

## **5 Zone Provisions**

### **5.1 General**

#### **5.1.1 Using the Tables**

The following provisions apply to the use and interpretation of the Zone provisions Tables in this Section.

#### **5.1.2 General Prohibition**

No person shall within any Zone, use any land, or erect, alter, enlarge, use or maintain any building or structures for any use other than as permitted in the Permitted Uses Tables, in accordance with the standards contained in the Lot Requirements Tables, and with all other applicable provisions of this By-law.

#### **5.1.3 Permitted Uses – Principal Uses**

Uses permitted in a specific zone are noted by the symbol (•) in the column applicable to that zone and corresponding with the row for a specified permitted use in the Permitted Uses – Principal Uses Tables; a letter following the symbol (•), zone heading, or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone. Conditions are listed as notes below the Permitted Uses – Principal Uses Tables.

Where permitted uses are listed in a table, such uses may be permitted in combination, provided they comply with applicable zone requirements, and do not exceed the maximum number of dwelling units permitted on the lot.

#### **5.1.4 Permitted Uses – Accessory Uses**

Specific Accessory Uses permitted in a Zone are noted by the symbol (•) in the column applicable to that zone and corresponding with the row for a specified permitted accessory use in the Permitted Uses – Accessory Uses Tables. Accessory uses are only permitted in association with a Principal Permitted Use noted in the Permitted Uses – Principal Uses Tables. A letter following the symbol (•), zone heading, or identified permitted accessory use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Zone. Conditions are listed as notes below the Permitted Uses – Accessory Uses Tables.

**5.1.5** Lot Requirements

No person shall, within any zone, use any lot or erect, alter or use any building or structure except in accordance with the standards in the Lot Requirement Tables. A letter following the Lot Requirements, zone heading or description of the requirement, indicates an additional zone requirement. These additional zone requirements are listed as notes at the end of the Lot Requirements Tables.

**5.1.6** Exceptions

Section 6 of this By-law provides special exceptions applicable to a specific property or properties. These are identified by a number that follows the Zone Identifier (e.g. RU1-0247). With the exception of the specific provisions noted, all other provisions that apply to that Zone continue to apply.

**5.1.7** Minimum/Maximum

All zone requirements are minimum requirements, except where a maximum is specified.

**5.1.8** For the purposes of this section, the following definitions apply:

- a) full services – refers to lots serviced with a municipal sanitary sewage system and a municipal water supply;
- b) partial services – refers to lots serviced with either a municipal sanitary sewage system or a municipal water supply;
- c) private services – refers to lots serviced with private individual sanitary sewage facilities and domestic water supply.

**5.1.9** Where reference is made in the tables to “**as exists on the date of passing of this By-law**”, it refers to the lot, buildings, structures and uses (as applicable) as they lawfully existed on the day this By-law was passed.

**5.1.10** Where a lot is divided into more than one zone, each portion of the lot shall be used in accordance with the provisions of the applicable zone; however,

- a) the zone boundary is not to be treated as a lot line;
- b) lot area and coverage shall be calculated within the limits of the zone; and
- c) only one detached dwelling shall be permitted per legally conveyable lot, where such dwelling is permitted in a residential zone.

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- 5.1.11** Where a zone boundary is co-terminus with the joint boundary between the Town of Huntsville and an abutting municipality, such zone boundary shall not be used to calculate any required yards, setbacks, minimum lot areas, coverage and minimum lot frontages rather the boundaries of the lot which lies in both jurisdictions shall be used for such purposes. This provision shall not apply if the zone boundary at issue defines any C (Conservation) or EP (Environmental Protection) zone.

## 5.2 Residential Zones

5.2.1 The Residential Zones established by the By-law are as follows:

Zone	Symbol	“description”
Residential One	R1	Single detached zone
Residential Two	R2	Single & semi detached
Residential Three	R3	Medium density area
Residential Four	R4	Multiple residential zone
Rural Residential	RR	Single detached / rural residential
Residential Mobile Home	RM	Mobile homes

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### 5.2.2 Permitted Uses – Principal Uses

Row	Table 5.2.2						
i		R1	R2	R3	R4	RR	RM
ii	Permitted Use (principal use)	Residential One	Residential Two	Residential Three	Residential Four	Rural Residential	Residential Mobile Home
iii	Dwelling, Duplex		•	•	•		
iv	Dwelling, Multiple			• (a)	•		
v	Dwelling, Semi-detached		•	•			
vi	Dwelling, Single Detached	•	•	•(b)		•	
vii	Dwelling, Street Townhouse			•(c)	•(c)		
viii	Group Home (residential)	•	•			•	•
ix	Mobile Home						•
x	Nursing Home				•		
xi	Residential Care Facility				•		
xii	Senior Citizens Home				•		
xiii	Dwelling, semi-detached duplex			•			
xiv	<b>NOTES:</b> (a) a maximum of four dwelling units is permitted in a multiple dwelling; (b) as existed on the date of passing of this by-law; (c) a minimum of three (3) to a maximum of eight (8) dwelling units may be attached to each other.						

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**5.2.3 Permitted Uses – Accessory Uses**

<b>Row</b>		<b>Table 5.2.3</b>					
<b>i</b>	<b>Permitted Uses (accessory use)</b>	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>RR</b>	<b>RM</b>
<b>ii</b>		<b>Residential One</b>	<b>Residential Two</b>	<b>Residential Three</b>	<b>Residential Four</b>	<b>Rural Residential</b>	<b>Residential Mobile Home</b>
iii	Artisan's Studio	•(a)	•(b)	•(b)		•	
iv	Bed & Breakfast (a)			•		•	
v	Boarding House (a)			•			
vi	Day nursery	•(a)	•(b)	•(b)	•(b)	•(a)	
vii	Hobby Farm (a)					•(f)	
viii	Home Industry (a)(c)					•(g)	
ix	Home Occupation (b)(d)	•	•	•		•	
x	Private Park			•	•		
xi	Secondary Suite (a)	•	•	•		•	
xii	Tourist Home (a)					•(e)	
xiii	Hens, Backyard	•(h)	•(h)			•(h)	
xiv	<b>NOTES:</b> (a) Permitted in association with a single detached dwelling or street townhouse only. (b) Provided no activity related to the Home Occupation occurs within 30 metres (98.4 ft.) of watercourse. (c) Provided no activity related to the Home Industry occurs within 30 metres (98.4 ft.) of a watercourse. (d) Permitted in association with a single detached or semi-detached dwelling only. (e) a tourist home is only permitted on a lot with a minimum lot area of 2 hectares (4.9 ac.) and a minimum lot frontage of 90 metres (295.3 ft.). (f) a hobby farm is only permitted on a lot with a minimum lot area of 1 hectare (2.5 acres) and a minimum lot frontage of 60 metres (196.9 feet). (g) Open storage is permitted subject to it being screened from view. (h) Backyard hens are only permitted on lots that are 0.4ha (1ac) or more in size.						



