

# **Community Planning Permit By-law 2022-97**

**Consolidated on January 30, 2026**

**This version consolidates all amendments and order of the OLT up to the consolidation date  
shown above**

**Contact the Planning Department for more information.**

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## About this Consolidation

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Community Planning Permit By-law 2022-97 was passed by Council on July 25, 2022, and partially deemed in force by the Ontario Land Tribunal (OLT), with modifications, on January 18, 2023. The remainder of the By-law was deemed in force by the OLT, with further modifications, on April 25, 2023.

This consolidation represents the By-law as it has come into force and consolidates the original passed version of Community Planning Permit By-law 2022-97, with modifications ordered by the OLT on January 18, 2023, and April 25, 2023, and the following instruments:

Instrument	Name of Amendment	Location	Date of Passage / Issue Date
By-Law 2017-62	Karn	Pt. Lot 14 & 15, Con. 3, Chaffey	May 23, 2017
By-law 2020-76	2609466 Ontario Inc	Pt. Lot 13, Con. 3, Chaffey	August 24, 2020
By-law 2022-121 (OLT-22-002969)	Langmaid's Island Corp.	Part of Lot 24, Con. 1, Brunel,	September 12, 2021
By-law 2021-122 (OLT-22-002969)	Langmaid's Island Corp.	Part of Lot 21, Con. 1, Brunel,	September 12, 2021
By-law 2022-35	Berkovic	Lot 32, Con. 1, Chaffey, Designated as Part 6 on RD654	March 28, 2022
By-law 2022-94	Black Forest Development Inc.	Part of Lots 26 & 27, Con. 7, Stisted,	July 25, 2022
By-law 2022-95	Chambers and Faist	Part of Lot 10, Con. 2, Lot 26 on Plan 17, Chaffey	July 25, 2022
By-law 2022-123 (OLT-22-002438)	Bouillon	Part Lot 20, Con. 3, Chaffey; designated as Part 2 on Plan 35R15761,	September 9, 2022
By-law 2022-118	Gibson & Ferris	Lot 195, Plan M455, Stisted,	September 26, 2022
By-law 2022-119	2766787 Ontario Inc	Part of Lot 15, Con. 7; Designated as Parts 1, 2, 3 & 3 35R-7721 and Parts 1 & 2 on 35R-22570, Brunel	September 26, 2022
By-law 2022-128	HLD Corporation	Pt Lot 33, Con 10, and Part of Shore Road Allowance in front of Lot 33, Con 10, Stephenson	November 7, 2022
By-law 2022-129	HLD Corporation	Pt Lot 33, Con 10, and Part of Shore Road Allowance in front of Lot 33, Con 10, Stephenson	November 7, 2022
By-law 2022-130	Prasher Holding Inc	Part of Lot 30, Con. 2, Designated as Part 2 on Plan 35R-15660, Chaffey,	November 7, 2022
By-law 2022-131	Collins	Part of Lot 22, Con. 8, As in DM 17553, Stephenson.	November 7, 2022

By-law 2022-137 (OLT-22-003509)	Bird & Barrett – Repealed 2022-17	Part of Lot 10, Con 6, Stephenson designed as Part 1 on BR-679	November 22, 2022
By-law 2023-40 (OLT-22-00390)	Earls Road Development	Part of Lot 17, Con. 3, Chaffey	January 26, 2023
By-law 2023-8	HLD Corporation	Lot 29, RCP 509, Chaffey, Part Lot 27 on RCP 509, Part 1 on 35R-2966,	January 30, 2023
By-Law 2023-9	Honderich	Parcel 19030, Section Muskoka, Part of Lot 33, Con. 2, Parts 1-7 on Plan 35R- 14074, Chaffey,	January 30, 2023
By-law 2023-10	2254048 Ontario Inc	Part of Lot 19, Con. 2, Chaffey,	January 30, 2023
By-law 2023-11	2254048 Ontario Inc	Part of Lot 19, Con. 2, Chaffey	January 30, 2023
By-law 2023-12	Leslie	Lot 56, Plan 4, Brunel,	January 30, 2023
By-law 2023-23 (OLT-22-003881)	1678920 Ontario Ltd	Part Lots 22& 23, Con. 14, Brunel	February 24, 2023
By-law 2023-15	Broadbent	Part of Lot 9, Con. 1, Chaffey	February 27, 2023
By-law 2023-16	Broadbent	Part of Lot 9, Con. 1, Chaffey	February 27, 2023
By-law 2023-20 (0533)	Brunel Road Management Corporation	Part of Gouldie Street, Plan 9, Closed by DM88775, Part 3 on 35R-21207, Part of Lot 12, Con. 12, Part 2 on 35R-21207	February 27, 2023
By-law 2023-21 (H- removed)	Brunel Road Management Corporation	Part of Gouldie Street, Plan 9, Closed by DM88775, Part 3 on 35R-21207, Part of Lot 12, Con. 12, Part 2 on 35R-21207	February 27, 2023
By-law 2023-34	Menecola	Part of Lot 32, Con. 1, Chaffey,	March 27, 2023
By-law 2023-35	Menecola	Part of Lot 32, Con. 1, Chaffey,	March 27, 2023
By-law 2023-36	Town-Initiated Housekeeping Amendment – Implementation Improvements and Additional Residential Units	Town-wide	March 27, 2023
By-law 2023-51	Mueller	Part of Lot 14, Con. 12, Designated as Part 31 on 35R-2199 together with DM349033	April 24, 2023
By-law 2023-52	Mueller	Part of Lot 14, Con. 12, Designated as Part 31 on 35R-2199 together with DM349033,	April 24, 2023
By-law 2023-54	Cheetham	Part Lot 34, Con 4, Chaffey	April 24, 2023
By-law 2023-63	Bigelow	Part of Lot 9, Con 11, Designated as Part 2, 3 and 4 on Plan 35R-19168, Brunel	May 23, 2023
By-law 2023-73 (OLT-22-004427)	2596701 Ontario Inc	Part of Lot 24, Con. 1, Brunel,	June 12, 2023
By-law 2023-74	2596701 Ontario Inc.	Lot 7, Plan M247, Brunel,	June 12, 2023

