimum Rear or Interior Side Yard	15 m [49.2 ft.] or 30 m where lot line abuts a lot occupied or zoned for a residential use	

16.3 Additional Regulations

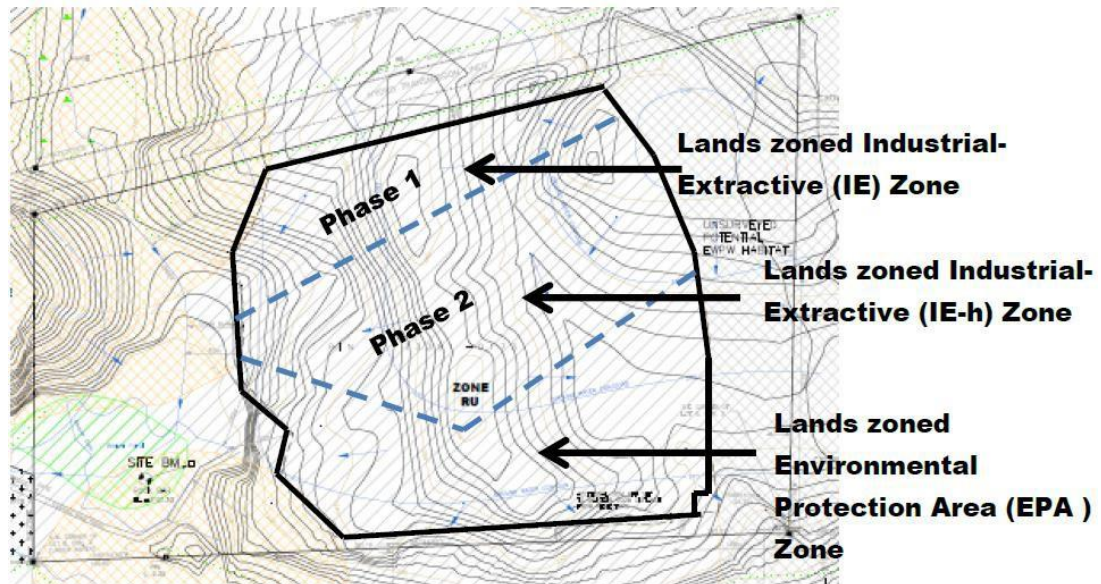
1. All applicable provisions of **Section 4 – General Provisions** shall apply. (See 4.17.2 for minimum separation distances for **pits** and **quarries**.)
2. Any **mineral aggregate operation, pit** or **quarry** shall comply with any By-law passed under the *Municipal Act* governing a **mineral aggregate operation, pit** or **quarry**.
3. No person shall pile aggregate, top soil, overburden or locate any processing plant or place or build or extend any **building** or **structure**:
 - a. Within 30 m [98.4 ft.] from the **lot line** of the site.
 - b. Within 90 m [295.2 ft.] from any **lot line** that abuts an existing residential dwelling or land zoned for residential use.
4. Earth berms intended to screen adjoining lands from the operations on site shall be located no closer than 3 m [9.84 ft.] from any lot line.
5. No **mineral aggregate operation** shall operate except in compliance with a valid license issued under the *Aggregate Resources Act*, as amended.
6. No **portable asphalt plant, wayside pit** or **wayside quarry** shall operate without a valid *Environmental Compliance Approval*.
 - a. **Development** may be serviced with **individual on-site water services** and **individual on-site sewage services**.
8. A **residential use** is not permitted in the MX Zone.

16.4 Zone Exceptions

1. **Carlyle Quarry**
 - a. That certain lands, legally described as part of the South ½ Lot 8, Concession 2, Township of Baldwin, known locally as the Carlyle Quarry illustrated as Phase 1 on Schedule 'A' to this by-law are hereby zoned as **Industrial-Extractive (IE) Zone**.
 - b. That certain lands, legally described as part of the South ½ Lot 8, Concession 2, Township of Baldwin illustrated as Phase 2 on Schedule 'A' to this by-law are hereby zoned as **Industrial-Extractive (IE-h) Zone**. Notwithstanding the holding zone provision, a staging area measuring approximately 100 m by 100 m shall be permitted in the northwest corner of Phase 2 and a haulage route through Phase 2 shall also be permitted.