xxii	Building Height (Max) of principal building	9 m (29.5 ft.)	9 m (29.5 ft.)	11m (36.1 ft.) or 9 m (29.5 ft.) (j)	11 m (36.1 ft.)	9 m (29.5 ft.)	6 m (19.7 ft.)
xxiii	Maximum number of enclosed or roofed accessory buildings or structures on a lot	2	2	1	1	3	1 per mobile home site
xxiv	Other provisions	(f) (g) (k)	(f) (g) (k) (l)	(f) (g) (k) (l)		(k)	(h)
xxv	<p><b>NOTES:</b></p> <p>(a) The minimum frontage for a street townhouse shall be:</p> <ul style="list-style-type: none"> <li>• 7 metres (23.0 ft. ) for an interior unit and;</li> <li>• 10 metres (32.8 ft.) for an end/exterior unit;</li> </ul> <p>(b) The minimum lot area for a street townhouse shall be:</p> <ul style="list-style-type: none"> <li>• 220 square metres (2,368 sq. ft.) per lot for an interior unit, and</li> <li>• 315 square metres (3,391 sq. ft.) for an end/exterior unit;</li> </ul> <p>(c) For every five off-street parking spaces that are provided within the main building or underground, the maximum number of dwelling units may be increased by one dwelling unit.</p> <p>(d) for a semi detached or street townhouse and, where the units share a common wall, there shall be no required interior side yard on the side with a common wall.</p> <p>(e) as exists on the date of passing of this by-law.</p> <p>(f) maximum garage projection into the front yard or the exterior side yard beyond the front face of the dwelling:</p> <ul style="list-style-type: none"> <li>• from the front wall of building where there is a front porch - 1.0 metres (3.3 ft.);</li> </ul> <p>(g) Where an attached or detached accessory garage is located a minimum of 6.0 metres (19.7 ft.) beyond the minimum front yard requirement of the zone, the following provisions shall apply:</p> <ul style="list-style-type: none"> <li>• minimum front yard for the dwelling is reduced to 4.0 metres (13.1 ft.)</li> <li>• minimum front yard to a front yard porch - 2.0 metres (6.6 ft.).</li> </ul> <p>(h) Minimum area and frontage for each mobile home site within the mobile home park:</p> <ol style="list-style-type: none"> <li>i) single-wide and double-wide mobile home units with public or communal piped water, and/or public or approved communal sewage disposal systems - 0.2 hectares (0.5 ac.) area and 30 metres (94.4 ft.) frontage per site.</li> <li>ii) single-wide and double wide mobile home units serviced by individual wells and sewage disposal systems - 0.4 hectares (1.0 acre) area with 36 metres (118.1 ft.) of frontage per site.</li> </ol> <p>(i) On an arterial road, the minimum lot frontage shall be 150 m (492.1 ft.); on a collector road, the minimum lot frontage shall be 132 m (433 ft.).</p> <p>(j) 9 metres (29.5 ft.) for single detached, semi detached or street townhouse dwellings; 11 metres (36.1 ft.) for a multiple dwelling and other permitted principal uses.</p> <p>(k) Where the lot abuts Type 1 Fish Habitat, the minimum yard setback shall be 30m (98.4ft).</p> <p>(l) The minimum lot frontage for semi-detached units shall be 11m (36.1 ft) and the minimum lot area shall be 345m<sup>2</sup> (3,713 sq.ft.)</p>						

### 5.3 Shoreline Residential (SR) Zones

5.3.1 The Shoreline Residential Zones established by this By-law are as follows:

Zone	Symbol	“description”
Shoreline Residential One	SR1	Standard lot .4 ha, 60 m
Shoreline Residential Two	SR2	New lot standard 1.0 ha, 60 m
Shoreline Residential Three	SR3	Larger lot standard 120 m
Shoreline Residential Four	SR4	Existing lots – 20 m setback
Shoreline Residential Five	SR5	Existing lots – 30 m setback

#### 5.3.2 Permitted Uses – Principal Uses:

Row	Table 5.3.2					
i		SR1	SR2	SR3	SR4	SR5
ii	Permitted Uses (principal use)	Shoreline Residential One	Shoreline Residential Two	Shoreline Residential Three	Shoreline Residential Four	Shoreline Residential Five
iii	Dwelling, single detached	•	•	•	•	•

#### 5.3.3 Permitted Uses – Accessory Uses:

Row	Table 5.3.3					
i		SR1	SR2	SR3	SR4	SR5
ii	Permitted Uses (accessory use)	Shoreline Residential One	Shoreline Residential Two	Shoreline Residential Three	Shoreline Residential Four	Shoreline Residential Five
iii	Artisan’s Studio	•	•	•	•	•
iv	Bed & breakfast establishment (a)	•	•	•	•	•
v	Home Occupation (a)(b)	•	•	•	•	•
vi	<b>NOTES:</b> (a) On a lot having a minimum lot area of 1 hectare (2.5 ac.); (b) Provided no activity related to the home occupation occurs within 30 metres (98.4 ft.) of a watercourse.					



2012-23 5.3.4 Lot Requirements:

Row	Table 5.3.4						
i		SR1	SR2	SR3	SR4	SR5	
ii	Lot Standards	Shoreline Residential One	Shoreline Residential Two	Shoreline Residential Three	Shoreline Residential Four	Shoreline Residential Five	
iii	Lot Frontage	60 m (196.9 ft.)	60 m (196.9 ft.)	120 m (393.7 ft.)	(a)	(a)	
iv	Lot Area	4,000 sq. m (1.0 ac)	1 ha (2.5 ac)	1 ha (2.5 ac)	(a)	(a)	
v	Lot Coverage (Maximum)	10%	5%	5%	5% (b)	5% (b)	
vi	Yard Requirements	Front Yard	20 m (65.6 ft.) (c)	20 m (65.6 ft.) (c)	30 m (98.4 ft.) (c)	20 m (65.6 ft.) (c)	30 m (98.4 ft.) (c)
vii		Interior Side Yard	6 m (19.7 ft.)	6 m (19.7 ft.)	6 m (19.7 ft.)	6 m (19.7 ft.)	6 m (19.7 ft.)
viii		Exterior Side Yard	7 m (23.0 ft.)	7 m (23.0 ft.)	7 m (23.0 ft.)	7 m (23.0 ft.)	7 m (23.0 ft.)
ix		Rear Yard	10 m (32.8 ft.)	10 m (32.8 ft.)	10 m (32.8 ft.)	10 m (32.8 ft.)	10 m (32.8 ft.)
x	Setback from streams (on site) – Cold water	30 m (98.4 ft.)	30 m (98.4 ft.)	30 m (98.4 ft.)	30 m (98.4 ft.)	30 m (98.4 ft.)	
xi	Setback from streams (on site) – Warm water	20 m (65.6 ft.)	20 m (65.6 ft.)	20 m (65.6 ft.)	20 m (65.6 ft.)	20 m (65.6 ft.)	
xii	Building Height (maximum)	9 m (29.5 ft.)	9 m (29.5 ft.)	9 m (29.5 ft.)	9 m (29.5 ft.)	9 m (29.5 ft.)	
xiii	Maximum Number of enclosed or roofed accessory buildings or structures on a lot	3	3	3	3	3	
xiv	Other provisions	(d)	(d)	(d)	(d)	(d)	
xiv	<b>NOTES:</b> (a) As exists on the date of passing of this By-law, but not less than the requirements of Section 3.3. (b) The lot coverage shall be calculated on the portion of the lot that is located within 90 metres (295.3 ft.) of the shoreline. (c) Where a lot does not front on a navigable waterway, the frontage shall be determined to be on the road and the front yard setback shall be 12m (39.4 ft.). (d) Where the lot abuts Type 1 Fish Habitat, the minimum yard setback shall be 30m (98.4 ft.).						