(OLT-22-004427)			
By-law 2023-79	Salverda & Beattie	Part Lot 25, Con. 14, Stisted,	July 24, 2023
By-Law 2023-80	Cripps	Lot 20, Con. 3, Stephenson	July 24, 2023
By-law 2023-81	Bigelow	Part of Lot 12, Con. 5; As in DM360118; Designated as North of Part 1 on Plan 35R-18702	July 24, 2023
By-law 2023-82	Bigelow	Part of Lot 12, Con. 5; As in DM360118; Designated as South of Part 1 on Plan 35R-18702	July 24, 2023
By-law 2023-109	1000133565 Ontario Inc	Part of Lot 16, Con. 3, Chaffey	September 25, 2023
By-law 2023-110	HLD Corporation	Part of Lots 31-32, Con. 1; Part of Lots 31-32, Con. 2; As In DM125459; Stisted,	September 25, 2023
By-law 2023-119	Stead	Part of Lot 32, Con. 5 Part 2 on 35R-22178, Chaffey	October 23, 2023
By-law 2023-120	2586581 Ontario Ltd	Part of Lot 10, Con. 2, Chaffey	October 23, 2023
By-law 2023-132	Lovegrove-Whiteley	Part of Lot 10, Con 4, Chaffey	December 13, 2023
By-law 2023-133	2586581 Ontario Ltd	Part of Lot 80, RCP 50, Chaffey, designated Part 1 on Plan 35R-21644	December 13, 2023
By-Law 2024-9	Nyquist Leasing Inc.	Part of Lot 30, Con. 1, Designated as Part 1 on Plan 35R-7543, Stisted	January 29, 2024
By-law 2024-10	Broadbent	Part of Lot 9, Con. 11, Being Part 5 on Plan 35R-13394, Designated as Part 2 & 3 on Plan 35R-10496, Brunel	January, 29, 2024
By-law 2024-11	Cantelon	Portion of Lot 87, Plan 2, Chaffey	January 29, 2024
By-law 2024-12	Archer	Part of Lot 10, Con. 5, Parts 3, 5, & 7 on RP 35R-16079, Stisted	January 29, 2024
By-law 2024-18	1255063 Ontario Ltd.	Part of Lot 5, Con. 14, Designated as Part 2 on Plan 35R-5861, Brunel,	February 26, 2024
By-law 2024-19	2225843 Ontario Ltd.	Part of Lot 26, Con. 11, Stephenson	February 26, 2024
By-law 2024-40	WLVS Inc.	Part of Lot 29, RCP 528, Chaffey, Designated as Part 1 on Plan 35R25202	April 22, 2024
By-law 2024-41	Cheetham	Part Lot 34, Concession 4, Chaffey	April 22, 2024
By-law 2024-48	Tambos	Part of Lot 20, Concession 9, Stisted	May 27, 2024
By-law 2024-49	Barnes	Part of Lots 28 to 30, Concession 6 and part of Shore Road Allowance, Stephenson, Designated as Parts 2 to 4 and 9 on Plan 35R-9674	May 27, 2024
By-law 2024-50	2435426 Ontario Inc	Part of Lot 13, Concession 2, Chaffey, Designated as Part 11 on Plan RD 1982	May 27, 2024
By-law 2024-51	Grys	Lot 13, RCP 509, Chaffey	May 27, 2024
By-law 2024-52	Mattice	Part of Lot 16, Concession 4, Chaffey, Designated as Parts 1, 2, 3, 10, 11, 12, 16 on Plan 35R-26535	May 27, 2024
By-law 2024-53	Cantelon	Lot 25, Concession 1, Stisted	May 27, 2024
By-law 2024-64	Town-Initiated Housekeeping Amendment - By-law Clarification and Additional Implementation Improvements	Town-Wide	June 24, 2024
By-law 2024-70	Gareau	Part of Lot 23, Concession 7, Stephenson, Designated as Part 2 on Plan 35R-6301	June 24, 2024
By-law 2024-71	Hill	Part of Lot 4, Concession 1, Parts 1 to 3 on 35R-19539, Chaffey	June 24, 2024