- c. That other lands, legally described as part of the South ½ Lot 8, Concession 2, Township of Baldwin and illustrated on Schedule 'A' to this by-law are hereby zoned as **Environmental Protection Area (EPA) Zone** and that the uses in the **Environmental Protection Area (EPA) Zone** shall be limited to a conservation use where the lands are left in their natural state except to allow for an access haulage route through this area.
- d. That the zone boundaries of the **Industrial-Extractive (IE) Zone** and the **Industrial-Extractive (IE-h) Zone** and the **Environmental Protection Area (EPA) Zone** are shown on Schedule "A" to this by-law which zone boundaries and map are hereby declared to form part of this by-law.

- e. That the south limit of Phase 1 illustrated as Phase 1 on Schedule 'A' to this by-law shall be 1,000 m measured as the shortest horizontal distance from a line parallel to the rear lot lines of the lots fronting on the north side of St. Joseph Street in the hamlet of McKerrow to the nearest edge of the south boundary of Phase 1.



- f. That the south limit of Phase 2 illustrated as Phase 2 on Schedule 'A' to this by-law shall be 750 m measured as the shortest horizontal distance from a line parallel to the rear lot lines of the lots fronting on the north side of St. Joseph Street in the hamlet of McKerrow, and 1,000 m from the rear lot lines of the Highway Commercial uses, respectively to the nearest edge of the south boundary of Phase 2 and that these lands constituting all of Phase 2 shall be placed in the IE-h holding zone subject to clause 2 above.

- g.** That the lands within the IE-h holding zone may be used for a mineral aggregate operation with the lifting of the holding zone 'h' symbol and subject to meeting the conditions set out in the Official Plan.

Section 17 MINING (MIN) ZONE

No person shall use any land or erect, alter or use any building or structure in the Mining (MIN) Zone except in accordance with the following **zone regulations**:

17.1 Permitted Uses

17.1 – MIN Permitted Uses	
Principle Use	Accessory Use
• Mining Exploration and prospecting • Mineral Aggregate Operation • Mineral Mining Operation • Supporting infrastructure; for example, water supply and waste disposal facilities, hydroelectric power facilities, natural gas facilities, roads • On-site Smelting and processing • Pit or Quarry • Storage buildings • Forestry Use	• Accessory use, building or structure (see 4.1) • Accessory uses essential to mineral extraction operations (e.g. administration offices, weigh scales, assay office, power plant, lunch room, security facilities) and including only an accessory dwelling unit required for security or administration of mining operations.

17.2 Zone Regulations

17.2 - MIN Zone Regulations		
	Industrial Use	Accessory Use, Building or Structure
Minimum Lot Area	4 ha [9.88 acres]	n/a
Minimum Lot Frontage	200 m [656 ft.]	n/a
Minimum Front, Rear, Interior and Exterior Side Yards	• 50 m [164 ft.] • Pit or Quarry – in accordance with Section 16.2	

17.3 Additional Regulations

1. All applicable provisions of **Section 4 – General Provisions** shall apply. (See 4.17.3 for minimum separation distances for industrial uses.)
2. All mines and mining operations shall be developed, operated or closed in compliance with the *Mining Act* and the *Environmental Protection Act*.
3. **Pits** and **quarries** shall be operated in accordance with **Section 16**.
4. **Development** may be serviced with **individual on-site water services** and **individual on-site sewage services**.
5. A **residential use** is not permitted in the MIN Zone.

Section 18 RURAL (RU) ZONE

No person shall use any land or erect, alter or use any building or structure in the Rural (RU) Zone except in accordance with the following **zone regulations**:

18.1 Permitted Uses

18.1 – RU Permitted Uses		
Principle Use		Accessory Use
Residential Uses: • Single Detached Dwelling • Seasonal Dwelling • Mobile Home • Group Home (see 4.10) • Crisis Care Facility		• Accessory use, building or structure (see 4.1.1) • Accessory Residential Use (see 4.1.2) • Bed & Breakfast Establishment (see 4.1.3) • Fences (see 4.1.6) • Garden Suite (see 4.1.8) • Storage Container (see 4.1.10) • Swimming Pools (see 4.1.12) • Home Industry (see 4.12)
Rural Uses: • Agriculture Use • Agriculture Related Use • Ambulance Facility • Animal Day Care Establishment • Animal Shelter • Cemetery • Conservation Use • Equestrian Establishment • Greenhouse • Fairground • Fish Farming	• Forestry Use • Hobby Farm • Kennel • Logging Operation • Marine Facility • Outdoor Recreation • Park • Pet Cemetery • Portable Asphalt Plant • Portable Concrete Plant • Public Service Use (see Section 4.29) • Shooting Range or Rifle Club • Wayside Pit or Quarry • Wildlife Management	• Accessory use, building or structure (see 4.1.1) • Fences (see 4.1.7) • Accessory Dwelling to an Agricultural Use or Hobby Farm • Farm Produce Outlet accessory to an Agricultural Use • Home Industry (see 4.12) • Storage Container (see 4.1.11)