## 5.4 Commercial Zones

5.4.1 The Commercial Zones established by this By-law are as follows:

Zone	Symbol	“description”
Convenience Commercial	C1	Small scale neighbourhood commercial uses
General Commercial	C2	Traditional commercial areas
Highway Commercial	C3	Highway commercial uses
Tourist Commercial	C4	Tourist and resort commercial
Shopping Centre Commercial	C5	Enclosed shopping centres
Gateway Commercial Campus	C6	Commercial plaza
Central Business District	C7	Mixed Use

### 2009-82P, 2012-23 5.4.2 Permitted Uses – Principal Uses

Row	Table 5.4.2							
		C1	C2	C3	C4	C5	C6	C7
i								
ii	Permitted Uses (principal use)	Convenience Commercial (a)	General Commercial	Highway Commercial	Tourist Commercial	Shopping Centre Commercial	Gateway Commercial Campus	Central Business District Mixed Use
iii	Adult Entertainment Establishment		•	•				•
iv	Artisan’s Studio	•	•	•	•	•		•
v	Bar	•	•	•	•(b)	•	•(g)	•
vi	Cinema or Movie Theatre		•	•		•		•
vii	Contractor’s Establishment		•	•				
viii	DSTM Retail Store		•	•		•	•	•
ix	Educational Institution		•	•		•	•	•
x	Dwelling, Multiple							• (h)
xi	Financial Establishment	•	•	•		•	•(g)	•
xii	Food Store	•	•	•		•	•	•
xiii	Garden Centre		•	•		•	•	•
xiv	Health Services	•	•	•		•	•	•
xv	Heavy Equipment rentals		•	•				
xvi	Home Improvement Centre		•	•		•	•	•
xvii	Institutional tourist establishment				•(b)			
xviii	Kennel			•				
xix	Laundromat/ Dry Cleaners		•(b)	•(b)		•(b)	•(b)	• (b)
xx	Market	•	•	•	•	•	•	•
xxi	Marina		•	•	•(b)			•
xxii	Motor Vehicle Body Shop			•				
xxiii	Motor Vehicle Dealership		•	•			•	•
xxiv	Motor Vehicle Service Station		•	•		•	•	•
xxv	Motor Vehicle Washing Establishment		•	•				

Row	Table 5.4.2							
i	Permitted Uses (principal use)	C1	C2	C3	C4	C5	C6	C7
ii		Convenience Commercial (a)	General Commercial	Highway Commercial	Tourist Commercial	Shopping Centre Commercial	Gateway Commercial Campus	Central Business District Mixed Use
xxvi	Nursing Home		•					• (h)
xxvii	Office	•	•	•		•	• (g)	•
xxviii	Outdoor Recreational Use		•	•	•	•	•	•
xxix	Personal Service Establishment	•	•	•	•	•	•	•
xxx	Place of Assembly		•	•		•	•	•
xxxi	Private Park		•	•	•	•	•	•
xxxii	Recreational Establishment		•	•		•	•	•
xxxiii	Residential Care Facility		•					• (h)
xxxiv	Restaurant	• (e)	•	•	•(b)	•(e)	•(e)	•
xxxv	Retail store	•	•			•	•	•
xxxvi	Self Storage facility			•				
xxxvii	Senior Citizens Home							• (h)
xxxviii	Service Establishment	•	•	•		•	•	•
xii	Shopping Centre					•(d)		
xi	Tourist Camping Establishment				•(b)			
xli	Tourist Establishment		•	•	•(b)	•	•	•
xlii	Tourist Home		•	•	•	•	•	•
xliii	Transportation Services		•	•		•	•	•
xliv	Variety & Convenience Store	•	•	•	•(f)	•	•	•
xlv	Veterinary Clinic	•	•	•		•	•	•
xlvi	Other provisions					(c)		
xlvii	<b>NOTES:</b> (a) To a maximum of 200 square metres (2153 sq. ft.) per establishment, with a maximum of 3 establishments on any one property; (b) As exists on the date of passing of this By-law; (c) Prohibited uses: automotive and home improvement centre, art gallery; (d) The gross leasable floor area for the purposes other than a Department store and food store shall not exceed 16,500 sq. m (177,600 sq. ft.), with the total gross leasable floor area of not more than 28, 335 sq. m (305,005 sq. ft.); (e) Excluding a drive through restaurant; (f) To a maximum of 200 square metres (2153 sq. ft.); (g) Only permitted as an accessory use to an otherwise permitted use. (h) Multiple Dwelling, Nursing Home, Residential Care Facility and Senior Citizens Home uses are permitted only on the second or above floors; not permitted immediately above a commercial use that is fully or partially below grade. The following areas serving a Multiple Dwelling, Nursing Home, Residential Care Facility or Senior Citizens Home are excepted: lobby, lounge, and loading areas.							

### 5.4.3 Permitted Uses – Accessory Uses

Row	Table 5.4.3							
i		C1	C2	C3	C4	C5	C6	C7
ii	Permitted Uses (accessory use)	Convenience Commercial	General Commercial	Highway Commercial	Tourist Commercial	Shopping Centre Commercial	Gateway Commercial Campus	Central Business District Mixed Use
iii	Retail Store				•(a)			
iv	Outdoor Storage			•				
v	Dwelling Unit	• (d)	•(b)(c)(e)	•(b)(c)(e)	•(e)			•(b)(c)
vi	Other provisions							
vii	<p><b>NOTES:</b></p> <p>(a) to a maximum of 200 square metres (2153 sq. ft.);</p> <p>(b) except over a Motor Vehicle Service Station, where no accessory dwelling unit is permitted;</p> <p>(c) Dwelling units are permitted only on the second or above floors on all lands zoned commercial that abut: King William, High, Manominee, Chaffey, Cann, John, Cliff, Caroline, Queen, West, King, Lorne, Minerva, Brunel, Princess and Main Streets; Cairns Crescent, Crescent, Airport, Hanes and Peters Roads, Kitchen Road North and Coveside Drive;</p> <p>(d) A maximum of 3 dwelling units are permitted;</p> <p>(e) only one dwelling unit is permitted where full municipal water and sewer services are not available, otherwise a maximum of 1 dwelling unit for each 167 square metres (1,797.6 sq. ft.) of lot area is permitted.</p>							

### 5.4.4 Lot Requirements

Row	Table 5.4.4								
i	Lot Standards		C1	C2	C3	C4	C5	C6	C7
ii			Convenience Commercial	General Commercial	Highway Commercial	Tourist Commercial	Shopping Centre Commercial	Gateway Commercial Campus	Central Business District Mixed Use
iii	Lot Frontage	full services	30 m (98.4 ft.)	7 m (23.0 ft.)	30 m (98.4 ft.)	30 m (98.4 ft.)	60 m (196.9 ft.)	30 m (98.4 ft.)	7 m (23.0 ft.)
iv		partial or private services	60 m (196.9 ft.)	60 m (196.9 ft.)	60 m (196.9 ft.)	60 m (196.9 ft.)	n/a	n/a	n/a
v	Lot Area	full services	465 sq. m (5005 s.f.)	230 sq. m (2476 s.f.)	1400 sq. m (15070 s.f.)	1400 sq. m (15070 s.f.)	4 ha (9.9 ac)	4000 sq. m (1.0 ac)	230 sq. m (2476 s.f.)
vi		partial or private services	0.4 ha (1.0 ac)	0.4 ha (1.0 ac)	0.4 ha (1.0 ac)	0.4 ha (1.0 ac)	n/a	n/a	n/a
vii	Lot Coverage (Max) %	full services	25	80	25	40	40	40	80 (g)
viii		partial or private services	20	30	20	30	n/a	n/a	n/a
ix	Yard Requirements	Front Yard	6 m (19.7 ft.)	6 m (19.7 ft.)	15 m (49.2 ft.)	15 m (49.2 ft.) (c)	(a)	(i)	6 m (19.7 ft.) (f)
x		Interior Side Yard	1.5 m (4.9 ft.)	1.5 m (4.9 ft.)	5 m (16.4 ft.)	6 m (19.7 ft.) (c)	(a)	(i)	1.5 m (4.9 ft.) (d)
xi		Interior Side Yard (abutting a residential zone)	6 m (19.7 ft.)	6 m (19.7 ft.)	12 m (39.4 ft.)	12 m (39.4 ft.)	(a)	(i)	6 m (19.7 ft.) (d)
xii		Exterior Side Yard	1.5 m (4.9 ft.)	1.5 m (4.9 ft.)	5 m (16.4 ft.)	6 m (19.7 ft.) (c)	(a)	(i)	1.5 m (4.9 ft.) (d)
xiii		Rear Yard	7 m (23.0 ft.)	7 m (23.0 ft.)	7 m (23.0 ft.)	7 m (23.0 ft.) (c)	(a)	(i)	7 m (23.0 ft.) (e)
xiv		Rear Yard (abutting a residential zone)	10 m (32.8 ft.)	10 m (32.8 ft.)	15 m (49.2 ft.)	15 m (49.2 ft.) (c)	(a)	(i)	10 m (32.8 ft.)
xv	Setback from streams (on site)	Cold water	30 m (98.4 ft.)	30 m (98.4 ft.)	30 m (98.4 ft.)	30 m (98.4 ft.)	n/a	30 m (98.4 ft.)	n/a
xvi		Warm water	20 m (65.6 ft.)	20 m (65.6 ft.)	20 m (65.6 ft.)	20 m (65.6 ft.)	n/a	20 m (65.6 ft.)	n/a
xvii	Building Height (maximum)		11 m (36.1 ft.)	11 m (36.1 ft.)	11 m (36.1 ft.)	11 m (36.1 ft.)	11 m (36.1 ft.)	11 m (36.1 ft.)	11 m (36.1 ft.)
xvii	Minimum Landscaped Area (%)		20	5	20	20	10	10	5
xviii	Other Provisions						(b,h)	(j)	(k)