By-law 2024-72	Trousdale	Part of Lot 16, Concession 1, Lot 44 on Plan 25, Huntsville	June 24, 2024
By-law 2024-73	Ziolkoski	Part of Lot 32, Concession 1 Lot 12 to 15 and Part Block A on Plan 4, Part 4 to 6 on 35R-4180, Chaffey	June 24, 2024
By-law 2024-74	Menard	Part of Lot 29, Concession 8, Parts 2, 6, 7, & 8 on RP 35R-26894, Stisted	June 24, 2024
By-law 2024-82	Town-Initiated Housekeeping Amendment - By-law Clarification and Additional Implementation Improvements	Town-Wide	July 22, 2024
By-law 2024-83	2674264 Ontario Inc	Lot 1, Concession 13; Brunel. Designated as Part 1 on Plan 35R-12397; Part of lot 1, Concession 14, Designated as Part 1 on Plan 35R-15721	July 22, 2024
By-law 2024-99	Wood	Part of Lot 19, Concession 9 and 10, Part 1 on 35R-17477, Stephenson	September 23, 2024
By-law 2024-100	Burse	Part of Lot 16-17, Concession 7, Chaffey, Designated as Pat 3 on Plan 35R-12007	September 23, 2024
By-law 2024-101	Skidmore and Checkley	Parts of Lots 1 and 2, Concessions 4 and 5, Chaffey, and Part of Road Allowance between Concessions 4 and 5 in front of Lots 1 and 2, Chaffey, designated as Parts 1 and 2 on Plan 35R-23836; Part 1 on Plan 35R-26002; and Part 3 on Plan 35R-26002	September 23, 2024
By-law 2024-109	2435426 Ontario Inc	Lot 9 -10, Plan 2	October 28, 2024
By-law 2024-123	Monkman	Part of Lot 23-36, Plan 3; Except Part 1 on Plan 35R-16139 & DM323255; Part of Lot 22, Plan 3; Part 3 on Plan 35R-6167; Part of Lot 31, Concession 2; Part 1 on 35R-6167, Brunel,	November 25, 2024
By-law 2024-124	Tinkler	Parcel 20259, Section Muskoka; Part Lot 11, Concession 3, Part 5 on BR -1048, Chaffey,	November 25, 2024
By-law 2024-125	Honderich and Carnochan	Part of Lot 31-32, Concession 3; Part of Road Allowance Between Concession 2 & Concession 3; In Front of Lot 32; Part of Lot 1 & 10 on Plan 35R-14073; (Closed by By-law DM254352); Except Part 1 on Plan 35R-16761; Chaffey, and Part of Lot 32, Concession Parts 2-7 on Plan 35R-14073 Except Part 1 on Plan 35R-16761; Chaffey, and Part of Lot 33, Concession 2; Parts 1-7 on Plan 35R-14074 Except Part 1 on 35R-27300; Chaffey	November 25, 2024
By-law 2024-136	Vieira and Aguiar	Lots 1-4, Concession 11 and Lots 2-3 Concession 12, Stisted	December 9, 2024
By-law 2024-137	O'Neil-MacIntyre	Parcel 23842, Section Muskoka; Part of Lot 35, Concession 4; Chaffey; Designated as Part 20 on BR967;	December 9, 2024
By-law 2024-138	Shaver	Part Lot 11-12, Concession 8; Brunel,	December 9, 2024
By-law 2024-139	Brunel Road Management Corporation	Part of Lot 18, Concession 2, Chaffey; Designated as Part 1 on Plan 35R 16568;	December 9, 2024

By-law 2025-8	Randy Blain Construction Inc	Part Lot 20, Concession 3; Chaffey	January 27, 2025
By-law 2025-23	Koop	Part Lot 1, Concession 3, Brunel,	February 24, 2025
By-law 2025-24	Yielding	Part of Lot 6, Concession 11, Chaffey, Designated as Part 1 on Plan 35R-15250, Except Part 1 on Plan 35R-17909	February 24, 2025
By-law 2025-36	Nia	Part Lot 12, Concession 5, Parcel 12441, Section Muskoka, Part Broken Lot 11, Concession 5; Brunel	March 24, 2025
By-law 2025-46	Peca	Part Lot 8, Concession 11, Brunel, Designated as Part 14 on Plan 35R-17462, except Part 1 on Plan 35R-27089	April 28, 2025
By-law 2025-47	Harrower Properties Inc	Part Lot 9, Concession 1, Part 1 on #5R-18158, Chaffey	April 28, 2025
By-law 2025-48	2362889 Ontario Ltd	Lot 13, RCP 509, Chaffey	April 28, 2025
By-law 2025-49	2296065 Ontario Ltd	Part of Block A, Plan M528; Designated as Part 2 on Plan 35R-23818	April 28, 2025
By-law 2025-50	MBRP – 1794402 Ontario Ltd, Ginger Barkey, 1596613 Ontario Ltd, 2402792 Ltd	Part of Lot 3, Concession 14, Brunel, Part 1 on Plan 35R3796 and Parts 3 to 5, 7 & 9 on Plan 35R-19428	April 28, 2025
By-law 2025-52	Alternative Rural Residential Lot Standards	Townwide	April 28, 2025
By-law 2025-57	Minuk	Lots 25 and Part of Lots 23 and 24, Plan 5, Chaffey, designated as Part 14 on Plan 35R-25128	May 26, 2025
By-law 2025-59	Stone	Parcel 5570, Section Muskoka; Lot 23, Concession 12; Former Geographic Township of Chaffey; Town of Huntsville; The District Municipality of Muskoka	May 26, 2025
By-law 2025-71	Acer Properties Inc (Sandford Invest Inc)	Part Lot 15, Concession2, Part Lot 1 on RCP 547, Chaffey	June 23, 2025
By-law 2025-72	Brooks	Part Lot 15, Concession 9, Part 1 to 5 on 35R-16262; Brunel	June 23, 2025
By-law 2025-73	Jones	Part Lot 16, Concession 4, Part Lot 2 on Plan 35R-20359	June 23, 2025
By-law 2025-83	Housing Action Plan	Townwide	July 28, 2025
By-law 2025-84	1596356 Ontario Ltd	Part Lot 31, Concession 1, Part 1 on 35R-18304, Stisted	July 28, 2025
By-law 2025-87	10001133565 Ontario Inc	Part of Lot 16, Concession 3, Chaffey, Part of Lot 16, Concession 4, As in DM247035	July 28, 2025
By-law 2025-89	L'Abbe and Stevens	Parcel 678, Section Muskoka,; Lot 4, Concession 11; Brunel	July 28, 2025
By-law 2025-90 (OLT-24-001206)	Woodview Estates (OLT)	Part Lot 12, Concession 1, Chaffey; Part 2 and 3 35R-3006, Except Part 1-6 35R-11252, Part 1-6 35R-21522; S/T Easement Over Part 5 and 6 35R-14517 as in DM 256162; S/T Easement over Part 2 35R-3006 as in DM100440	June 13, 2025
By-law 2025-96	Stevenson	Part Lot 28, Concession 5, Part 2 on 35R-16865, Stephenson	September 22, 2025
By-law 2025-97	Harrower Properties Inc.	Part Lot 19, 36-37, RCP509, Part 1 on Plan 35R-15949, Part 14 and 18 on Plan 35R-16405, Chaffey	September 22, 2025