18.2 Zone Regulations

18.2 - RU Zone Regulations		
	All Uses	Accessory Use, Building or Structure, Additional Residential Unit
Minimum Lot Area: 1. Residential Use 2. All Other Uses	1. 0.8 ha [2 acres] 2. 4 ha [9.8 acres]	n/a
Minimum Lot Frontage: 1. Residential Use 2. All Other Uses	1. 30 m [98.4 ft.] 2. 100 m [328.0 ft.]	n/a
Minimum Front Yard	10 m [32.8 ft.]	10 m [32.8 ft.]
Minimum Rear Yard	10 m [32.8 ft.]	3m [9.84 ft.]
Minimum Interior Side Yard	3m [9.84 ft.]	3m [9.84 ft.]
Minimum Exterior Side Yard	10 m [32.8 ft.]	10 m [32.8 ft.]
Maximum Height: 1. Residential 2. Non-Residential	1. 10.5 m [34.4 ft.] 2. 20 m [65.6 ft.]	6 m [19.6 ft.] except a storage container
Maximum Lot Coverage: 1. Residential Use 2. All Other Uses	1. 10%(x)	1. 5%/0.8 ha or greater (x) 2. 10%(x)
Minimum Dwelling Unit Area	65 m ² [699.7 ft. ²]	65 m ² [699.7 ft. ²]
Maximum Number of Dwellings (excluding a Garden Suite)	1	n/a

(x) 5% and 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.

18.3 Additional Regulations

1. All applicable provisions of **Section 4 – General Provisions** shall apply.
2. Any **commercial wind farm** and **commercial solar collector** shall meet the regulations of the *Green Energy and Green Economy, Act, 2002*.
3. The minimum **separation distance** between the main wall of a **kennel** and/or a dog run associated with a **kennel** and the main wall of an **existing dwelling** on an adjacent **lot** shall be 150 m [492 ft.].
4. **Development** may be serviced with **individual on-site water services** and **individual on-site sewage services**.

Section 19 INSTITUTIONAL (I) ZONE

No person shall use any land or erect, alter or use any building or structure in the Institutional (I) Zone except in accordance with the following **zone regulations**:

19.1 Permitted Uses

19.1 – I Permitted Uses	
Institutional Uses	
• Ambulance Facility • Arena • Art Gallery • Band Shell • Bingo Hall • Cemetery • Clinic • Community Centre • Community Garden • Continuum-of-Care Facility • Court House and Detention Centre • Crisis Care Facility • Curling Rink • Day Nursery • Fire Hall • Fitness Centre • Government Services • Hospital • Institutional Use • Library • Municipal Administration Complex • Municipal Animal Compound	• Museum • Nursing Station • OPP Detachment Office • Park • Place of Assembly • Place of Worship • Playground • Post Office • Provincial and federal offices • Public Art Gallery • Public Service Use (see 4.29) • School • Skateboard Park • Splashpad • Swimming pool • Tourist information centre • Training and rehabilitation Centre • Vehicle Compound
Accessory Uses	

19.1 – I Permitted Uses	
Permitted Institutional Use	• Accessory use, building or structure (see 4.1) • Fences (see 4.1.7) • Heliport • Parking Area • Storage Container (see 4.1.11)

19.2 Zone Regulations

19.2 - I Zone Regulations		
	Institutional Use	Accessory Use, Building or Structure
Minimum Lot Area:		
3. Municipal Water and/or Sewage System	1. 1,500 m ² [16,146.3 ft. ²]	n/a
4. Individual On-site Water and Sewage System	2. 0.8 ha [2 acres]	
Minimum Lot Frontage:	30 m [98.4 ft.]	n/a
Minimum Front Yard	6 m [19.6 ft.]	6 m [19.6 ft.]
Minimum Rear Yard	7.5 m [24.6 ft.]	7.5 m [24.6 ft.]
Minimum Interior Side Yard	4.5 m [14.7 ft.]	4.5 m [14.7 ft.]
Minimum Exterior Side Yard	4.5 m [14.7 ft.]	4.5 m [14.7 ft.]
Maximum Height	15 m [49.2 ft.]	15 m [49.2 ft.] [34.4 ft.] except a storage container
Maximum Lot Coverage	50% (x)	50% (x)