xix	<p><b>NOTES:</b></p> <p>(a) Yard requirements are a minimum of 3 m (9.8 ft.) from King William Street; 14 m (45.9 ft.) from Highway 60; 15 m (49.2 ft.) from any residential zone; and 5 m (16.4 ft.) from any other zone boundary.</p> <p>(b) If a shopping centre is located on more than one lot, or parts thereof are owned by different owners, the entire site on which the shopping centre is located shall be deemed to be one lot for the purpose of applying the various regulations.</p> <p>(c) For a marina, where the front yard, side yard or rear yard abuts a shoreline, no front yard, side yard or rear yard requirement applies. However, no gasoline storage or septic tile bed shall be located within 30 m (98.4 ft.) of the high water mark.</p> <p>(d) All Side Yards: for lots fronting on Main and King William Streets from Highway No. 60 to Lorne Street - none required</p> <p>(e) Rear Yard: for lots fronting Main and King William Streets, from Highway No. 60 to Lorne Street – none required</p> <p>(f) Front yard: for lots fronting on Main and King William Streets, from Highway No. 60 to Lorne Street - none required.</p> <p>(g) Lot Coverage: for buildings fronting on Main and King William Streets between Lorne Street and the Muskoka River –100%, and provided all parking and landscaping requirements are met.</p> <p>(h) The following provisions apply:</p> <p>i) The minimum “gross floor area” of a “DSTM retail store” outside of the enclosed portion of the “Shopping Centre” shall be 464.5 m<sup>2</sup> (5,000 ft<sup>2</sup>). The maximum combined “gross floor area” or all “DSTM retail stores” shall be 7896.5 m<sup>2</sup> (85,000 ft<sup>2</sup>).</p> <p>ii) The maximum combined “gross floor area” of all buildings outside of the enclosed portion of the “Shopping Centre” shall be 5202 m<sup>2</sup> (56,000 ft<sup>2</sup>).</p> <p>iii) Parking shall be provided at a ratio of not less than 5.6 spaces per 100 sq. m. of gross leasable floor area.</p> <p>iv) “Gross leasable floor area” shall mean the aggregate of the horizontal areas of each floor measured between the exterior faces of the exterior walls or from the centre line of a common interior wall, but excluding:</p> <ul style="list-style-type: none"> <li>• areas used for common facilities for heating, ventilating, air-conditioning or other mechanical purposes.</li> <li>• public washrooms, checkrooms or storage lockers for the use of the public.</li> <li>• maintenance, operation, common storage and garbage collection areas, when designated for the common or mutual operation of the shopping centre.</li> <li>• enclosed mall areas, ramps, stairways, sitting areas or other facilities for the circulation and amenity of the public, and;</li> <li>• mezzanine areas in conjunction with the Department store and food store but being non-selling areas.</li> </ul> <p>(i) The minimum Yard from the lot lines shall be as follows:</p> <table border="0" style="margin-left: 20px;"> <tr> <td>i) Howland Drive</td> <td style="text-align: right;">3 m (9.8 ft.)</td> </tr> <tr> <td>ii) Highway 60</td> <td style="text-align: right;">14 m (45.9 ft.)</td> </tr> <tr> <td>iii) Highway 11</td> <td style="text-align: right;">14 m (45.9 ft.)</td> </tr> <tr> <td>iv) Lands Zoned Open Space (OS)</td> <td style="text-align: right;">3 m (9.8 ft.)</td> </tr> </table> <p>(j) The following provisions apply:</p> <p>i) The maximum “gross floor area” on the lands shall be 24,154 m<sup>2</sup> (260,000 sq.ft.).</p> <p>ii) The maximum “gross floor area” for a department store shall be 11,613 m<sup>2</sup> (125,000 sq.ft.).</p> <p>iii) The maximum “gross floor area” for a supermarket shall be 8,557 m<sup>2</sup> (92,110 sq.ft.) of which the “ground floor area” shall be not more than 7,488 m<sup>2</sup> (80,602.8 sq.ft.). Any “gross floor area” located above the ground floor shall not exceed 1,069 m<sup>2</sup> (11,507 sq.ft.) and shall not contain any retail uses. The “gross floor area” above the ground floor shall not be considered part of the maximum “gross floor area” for the lands as outlined in Section (h) above.</p> <p>iv) The minimum “gross floor area” for a department store and a supermarket shall be 4,645 m<sup>2</sup> (50,000 sq.ft.).</p> <p>v) Food store shall have a gross leasable floor area of not less than 2,300 sq. m (24,757.8 sq. ft.) and no more than 4,200 sq. m (45,210 sq. ft.);</p> <p>vi) The minimum “gross floor area” of a “DSTM retail store” shall be 464.5 m<sup>2</sup> (5,000 sq. ft.).</p> <p>vii) The maximum combined “gross floor area” of all “DSTM retail stores” shall be 3,275 m<sup>2</sup> (35,253 sq.ft.).</p> <p>viii) The minimum number of parking spaces shall be 5.0 spaces for each 93 m<sup>2</sup> (1001 sq.ft.) of “gross floor area” or part thereof.</p> <p>(k) Minimum Height: For buildings fronting on Main and King William Streets, between Lorne Street and the Muskoka River, the minimum building height shall be 8 metres (26.2 ft.).</p>	i) Howland Drive	3 m (9.8 ft.)	ii) Highway 60	14 m (45.9 ft.)	iii) Highway 11	14 m (45.9 ft.)	iv) Lands Zoned Open Space (OS)	3 m (9.8 ft.)
i) Howland Drive	3 m (9.8 ft.)								
ii) Highway 60	14 m (45.9 ft.)								
iii) Highway 11	14 m (45.9 ft.)								
iv) Lands Zoned Open Space (OS)	3 m (9.8 ft.)								

## 5.5 Shoreline Commercial Zones

5.5.1 The Shoreline Commercial Zones established by this By-law are as follows:

Zone	Symbol	“description”
Shoreline Commercial One	CS1	Standard lot
Shoreline Commercial Two	CS2	Larger minimum frontage & area
Institutional Camp	CS3	Camp properties
Marina	CS4	marinas

### 5.5.2 Permitted Uses - Principal Uses:

Row	Table 5.5.2				
i		CS1	CS2	CS3	CS4
ii	Permitted Uses (principal use)	Shoreline Commercial One	Shoreline Commercial Two	Institutional Camp	Marina
iii	Contractor’s establishment				•(a)
iv	Institutional Tourist Establishment			•(b)	
v	Marina				•
vi	Tourist Establishment	•(b)	•(b)		
vii	Tourist Home	•	•	•	•
viii	<b>NOTES:</b> (a) As exists on the date of passing of this by-law. (b) Uses, buildings, and structures as existed on the date of passing of this by-law.				