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**Appendix A – Study Requirements**

**Appendix B – List of Conditions of Approval or Provisional Approval**

**Appendix C – Previous Site Specific Exceptions from Section 6 of Huntsville Zoning By-law 2008-66P, as amended.**

**Appendix D – Previous Holding Provisions from Section 7 of Huntsville Zoning By-law 2008-66P, as amended.**

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# Explanatory Notes and Context

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## Introduction

In 2007, revisions to the Ontario Planning Act provided a new **development** approval framework for municipalities known as the Community Planning Permit System. This tool allows municipalities to replace and combine three existing permitting systems: zoning, site plan, and minor variance approvals into a single application and approval process. The Community Planning Permit (CPP) By-Law clearly articulates and establishes **development** requirements, provisions and standards to be met before approval(s) can be issued.

## Background

For the Town of Huntsville, the CPP By-law will replace the existing Zoning By-law and will enable the municipality to provide greater direction regarding aspects of **development** that are typically outside of zoning, such as **site alteration**, grading, **tree** removal, natural feature protection, and **shoreline** controls.

In 2019, the Town of Huntsville Official Plan was adopted and approved by the District Municipality of Muskoka. The Official Plan contains enabling policies for the creation of a Town-wide CPP By-law. The By-law will implement the policies of the Town's Official Plan and the Official Plan's vision:

*"Huntsville is a vibrant, caring and welcoming community. We are stewards of our natural environment, arts, culture and heritage. We value a strong and resilient economy. Growth will continue and will be sustainable and balanced with the public interest and the impact to our quality of life."*

In line with the Town's Official Plan, the goals of the CPP By-law include:

- Implement the vision, principles and policies of the Official Plan;
- Protect the Town's natural areas;
- Enhance connectivity to **open space** areas;
- Promote and enhance the Town's settlement areas for commerce, employment, and residential growth;
- Promote the tourism industry with an emphasis on active lifestyle tourism initiatives and development; and
- Protect rural lands for agricultural purposes, resource extraction and production.

The objectives of the CPP By-law include:

- Streamlining the development approvals process;
- Allowing for considerable flexibility in the application of development standards and land use permissions, providing more certainty to the public and interest parties on the future of land;
- Establishing a comprehensive planning framework that facilitates and shapes appropriate, ecologically sound and safe development; and
- Regulating **vegetation removal** and **site alteration** as part of the development approval process to properly consider environmental protection and **tree** preservation where appropriate.

## Overview of the Community Planning Permit System

In 2007, the Planning Act was updated to enable the implementation of a development approvals framework known as the Development Permit System (DPS), now referred to as the Community Planning Permit System (CPPS). The tool was first implemented through O.Reg. 608/06 to offer municipalities the option of regulating and managing development in a more streamlined, flexible manner. In 2017, the regulatory framework that provided for implementation of the DPS was modified and the tool was re-introduced under O.Reg. 173/16.

The CPPS is a land use planning tool, available to municipalities to use when planning for the future of their communities. The Planning Act permits municipalities to pass a CPP By-law in all or parts of their jurisdictions to administer development approvals to achieve the policies of their Official Plan. Depending on the development rules, standards and criteria set out in the CPP By-law, a Community Planning Permit may either be approved by Town Staff or Council. **Figure 1** below illustrates the differences between the traditional planning process and the CPP By-law process. **Table 1** below provides an overview of the CPP By-law.