19.2 - I Zone Regulations

Separation Distance between the main building and any accessory building	3 m [9.84 ft.]	3 m [9.84 ft.]
(x) 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.		

19.3 Additional Regulations

1. All applicable provisions of **Section 4 – General Provisions** shall apply.

Section 20 OPEN SPACE (OS) ZONE

No person shall use any land or erect, alter or use any building or structure in the Open Space (OS) Zone except in accordance with the following **zone regulations**:

20.1 Permitted Uses

20.1 – OS Permitted Uses	
Principle Use	Accessory Use
• Archeological Resource • Boat Launch and docking facility • Built Heritage Resource • Cemetery • Conservation Use • Community Garden • Cultural Heritage Landscape • Forestry use • Golf Course • Outdoor rink • Park • Playground • Recreational Facilities • Skateboard Park • Ski Hill • Sports Field	• Accessory use, building or structure including an information kiosk, interpretation center, food concession or refreshment pavilion (see 4.1)

20.2 Zone Regulations

20.2 - OS Zone Regulations		
	Open Space Use	Accessory Use, Building or Structure
Minimum Lot Area	n/a	n/a
Minimum Lot Frontage	n/a	n/a
Minimum Lot Depth	n/a	n/a

20.2 - OS Zone Regulations		
Minimum Front Yard	6 m [19.6 ft.]	6 m [19.6 ft.]
Minimum Rear Yard	7.5 m [24.6 ft.]	7.5 m [24.6 ft.]
Minimum Interior Side Yard	7.5 m [24.6 ft.]	7.5 m [24.6 ft.]
Minimum Exterior Side Yard	4.5 m [14.7 ft.]	4.5 m [14.7 ft.]
Maximum Height	10 m [32.8 ft.]	10 m [32.8 ft.]

20.3 Additional Regulations

1. All applicable provisions of **Section 4 – General Provisions** shall apply.

Section 21 ENVIRONMENTAL PROTECTION (EP) ZONE

No person shall use any land or erect, alter or use any building or structure in the Environmental Protection (EP) Zone except in accordance with the following **zone regulations**:

21.1 Permitted Uses

21.1 – EP Permitted Uses	
Principle Use	Accessory Use
• Agricultural Use • Conservation Use • Community Garden • Flood Control Infrastructure • Forestry use	• Accessory use excluding any buildings or structures except infrastructure incidental to a water supply or waste water treatment facility such as a water intake or sewer outfall but not including the main building of a water filtration plant or waste water treatment facility • Buildings or structures intended for flood or erosion control or slope stabilization

21.2 Zone Regulations

1. Existing setbacks for existing uses shall apply.

21.3 Additional Regulations

1. All applicable provisions of **Section 4 – General Provisions** shall apply.

Section 22 Exceptions to Zones

Zone	Location	Uses Prohibited	Zone Regulations
RU	Lot 6, Concession 1, Parcel 4962		Development permitted on an undersized lot measuring 473.33 feet by 479.4 feet in frontage and 84.69 feet and 118.66 feet in lot depth.
RU	West ½ of Lot 8, Concession 1, Parcel 16279		Development permitted on an undersized lot measuring 22.86 feet in frontage and 56.388 feet in lot depth.
R1	Lot 7, Concession 1, Parcel 1993		Development of a single detached dwelling permitted on a lot with 8,175 m ²
RU	Lot 5, Concession 1, RP-53R15502, Part 1		Development is permitted on a lot with a lot area of 0.33 ha.
IE	S ½ Lot 8, Concession 2, Parcel 19587		Permitted uses in the Industrial-Extractive Zone include all uses in the MX Zone (see also Section 16.4)
IE	S ½ Lot 8, Concession 2, Parcel 19587		Permitted uses in the Industrial-Extractive Zone include all uses in the MX Zone subject to the lifting of the holding zone (h) (see also Section 16.4)