**5.5.3 Permitted Uses - Accessory Uses:**

<b>Table 5.5.3</b>					
<b>Row</b>		<b>CS1</b>	<b>CS2</b>	<b>CS3</b>	<b>CS4</b>
i					
ii	<b>Permitted Uses (accessory use)</b>	<b>Shoreline Commercial One</b>	<b>Shoreline Commercial Two</b>	<b>Institutional Camp</b>	<b>Marina</b>
iii	Day Nursery	•	•	•	
iv	Dwelling unit	•	•	•	•
v	Educational Institution			•	
vi	Home Occupation (b)	•	•	•	•
vii	Golf Course	•(c)	•(c)		
viii	Marina	•(c)			
ix	Outdoor Storage				•
x	Personal Service Establishment	•	•	•	•
xi	Place of Assembly	•	•	•	
xii	Private Park	•	•	•	•
xiii	Restaurant	•	•	•	•
xiv	Retail store	•(a)	•(a)	•(a)	•(a)
xv	Staff quarters	•	•	•	
xvi	Variety or Convenience store	•(a)	•(a)	•(a)	•(a)
xvii	<b>NOTES:</b> (a) 200 square metres (2153 sq. ft.) maximum; (b) Accessory to a permitted single detached dwelling only; (c) Uses, buildings, and structures as existed on the date of passing of this by-law.				



**5.5.4 Lot Requirements:**

Row		Table 5.5.4				
i		CS1	CS2	CS3	CS4	
ii		Shoreline Commercial One	Shoreline Commercial Two	Institutional Camp	Marina	
iii	Lot Frontage	Full services	30 m (98.4 ft.)	30 m (98.4 ft.)	30 m (98.4 ft.)	60 m (196.9 ft.)
iv		Private services	60 m (196.9 ft.)	120 m (393.7 ft.)	60 m (196.9 ft.)	60 m (196.9 ft.)
v	Lot Area	Full services	1400 sq m (15,070 s.f.)	0.4 ha (1.0 ac)	0.4 ha (1.0 ac)	0.4 ha (1.0 ac)
vi		Private services	0.4 ha (1.0 ac)	1 ha (2.5 ac)	1 ha (2.5 ac)	1 ha (2.5 ac)
vii	Lot Coverage (Maximum)	Full services	40%	40%	40%	50%
viii		Private services	30%	30%	30%	40%
ix	Yard Requirements	Front Yard	20 m (65.6 ft.) (b)(c)	30 m (98.4 ft.) (b)(c)	30 m (98.4 ft.)	20 m (65.6 ft.) (a)
x		Interior Side Yard	7 m (23.0 ft.)	7 m (23.0 ft.)	7 m (23.0 ft.)	7 m (23.0 ft.) (a)
xi		Interior Side Yard (abutting a residential zone)	12 m (39.4 ft.)	12 m (39.4 ft.)	12 m (39.4 ft.)	12 m (39.4 ft.)
xii		Exterior Side Yard	15 m (49.2 ft.)	15 m (49.2 ft.)	15 m (49.2 ft.)	15 m (49.2 ft.)
xiii		Rear Yard	7 m (23.0 ft.)	7 m (23.0 ft.)	7 m (23.0 ft.)	7 m (23.0 ft.) (a)
xiv		Rear Yard (abutting a residential zone)	12 m (39.4 ft.)	12 m (39.4 ft.)	12 m (39.4 ft.)	12 m (39.4 ft.)
xv		Setback from the shoreline – tile fields	30 m (98.4 ft.)	45 m (147.6 ft.)	45 m (147.6 ft.)	45 m (147.6 ft.)
xvi		Setback from streams (on site)	Cold water	30 m (98.4 ft.)	30 m (98.4 ft.)	30 m (98.4 ft.)
xvii	Warm water		20 m (65.6 ft.)	20 m (65.6 ft.)	20 m (65.6 ft.)	20 m (65.6 ft.)
xviii	Building Height (maximum)		11 m (36.1 ft.)	11 m (36.1 ft.)	11 m (36.1 ft.)	11 m (36.1 ft.)
xix	<p><b>NOTES:</b></p> <p>(a) Where the front, side or rear yard abuts a shoreline, no front yard, side yard or rear yard requirement applies. However, no gasoline storage or sewage system shall be located within 30 metres (98.4 ft.) of the high water mark.</p> <p>(b) an outdoor patio attached to a restaurant is permitted to the water's edge, provided it has a maximum area of 60 square metres (645.8 sq. ft.).</p> <p>(c) the minimum front yard for a restaurant shall be 5 metres (16.4 ft.).</p>					

## 5.6 Industrial Zones

5.6.1 The Industrial Zones established by this By-law are as follows:

<b>Zone</b>	<b>Symbol</b>	<b>“description”</b>
Light Industrial	M1	General industrial zone
Muskoka Commerce Park	M2	Muskoka Commerce Park Area
Rural Special Industrial	M3	Low effluent uses industrial area
Heavy Industrial	M4	Heavy industrial zone
Sand and Gravel	M5	Sand and gravel pits zone
Pit and Quarry	M6	Pit or quarry zone

2012-23 5.6.2 Permitted Uses - Principal Uses:

Row		Table 5.6.2					
i	Permitted Uses (principal use)	M1	M2	M3	M4	M5	M6
ii		Light Industrial	Muskoka Commerce Park	Rural Special Industrial	Heavy Industrial	Sand and Gravel	Pit and Quarry
iii	Adult Entertainment Establishment	•	•				
iv	Concrete or Asphalt Product Mfr				•	•	•
v	Contractors Establishment	•	•	•	•		
vi	Educational Institution	•	•				
vii	Fuel Storage Facilities	•		•	•		
viii	Garden Centre	•	•	•			
ix	Health Services	•	•				
x	Heavy Equip Sales & service			•	•		
xi	Heavy Industrial Use				•		
xii	Home Improvement Centre	•	•				
xiii	Kennel	•			•		
xiv	Laundromat /Dry Cleaner	•	•		•		
xv	Light industrial use	•	•	•	•		
xvi	Material Recovery Facility				•		
xviii	Motor Vehicle Body Shop	•			•		
xix	Motor Vehicle Dealership	•	•				
xx	Motor Vehicle Service Station	•	•	•			
xxi	Motor Vehicle Washing Establishment	•(a)	•				
xxii	Office	•	•				
xxiii	Personal Service Establishment	•	•				
xxiv	Pit					•	•
xxv	Place of assembly	•	•				
xxvi	Restaurant	•	•				
xxvii	Salvage Yard				•		
xxviii	Quarry						•
xxix	Self Storage facility	•	•	•			
xxx	Service Establishment	•	•	•			
xxxi	Tourist Establishment	•	•				
xxxii	Transportation Depot	•	•	•	•		
xxxiii	Veterinary clinic	•	•				
xxxiv	Warehouse	•	•	•	•		
xxxv	<b>NOTES:</b> (a) As existed on the date of passing of this by-law.						

**5.6.3 Permitted Uses - Accessory Uses:**

<b>Row</b>		<b>Table 5.6.3</b>					
<b>i</b>		<b>M1</b>	<b>M2</b>	<b>M3</b>	<b>M4</b>	<b>M5</b>	<b>M6</b>
<b>ii</b>	<b>Permitted Uses (accessory use)</b>	<b>Light Industrial</b>	<b>Muskoka Commerce Park</b>	<b>Rural Special Industrial</b>	<b>Heavy Industrial</b>	<b>Sand &amp; Gravel</b>	<b>Pit and Quarry</b>
iii	Dwelling Unit	•(b) (c)		•(b) (c)			
iv	Retail	•(a)	•(a)				
v	Outdoor Storage	•	•	•	•	•	•
vi	Office			•(b)	•	•	•
vii	<b>NOTES:</b> (a) To a maximum 200 square metres (2,153 sq. ft.). (b) One accessory dwelling unit is permitted on the 2nd floor of a building. (c) No accessory dwelling is permitted on a lot used for fuel storage facility, motor vehicle body shop, or motor vehicle service station.						