Community Planning Permits are intended to:

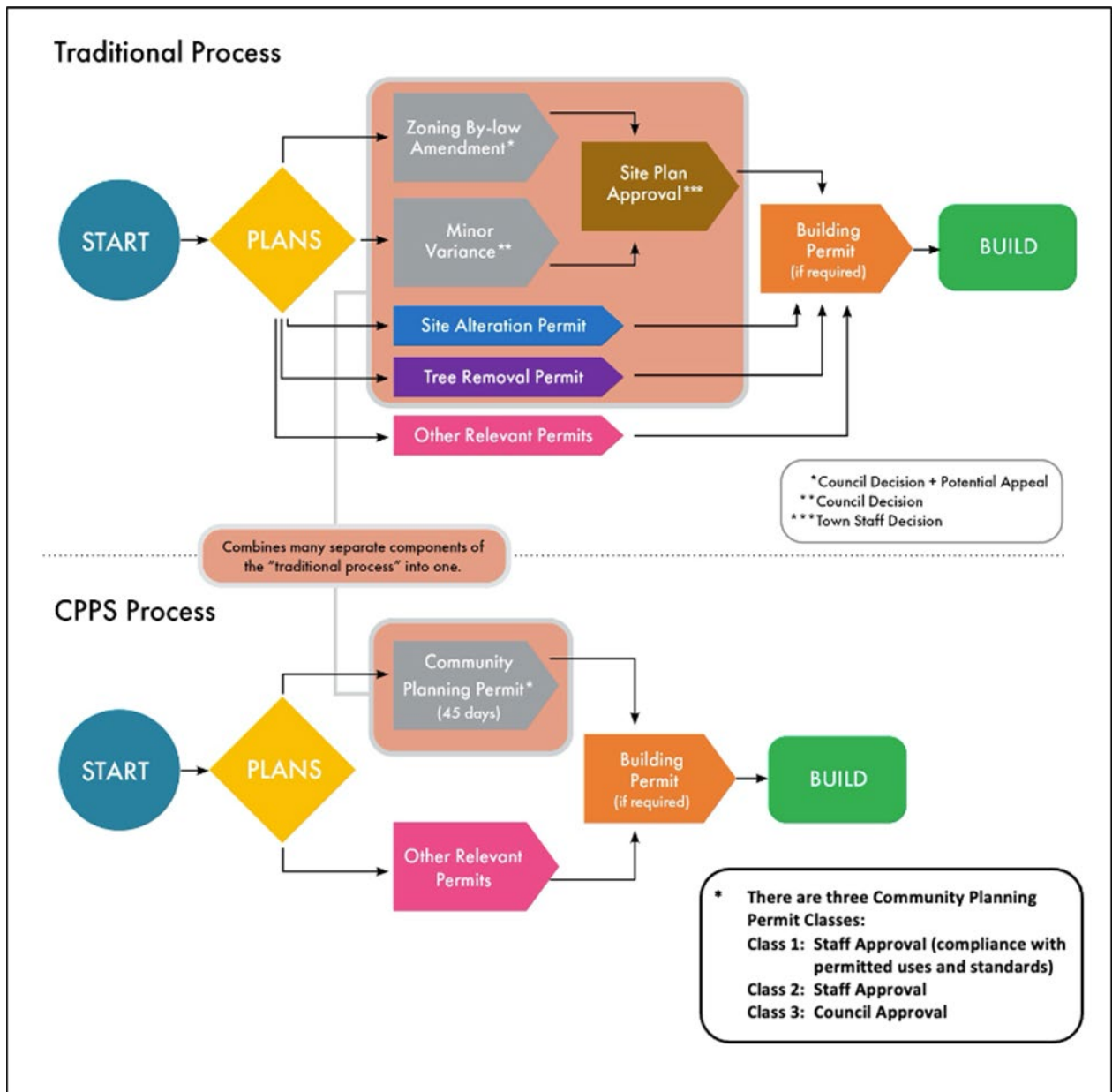
- Ensure that **buildings** and **structures** are appropriately situated;
- Ensure compatible development;
- Ensure environmental **conservation** and promote the restoration of natural areas and associated **buffers**;
- Provide for functional and safe access to properties, **buildings** and **structures**;
- Control site grading and **vegetation removal** to ensure appropriate development; and
- Contribute to the creation of resilient communities.

This By-law establishes when a Community Planning Permit is required, and when development is exempt from obtaining a permit. If a permit is required, this By-law also implements 3 classes of permits, where approval may be delegated to staff or Council:

- a Class 1 application meets all development standards within this By-law;
- a Class 2 application involves minor variations to the standards of the By-law; and
- a Class 3 application involves major variations from the standards and provisions outlined in this By-law.

Depending on the complexity of an application, a Community Planning Permit may be approved outright or may be approved provisionally. If approved outright, a permit will be issued and development can proceed by way of building permit (if required). If approved provisionally, and the application is granted an approval in principle, the Town could specify conditions to be satisfied prior to final permit issuance. This By-law includes conditions within Appendix B (such as the completion of studies) that may be imposed by the Town based on the complexity of an application.

**Figure 1: Difference between Traditional Planning Process and CPP By-law Process**



<b>Table 1: Overview of the CPP By-law</b>	
<b>Land Use</b>	Regulates the <b>use</b> of the land and establishes permitted <b>uses</b> and development standards on a site-by-site basis for the entire Town.
<b>Permitted Uses and Variations</b>	Establishes permitted uses, discretionary uses and variations that will be considered.
<b>Approvals</b>	CPP By-law includes 3 classes of approvals, Classes 1 and 2 are delegated to staff, and Class 3 is delegated to Council.
<b>Urban Design</b>	Ability to define Precinct areas and specific urban design requirements in the By-law itself to improve transparency and achievement of established objectives.
<b>Development Approvals Process</b>	Combines Minor Variances, Zoning Amendments and Site Plan Agreements into a single development application and can cover off the need for a <b>site alternation</b> permit and <b>tree</b> removal permit.
<b>Public Consultation</b>	Does not require mandatory public meetings as part of a development application under a CPP By-law.
<b>Appeal Rights</b>	Only the applicant has the right to appeal a decision on a CPP application to the Ontario Land Tribunal (OLT). The applicant can also appeal if no decision has been made within 45 days.
<b>Approval Timeline</b>	Approval timeline of 45 days

## How to Read this By-law

This By-law should be read and interpreted in conjunction with the Town of Huntsville Official Plan. The By-law contains provisions that apply on a Town-wide basis to all or many properties, as well as provisions that apply only to properties within specific Precincts.

- **Section 1** contains provisions related to the Administration of the By-law. This Section provides important direction for the administration and implementation of the By-law. It describes regulations related to the various Community Planning Permit classes and the process for variations to regulations. Importantly, Section 1 also describes development, construction, **vegetation removal** or **site alteration** that is exempt under Section 1.3 of this By-law, where a Community Planning Permit is not required.
- **Section 2** contains general provisions applicable to all Precincts within Huntsville, addressing matters such as **setbacks** from **watercourses**, regulations for specific uses



permitted within multiple Precincts, and regulations related to **site alteration**, among many other matters.

- **Section 3** contains parking and loading requirements applying to all **uses** within all Precincts in Huntsville, such as minimum number of **parking** and **loading spaces**, as well as minimum dimensions of **parking** and **loading spaces**.
- **Section 4** contains detailed provisions for each Precinct including primary and **accessory use** permissions, discretionary uses, and lot requirements.
- **Section 5** contains definitions for all defined terms in the By-law.
- **Section 6** contains site specific exceptions of this By-law.
- The Schedules forming part of this By-law indicate the Precincts within which each property in Huntsville is located.

**Step 1:** Refer to Section 1.3 of this By-law, which addresses exemptions. If the type of **development**, construction, **site alteration** or **vegetation removal** that is being proposed is exempted under Section 1.3, a Community Planning Permit is not required. If that is the case, the proponent may proceed to seek a building permit and/or any other required approvals.

**Step 2:** Readers of this By-law should next identify within which Precinct their property is located. To do this, readers should refer to Schedules A-1 to M-11. Schedules A-1 to M-11 may also identify that a property is subject to the Natural Constraints Overlay or Flood Zone Overlay.

**Step 3:** Readers should next refer to the relevant Precinct Provisions found in Section 4 of this By-law to understand the permitted uses within the Precinct, and all applicable regulations for the applicable Precinct. If a property is also located within the Natural Constraints Overlay or Flood Zone Overlay, the relevant regulations are also found in Section 4 of this By-law.

**Step 4:** Readers should then refer to Sections 2, 3 and 5 of this By-law to understand whether any general provisions, as well as parking and loading provisions apply, and refer to any applicable definitions of defined terms.

**Step 5:** If a variation or amendment to the By-law is required to implement a desired use of a property, readers should refer to Section 1 of the By-law for instructions on how this variation or amendment is accomplished

## 1.0 Administration

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### 1.1 Title and Scope

1.1.1 This By-law shall be referred to as “The Town of Huntsville Community Planning Permit By-law” or “By-law No. 2022-97” and applies to all lands identified on the Schedules attached to this By-law.

### 1.2 Interpretation and Applicability

1.2.1 The Explanatory Notes and Context paragraphs are provided as a prologue and information for the reader, and do not form part of this By-law.

1.2.2 Except as noted in Section 1.3 (Exemptions), all **development** within the area identified on the Schedules to which this By-law applies shall require a Community Planning Permit.

1.2.3 Community Planning Permit Precincts are identified on the Schedules to this By-law. Precincts are specified areas that apply to all lands within the Town of Huntsville to describe permitted and discretionary uses within the area to which they apply and describe the applicable developments standards.

1.2.4 Overlays have been identified where additional development constraint provisions may apply to underlying Precincts. These constraints may limit the layout and density of **development** that could otherwise be permitted within lands contained in the Precinct. In some instances, a technical study submitted in support of a **development** application may refine (i.e. add, modify, or remove) constraints associated with Overlays. Where a previous site-specific Planning Act application approval has occurred, constraints associated with an Overlay may be deemed to have been refined through that approval.

1.2.5 Boundaries of Precincts and Overlays shown on the Schedules are generally intended to follow **lot lines**, street centre lines and other similar elements and features. Where a boundary on the Schedules,

- a) follows a street, lane, utility or railway right-of-way or **watercourse**, it is considered to follow the centerline of such street, lane, utility or railway right-of-way or **watercourse**;
- b) substantially follows **lot lines** shown on a registered plan of subdivision, it is considered to follow such **lot lines**;
- c) passes through a **lot** and the distance is not indicated, the boundary shall be measured using the scale of the Precinct map;

- d) varies from the Schedules to any site-specific amendment, the boundaries shall be as per those shown on the site-specific amendment; and
- e) shows a discrepancy due to drafting errors or is ill-defined, such as those boundaries associated with natural feature or area, the Director of Development Services shall be responsible for interpreting boundaries.