2009-82P **5.6.4 Lot Requirements:**

Row		Table 5.6.4						
i		M1	M2	M3	M4	M5	M6	
ii		Lot Standards	Light Industrial	Muskoka Commerce Park	Rural Special Industrial	Heavy Industrial	Sand & Gravel	Pit and Quarry
iii	Lot Frontage	Full services	20 m (65.6 ft.)	30 m (98.4 ft.)	n/a	45 m (147.6 ft.)	90 m (300 ft.)	90 m (300 ft.)
iv		Private services	60 m (196.9 ft.)	n/a	60 m (196.9 ft.)	60 m (196.9 ft.)	90 m (300 ft.)	90 m (300 ft.)
v	Lot Area	Full services	0.2 ha (0.5 ac)	1000 sq.m (10760 s.f.)	n/a	0.4 ha (1.0 ac)	0.4 ha (1.0 ac)	0.4 ha (1.0 ac)
vi		Private services	0.4 ha (1.0 ac)	n/a	2.0 ha (4.9 ac)	2.0 ha (4.9 ac)	0.4 ha (1.0 ac)	0.4 ha (1.0 ac)
vii	Lot Coverage (Max) %		40	50	30	30	30	30
viii	Yard Requirements	Front Yard	(a)	6 m (19.7 ft.)	15 m (49.2 ft.)	15 m (49.2 ft.)	(b)	(b)
ix		Interior Side Yard	5 m (16.4 ft.)	5 m (16.4 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	(b)	(b)
x		Interior Side Yard (abutting a residential zone)	15 m (49.2 ft.)	15 m (49.2 ft.)	15 m (49.2 ft.)	15 m (49.2 ft.)	(b)	(b)
xi		Exterior Side Yard	6 m (19.7 ft.)	6 m (19.7 ft.)	15 m (49.2 ft.)	7.5 m (24.6 ft.)	(b)	(b)
xii		Rear Yard	7 m (23.0 ft.)	6 m (19.7 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	(b)	(b)
xiii		Rear Yard (abutting a residential zone)	15 m (49.2 ft.)	15 m (49.2 ft.)	15 m (49.2 ft.)	15 m (49.2 ft.)	(b)	(b)
xiv	Setback from streams (on site)	Cold water	30 m (98.4 ft.)	30 m (98.4 ft.)	30 m (98.4 ft.)	30 m (98.4 ft.)	30 m (98.4 ft.)	30 m (98.4 ft.)
xv		Warm water	20 m (65.6 ft.)	20 m (65.6 ft.)	20 m (65.6 ft.)	20 m (65.6 ft.)	20 m (65.6 ft.)	20 m (65.6 ft.)
xvi	Building Height (maximum)		11 m (36.1 ft.)	11 m (36.1 ft.)	11 m (36.1 ft.)	11 m (36.1 ft.)	11 m (36.1 ft.)	11 m (36.1 ft.)
xvii	Other Provisions		(c)(e)	(c)(d)	(c)(d)(e)	(c)	(b)	(b)
xviii	<p><b>NOTES:</b></p> <p>(a) 15 metres (49.2 ft.) (Provincial Highway and District road); 9 metres (29.5 ft.) for other streets.</p> <p>(b) No building, structure, or outside storage of materials, equipment, finished or unfinished products, or parking or stage of trucks or cranes or any other mechanical equipment is permitted:                      i) Within 60 m (196.9 ft.) of a public street or road;                      ii) Within 30 m (98.4 ft.) of a zone boundary.</p> <p>(c) Accessory display and sales area must be within the same building as the use to which it is accessory and shall not exceed 25% of the gross leasable area</p> <p>(d) Uses shall be limited to low water using and low effluent producing uses. Such uses are characterized as uses that:                      i) use a water supply or sewage disposal not greater than domestic requirements;                      ii) do not use water for processing;                      iii) do not create discharge which would be a hazard to ground or surface water, or negatively affect the operation of the sewage disposal system.</p> <p>(e) Uses not on full services shall be limited to low water using and low effluent producing uses. Such uses are characterized as uses that:                      i) use a water supply or sewage disposal not greater than domestic requirements;                      ii) do not use water for processing;                      iii) do not create discharge which would be a hazard to ground or surface water, or negatively affect the operation of the sewage disposal system.</p>							

## 5.7 Mixed Use Zones

5.7.1 The Mixed Use Area Zones established by this By-law are as follows:

<b>Mixed Use Area Zones</b>	<b>Symbol</b>	<b>“description”</b>
Main Street West	MU1	Mixed Residential/Commercial zone
Muskoka Road 3	MU2	Mixed Residential/Service Commercial zone
Highway 60	MU3	Mixed Residential/Commercial zone
Centre Street	MU4	Mixed Commercial/Multiple Residential zone
Muskoka Rd. 3 North	MU5	Mixed Institutional/Multiple Residential zone

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**5.7.2 Permitted Uses – Principal Uses**

Row	Table 5.7.2					
i		MU1	MU2	MU3	MU4	MU5
ii	Permitted Uses (principal use)	Main St West Mixed Use Area	Muskoka Road 3 Mixed use Area	Highway 60 Mixed Use Area	Centre Street Mixed Use Area	Muskoka Rd 3 North Mixed Use Area
iii	Dwelling, Duplex	•	•	•		
iv	Dwelling, Multiple	•		•	•	•(b)
v	Dwelling, Semi-detached	•	•	•		
vi	Dwelling, Single Detached	•	•	•		
vii	Dwelling, Street Townhouse	•(a)		•(a)	•(a)	•(a)(b)
viii	Group Home (Residential)	•	•	•		
ix	Health Services	•	•	•	•	
x	Marina	•		•		
xi	Nursing Home	•		•	•	•(b)
xii	Office	•	•		•	
xiii	Private Park	•	•	•	•	•
xiv	Recreational Establishment	•		•	•	
xv	Restaurant	•	•	•	•	•
xvi	Senior Citizens Home	•		•	•	•(b)
xvii	Service Establishment	•	•	•	•	
xviii	Tourist Establishment	•		•	•	
xix	Tourist Home	•		•	•	
xx	Variety & Convenience Store	•	•	•	•	•
xxi	Special Trade Contractors					• (c)
xxii	Dwelling, semi-detached duplex	•	•	•		
xxiii	<p><b>NOTES:</b></p> <p>(a) Minimum of three (3) to a maximum of eight (8) dwellings may be attached to each other.</p> <p>(b) Residential uses are prohibited pending removal of the (H) symbol on the properties.</p> <p>(c) Special Trade Contractors includes heating and cooling contractors, plumbers and electricians with an accessory showroom, training facility and storage within the existing buildings only shall be an additional permitted use.</p>					

2012-23, 2019-12

**5.7.3 Permitted Uses – Accessory Uses**

<b>Row</b>		<b>Table 5.7.3</b>				
<b>i</b>	<b>Permitted Uses (accessory use)</b>	<b>MU1</b>	<b>MU2</b>	<b>MU3</b>	<b>MU4</b>	<b>MU5</b>
<b>ii</b>		<b>Main St West Mixed Use Area</b>	<b>Muskoka Road 3 Mixed use Area</b>	<b>Highway 60 Mixed Use Area</b>	<b>Centre Street Mixed Use Area</b>	<b>Muskoka Rd 3 North Mixed Use Area</b>
iii	Bed & Breakfast (a)	•	•	•		
iv	Boarding House (a)	•	•	•		
v	Day nursery (a)	•	•	•	•	
vi	Home Occupation	•	•	•		
vii	Secondary Suite (a)	•	•	•		
viii	Dwelling Unit	•	•	•	•	•
ix	<b>NOTE:</b> (a) Permitted in association with a single detached or street townhouse dwelling only.					