**1.2.6** Where a situation arises where two or more provisions are equally applicable, all provisions must be complied with or, where it is not possible to comply with all the provisions applicable, the most restrictive provisions must be complied with.

**1.2.7** Unless otherwise defined, the words and phrases used in this By-law have their normal and ordinary meaning.

**1.2.8** Tables are part of the By-law and are used throughout to present regulations in a concise format.

**1.2.9** For the purposes of this By-law,

- a) words used in the present include the future;
- b) words in the singular number include the plural number and words in the plural include the singular number;
- c) the word “shall” is mandatory; and
- d) the words “used” and “occupied” shall include the words “arranged” and “designed to be used or occupied” respectively.

**1.2.10** All measurements in this By-law appear in metric.

**1.2.11** Technical revisions may be made to this By-law without the need for a CPP by-law amendment in the following cases:

2023-36

- a) correction of grammar or typographical errors or revisions to format in a manner that does not change the intent of a provision;
- b) adding or revising technical information on maps or schedules that does not affect the zoning of lands including, but not limited to, matters such as updating and correcting infrastructure information, keys, legends or title blocks;
- c) changes to appendices, footnotes, headings, indices, marginal notes, tables of contents, illustrations, historical or reference information, page numbering, footers and headers, which do not form a part of this By-law and are editorially inserted for convenience of reference only; and

- d) changes to schedules to incorporate site specific amendments and correct drafting errors where appropriate in accordance with this By-law.

**1.2.12** This By-law should be read and interpreted in conjunction with the Town of Huntsville Official Plan.

**1.2.13** For the purposes of this By-law, in accordance with Section 1 of Ontario Regulation 173/16, **development** means:

- a) the construction, **erection** or placing of one or more **buildings** or **structures** on land;
- b) the making of an addition or alteration to a **building** or **structure** that has the effect of increasing its size or usability;
- c) the laying out and establishment of,
  - i. a commercial parking lot,
  - ii. sites for the location of three or more **mobile homes** as defined in subsection 46 (1) of the Planning Act,
  - iii. sites for the construction, **erection** or location of three or more land lease community homes as defined in subsection 46 (1) of the Planning Act, or
  - iv. sites for the location of three or more trailers as defined in subsection 164 (4) of the Municipal Act, 2001;
- d) **site alteration**, including but not limited to,
  - i. alteration of the grade of land, and
  - ii. placing or dumping fill; or
- e) **vegetation removal**.

**1.2.14** For the purposes of this By-law, removal of any **vegetation** not defined as a **tree** shall not require a Community Planning Permit, except where such **vegetation removal** is within the **Natural Heritage System** or the Natural Constraint Overlay.

### **1.3 Exemptions**

**1.3.1** The following activities and types of **development** shall not require a Community Planning Permit:

2024-64

- a) **Development** that has been lawfully established, or for which a still valid and binding site plan agreement has been entered into pursuant to the Town's former Site Plan Control By-law 2018-152, as amended, or its predecessors;
- b) Interior renovations provided there is no change in **use**;

- c) Repairs and maintenance of any existing lawfully established **buildings** or **structures** such as the replacement of windows, doors, stairs, and **decks**, that will not result in changes to the **footprint** of the **structure**; its location, its **height** or its **gross floor area**;
- d) Repairs and replacement of existing lawfully established **buildings** and foundations provided that the works do not involve the placement of fill, alteration of existing grades, or changes to the **footprint** or **height** of the **structure**;
- e) Placement of a portable classroom on a school site of a district school board if the school site was in existence on January 1, 2007;
- 2024-64 f) A development associated with a new **single detached dwelling**, an addition to a **single detached dwelling** and/or any associated accessory **structure** or **use** that meets all requirements of the By-law, except a permit will be required if the **buildings** or **structures** are proposed within:
  - i. 30 m of a **shoreline**, **watercourse**, waterbody or **wetland**,
  - ii. identified Deer Wintering Habitat Stratum 1, as illustrated on Schedule C of the Official Plan,
  - iii. the Waterfront Precinct,
  - iv. the Flood Zone Overlay,
  - v. the Mary Lake Ridgeline area, as illustrated on Appendix 5 and the Gryffin Bluff Special Policy Area, as illustrated on Schedule A of the Official Plan, except within approved **building** envelopes,
  - 2024-82 vi. 30 m of an operating or identified non-operating waste disposal site; or
  - vii. areas where site plan control was required as a condition of a previous Planning Act approval;
- g) **Development** approved through an issued **building** permit;
- 2023-36 h) Minor works meeting the provisions of the By-law where deemed appropriate by the Director of Development Services or designate;
- i) Seasonal water **structures** subject to the standards and provisions in Section 2.4;
- 2023-36 j) Development in accordance with a draft approved draft plan or subdivision or a condominium description, where a development agreement has been executed;
- k) Agricultural uses and new agricultural **buildings** or **structures** in the Rural Precinct, where minimum separation distance (MDS) is met in accordance with Provincial requirements; and the uses, **buildings** or **structures** are set back a minimum of 30 m from any **shoreline**, **watercourse** or **wetland**;
- l) Infrastructure projects initiated by a **public authority**; unless they are proposed within the **Natural Heritage System** or the Natural Constraint Overlay;
- m) Construction of fences that are compliant with applicable provisions of this By-law; and