2009-82P **5.7.4 Lot Requirements**

Row	Table 5.7.4						
i		MU1	MU2	MU3	MU4	MU5	
ii	Lot Standards	Main St West Mixed Use Area	Muskoka Rd 3 Mixed Use Area	Highway 60 Mixed Use Area	Centre Street Mixed Use Area	Muskoka Rd 3 North Mixed Use Area	
iii	Lot Frontage	15 m (49.2 ft.)(b)	15 m (49.2 ft.)	18 m (59.0 ft.)(b)	30 m (98.4 ft.)(b)	30 m (98.4 ft.)(b)	
iv	Lot Frontage abutting a watercourse	30 m (98.4 ft.)	30 m (98.4 ft.)	30 m (98.4 ft.)	30 m (98.4 ft.)	30 m (98.4 ft.)	
v	Lot Area	465 sq. m (5,005 s.f.)	465 sq. m (5,005 s.f.)	1000 sq. m (10,760 s.f.)	1400 sq. m (15,070 s.f.)	1400 sq. m (15,070 s.f.)	
vi	Lot Coverage (%) (Maximum)	35	35	35	40	35	
vii	Yard Requirements	Front Yard	7 m (23.0 ft.)	7 m (23.0 ft.)	10 m (32.8 ft.)	10 m (32.8 ft.)	7 m (23.0 ft.)
viii		Front Yard abutting a watercourse	20 m (65.6 ft.)	20 m (65.6 ft.)	20 m (65.6 ft.)	20 m (65.6 ft.)	20 m (65.6 ft.)
ix		Interior Side Yard	3 m (9.8 ft.) (a)	3 m (9.8 ft.) (a)	3 m (9.8 ft.) (a)	5 m (16.4 ft.) (a)	3 m (9.8 ft.) (a)
x		Exterior Side Yard	3 m (9.8 ft.)	3 m (9.8 ft.)	3 m (9.8 ft.)	5 m (16.4 ft.)	3 m (9.8 ft.)
xi		Rear Yard	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	5 m (16.4 ft.)	7.5 m (24.6 ft.)
xii	Setback from Streams (on site)	Cold Water	30 m (98.4 ft.)	30 m (98.4 ft.)	30 m (98.4 ft.)	30 m (98.4 ft.)	30 m (98.4 ft.)
xiii		Warm Water	20 m (65.6 ft.)	20 m (65.6 ft.)	20 m (65.6 ft.)	20 m (65.6 ft.)	20 m (65.6 ft.)
xiv	Building Height (Max) of principal building	11 m (36.1 ft.)	11 m (36.1 ft.)	11 m (36.1 ft.)	11 m (36.1 ft.)	11 m (36.1 ft.)	
xv	Max number of dwelling units in a multiple dwelling	1 per 167 sq. m of lot area	1 per 167 sq. m of lot area	1 per 167 sq. m of lot area	1 per 167 sq. m of lot area	1 per 167 sq. m of lot area	
xvi	Maximum number of accessory buildings or structures on a lot	1	1	1	1	1	
xvii	Other provisions						
xviii	<b>NOTES:</b> (a) For a semi detached or street townhouse and, where the units share a common wall, there shall be no required interior side yard on the side with a common wall. (b) The minimum frontage for a street townhouse shall be: i) 7 metres (23.0 ft. ) for an interior unit and; ii) 10 metres (32.8 ft.) for an end/exterior unit.						

## 5.8 Miscellaneous Zones

2013-120 5.8.1 The Miscellaneous Zones established by the By-law are as follows:

<b>Other Zones</b>	<b>Symbol</b>	<b>“description”</b>
Rural One	RU1	General Rural zone
Rural Two	RU2	Backlot Rural zone
Institutional	IN	Institutional zone
Open Space Water	O1	Lands covered by water
Open Space	O2	Public or private open space
Open Space – Golf Course	O3	Golf course
Tent & Trailer Park	O4	Tent and trailer park

2013-120 **5.8.2 Permitted Uses - Principal Uses:**

Row	Table 5.8.2							
i	Permitted Uses (principal use)	RU1	RU2	IN	O1	O2	O3	O4
ii		Rural One	Rural Two	Institutional	Open Space	Open Space	Open Space – Golf Course	Tent & Trailer Park
iii	Arena or Curling Rink			•		•		
iv	Cemetery	•	•	•		•		
v	Club, Private			•			•	
vi	Educational Institution			•		•		
vii	Equestrian Establishment	• (b)	• (b)(c)					
viii	Farm	• (b)	• (b)(c)					
ix	Forestry Operation	• (a)						
x	Golf Course						•	
xi	Group Home (Institutional)			•				
xii	Group Home (Residential)	•	•	•				
xiii	Hobby Farm (d)	• (b)	• (b)(c)					
xiv	Health Services			•				
xv	Kennel	•						
xvi	Nursing Home			•				
xvii	Outdoor recreational use						•	
xviii	Park, Private	•	•	•		•	•	
xix	Park, Public			•	•	•		
xx	Place of Assembly			•			•	
xxi	Residential Care Facility			•				
xxii	Senior Citizens' Home			•				
xxiii	Single Detached Dwelling	•	•					
xxiv	Tourist Camping Establishment							•
xxv	Veterinary clinic	•						
xxvi	Water Conservation Use				•			
xxvii	Woodland Retreat	•	•					
xxviii	<b>NOTES:</b> (a) no building or structure shall be permitted within 30 metres (98.4 feet) of a watercourse (b) no farm activity shall be permitted within 30 (98.4 feet) metres of a watercourse (c) existing facilities only (d) a hobby farm is only permitted on a lot with a minimum lot area of 1 hectare (2.5 acres) and a minimum lot frontage of 60 metres (196.9 feet).							

**5.8.3 Permitted Uses - Accessory Uses:**

Row	Table 5.8.3							
i		RU1	RU2	IN	O1	O2	O3	O4
ii	Permitted Uses (accessory use)	Rural One	Rural Two	Institutional	Open Space	Open Space	Open Space – Golf Course	Tent & Trailer Park
iii	Artisan Studio	•	•					
iv	Bed and Breakfast	•(a)	• (a)					
v	Boarding House	•(a)		•(a)				
vi	Boathouse				•(b)			
vii	Day Nursery	•(a)	•(a)	•				
viii	Dock				•(b)			
ix	Dwelling Unit			•				
x	Home Occupation	•	•					
xi	Home Industry	• (e)	• (e)					
xii	Secondary Suite (a)	•	•					
xiii	Small Wind Turbine (d)	•	•					
xiv	Tourist Home (a)	•	•(c)					
xv	<p><b>NOTES:</b>                      (a) in a single detached dwelling only                      (b) accessory to a permitted principal use on the same property on the abutting zone, and subject to the lot requirements of the abutting zone.                      (c) a tourist home is only permitted on a lot with a minimum lot area of 2 hectares (4.9 ac.) and a minimum lot frontage of 90 metres (295.3 ft.).                      (d) limited to a maximum of two small wind turbines on a property, and provided the wind turbine is setback a minimum of 30 metres (98.4 ft.) from any property line.                      (e) Open storage is permitted subject to it being screened from view.</p>							

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**5.8.4 Lot Requirements:**

Row	Table 5.8.4								
i	Zone Provisions		RU1	RU2	IN	O1	O2	O3	O4
ii			Rural One	Rural Two	Institutional	Open Space	Open Space	Open Space - Golf Course	Tent & Trailer Park
iii	Lot Frontage	Full Services	n/a	n/a	20 m (65.6 ft.)	n/a	0	20 m (65.6 ft.)	60 m (196.9 ft.)
v	Lot Frontage private services	Arterial Road	150 m (492.1 ft.)	150 m (492.1 ft.)	150 m (492.1 ft.)	n/a	0	60 m (196.9 ft.)	120 m (393.7 ft.)
vi		Collector Road	132 m (433 ft.)	132 m (433 ft.)	132 m (433 ft.)	n/a	0	60 m (196.9 ft.)	120 m (393.7 ft.)
vii		Local road	120 m (393.7 ft.)	132 m (433 ft.)	120 m (393.7 ft.)	n/a	0	60 m (196.9 ft.)	120 m (393.7 ft.)
viii	Lot Area	Full services	n/a	n/a	465 q.m (5,005 s.f.)	n/a	465 sq. m (5,005 s.f.)	30 ha (74.1 ac)	4000 m <sup>2</sup> (1.0 ac)
ix		Private services	4 ha (9.9 ac)	4 ha (9.9 ac)	1 ha (2.5 ac)	n/a	465 sq. m (5,005 s.f.)	30 ha (74.1 ac)	1 ha (2.5 ac)
x	Lot Coverage (Max) %	Full services	n/a	n/a	45	n/a	n/a	5	20
xii		Private Services	10	10	20	n/a	n/a	5	
xiii	Yard Requirements	Front Yard	15 m (49.2 ft.)	15 m (49.2 ft.)	7 m (23.0 ft.) (d)	n/a	15 m (49.2 ft.)	30 m (98.4 ft.)	30 m (98.4 ft.)
xiv		Front Yard abutting a watercourse	30 m (98.4 ft.)	30 m (98.4 ft.)	20 m (65.6 ft.)	n/a	15 m (49.2 ft.)	30 m (98.4 ft.)	
xv		Interior Side Yard	7 m (23.0 ft.) (e)	7 m (23.0 ft.) (e)	3 m (9.8 ft.) (a)	n/a	15 m (49.2 ft.) (b)	20 m (65.6 ft.)	7 m (23.0 ft.)
xvi		Interior Side Yard (abutting a residential zone)	n/a	n/a	15 m (49.2 ft.)	n/a	15 m (49.2 ft.) (b)	20 m (65.6 ft.)	12 m (39.4 ft.)
xvii		Exterior Side Yard	10 m (32.8 ft.)	10 m (32.8 ft.)	7 m (23.0 ft.) (a)	n/a	15 m (49.2 ft.) (b)	20 m (65.6 ft.)	15 m (49.2 ft.)
xviii		Rear Yard	10 m (32.8 ft.) (e)	10 m (32.8 ft.) (e)	7 m (23.0 ft.) (a)	n/a	15 m (49.2 ft.) (b)	20 m (65.6 ft.)	7 m (23.0 ft.)
xix		Setback from streams (on site)	Cold water	30 m (98.4 ft.)	30 m (98.4 ft.)	30 m (98.4 ft.)	n/a	30 m (98.4 ft.)	30 m (98.4 ft.)
xx	Warm water		20 m (65.6 ft.)	20 m (65.6 ft.)	20 m (65.6 ft.)	n/a	20 m (65.6 ft.)	20 m (65.6 ft.)	15 m (49.2 ft.)
xxi	Building Height (maximum)		11 m (36.1 ft.)	11 m (36.1 ft.)	11 m (36.1 ft.)	n/a	11 m (36.1 ft.)	11 m (36.1 ft.)	5 m (16.4 ft.)
xxii	Other provisions			(f)					(d)

xxiii	<p><b>NOTES:</b></p> <ul style="list-style-type: none"><li>(a) 15 m (49.2 ft.) for hospitals, schools or churches place of assembly from any lot line/5 m (16.4 ft.) for Senior Citizen Home.</li><li>(b) exception playground structures &amp; equip. or boathouse - 6 m (19.7 ft.) lot line abut single family detached or 7 m (23.0 ft.) lot line abut any other zone.</li><li>(c) as existed on the date of passing of this by-law.</li><li>(d) For each trailer site within the tent and trailer park, the minimum area shall be 400 sq. metres (4306 sq. ft.) and the minimum frontage on an internal roadway shall be 15 m (49.2 ft.).</li><li>(e) 15 metres (49.2 ft.) for all non-residential structures or buildings.</li><li>(f) Where the lot abuts Type 1 Fish Habitat, the minimum yard setback shall be 30m (98.4 ft.).</li></ul>
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## 5.9 Conservation and Natural Resources Zones

5.9.1 The Conservation or Natural Resources Zones established by the By-law are as follows:

Other Zones	Symbol	“description”
Conservation	C	Conservation zone
Natural Resource	NR	Flood zone
Natural Resource Floodway	NR1	Floodway zone
Natural Resource Floodfringe	NR2	Floodfringe zone

### 5.9.2 Permitted Uses - Principal Uses:

Row	Table 5.9.2				
i		C	NR	NR1	NR2
ii	Permitted Uses (principal use)	Conservation	Natural Resource	Natural Resource Floodway	Natural Resource Floodfringe
iii	Flood or erosion control facilities	•	•	•	•
iv	Outdoor recreational use	•(c)	•(c)		
v	Park, private	•(c)	•(c)	•(c)	•(a)
vi	Park, public	•(c)	•(c)	•(c)	•(a)
vii	Single Detached Dwelling	•(b)	•(b)	•(b)	•(a)
viii	<b>NOTES:</b> (a) subject to any building or structure being floodproofed. (b) as existed on the date of passing of this by-law. (c) provided no building or structure is permitted within the area zoned.				

### 5.9.3 Permitted Uses - Accessory Uses:

Row	Table 5.9.3				
i		C	NR	NR1	NR2
ii	Permitted Uses (accessory use)	Conservation	Natural Resource	Natural Resource Floodway	Natural Resource Floodfringe
iii	Boathouse		•(a)		•(a)
iv	Dock		•(a)	•(a)	•(a)
v	Home Occupation				•(b)
vi	Home Industry				•(b)
vii	<b>NOTES:</b> (a) accessory to a permitted principal use on the same property on the abutting zone, and subject to the lot requirements of the abutting zone (b) subject to being flood proofed				

2009-82P 5.9.4 Lot Requirements:

Row	Table 5.9.4					
i		C	NR	NR1	NR2	
ii	Zone Provisions	Conservation	Natural Resource	Natural Resource Floodway	Natural Resource Floodfringe	
iii	Lot Frontage	0	0	0	(a)	
iv	Lot Area	0	0	0	(a)	
v	Lot Coverage (Max) %	(a)	(a)	(a)	5	
vi	Yard Requirements	Front Yard	(a)	(a)	20 m (65.6 ft.)	
vii		Front Yard abutting a watercourse	20 m (65.6 ft.)	(a)	(a)	20 m (65.6 ft.)
viii		Interior Side Yard	(a)	(a)	(a)	6 m (19.7 ft.)
ix		Exterior Side Yard	(a)	(a)	(a)	7 m (23.0 ft.)
x		Rear Yard	(a)	(a)	(a)	10 m (32.8 ft.)
xi	Setback from streams (on site)	Cold water	30 m (98.4 ft.)	(a)	(a)	30 m (98.4 ft.)
xii		Warm water	20 m (65.6 ft.)	(a)	(a)	20 m (65.6 ft.)
xiii	Building Height (maximum)	4 m (13.1 ft.)	9 m (29.5 ft.)	9 m (29.5 ft.)	9 m (29.5 ft.)	
xix	<b>NOTES:</b> (a) as existed on the date of passing of this by-law.					