- n) **Vegetation removal or site alteration** in the following circumstances:
- i. **vegetation removal** for **forest management** purposes, except a permit will be required for **vegetation removal** described as **clear cutting** unless supported within an approved **forest management** plan;
  - ii. **Vegetation removal** in the Rural and Waterfront Precincts, except a permit will be required for **vegetation removal** defined as **clear cutting** or where the removal is proposed within,
    - (a) 10 m of abutting roads, except for a driveway access,
    - (b) 30 m of a **shoreline, watercourse, waterbody or wetland,**
    - (c) an identified Deer Wintering Habitat Stratum 1, as illustrated on Schedule C of the Official Plan,
    - (d) a Conservation Precinct,
    - (e) the Mary Lake Ridgeline, as illustrated on Appendix 5, and the Gryffin Bluff Special Policy Area, as illustrated on Schedule A of the Official Plan, except within approved **building** and septic envelopes, or
    - (f) areas where site plan control was required as a condition of a previous Planning Act approval;
  - iii. **Vegetation removal** in the Urban Residential – **Shoreline** Precinct, except a permit will be required for **vegetation removal** defined as **clear cutting** or where the removal is proposed within,
    - (a) 20 m of a **watercourse** or a **shoreline** for non-Lake Trout lakes identified in the District of Muskoka Official Plan,
    - (b) 30 m of **wetlands** or a **shoreline** for Lake Trout lakes identified in the District of Muskoka Official Plan, or
    - (c) the Natural Constraint Overlay;
  - iv. **Vegetation removal or site alteration** for providing temporary access to lands for collection of data relating to the preparation of predevelopment technical reports, provided the proposed vegetation removal is limited in size and is authorized in advance by the Director of Development Services or designate;
  - v. In the Urban Residential and Community Residential Precincts, **vegetation removal of site alteration for single detached dwellings and accessory structures,** outside of Flood Zone Overlay, that meet the lot requirements of this By-law;
  - vi. **Vegetation removal or site alteration** for an approved septic system;

- 2024-64
- vii. **Vegetation removal or site alteration** to establish and maintain a vehicular entrance and driveway associated with a **single detached dwelling**, outside of the Flood Zone Overlay, where an entrance permit either lawfully exists or an entrance permit has been obtained;
  - viii. **Site alteration** within the Rural Precinct outside of the Natural Constraint Overlay or Flood Zone Overlay;
  - ix. **Site alteration** for placement of clean fill of less than 10 m<sup>3</sup> overall (on single or multiple successive occasions), for purposes other than an approved septic system; and
  - x. Notwithstanding (i.) to (ix.), a permit is not required in any circumstance for **tree** removal if it is for,
    - (a) personal use of resulting wood product for heating and cooking purposes, recreational uses, or use in making wood-based products, provided such products are not for commercial sale on the property unless as permitted in accordance with this By-law,
    - (b) Removal of dead, dying or damaged **trees** that pose a hazard to health or safety or which, through damage to other **trees**, could cause them to become similarly hazardous, and
    - (c) **Forestry operations** as permitted in accordance with this By-law.

2024-64 **1.3.2** Notwithstanding Section 1.3.1, the exemptions noted do not apply if conditions attached to a Planning Act Approval and/or a registered development agreement include a requirement for the owner to obtain a Community Planning Permit.

**1.3.3** Where a permit is required for **vegetation removal or site alteration**, as described in Section 1.3.1 n), and no additional **development** is proposed, it may be considered as a Class 1 Community Planning Permit application.

## **1.4 Conformity and Compliance**

2023-36 **1.4.1** No land shall be used or altered, no building or structure shall be used, erected or altered, and no vegetation shall be removed except in accordance with the provisions of this By-law.

2024-64 **1.4.2** No building permit or change of use permit shall be issued where the proposed **building, structure or use** would be in violation of any of the provisions of this By-law, and a Community Planning Permit has not been issued unless the proposed construction is exempt from the requirements of a Community Planning Permit, in accordance with Section 1.3 of this By-law.

**1.4.3** Any **use** established in violation of a predecessor of this By-law is deemed to have been established unlawfully.

**1.4.4** No **lot** shall be changed in area or frontage by the conveyance of land so that:

- a) the **lot coverage** exceeds the maximum permitted by this By-law;
- b) the **lot area** and frontage of the lot from which the land is to be taken will be less than the minimum permitted; and
- c) the minimum **yard** requirements are not less than the respective Precinct.

**1.4.5** No person shall be deemed to have contravened any provision of this By-law if a lot addition is made to any existing lot of record, even if the addition is not sufficient to make the existing lot comply with the area, frontage or other requirements of this By-law.

## **1.5 Commencement of By-law**

**1.5.1** This By-Law shall come into force and effect in accordance with Section 9 of Ontario Regulation 173/16 as follows:

- a) the day after the last day for filing a notice of appeal, if there are no appeals; or
- b) the day after the day on which all of the appeals are disposed of by the Ontario Land Tribunal (the “Tribunal”) or such later date as Tribunal may otherwise order.

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

**1.6.1** On the day that this By-Law comes into force and effect, both the Town of Huntsville Comprehensive Zoning By-Law 2008-66P, as amended, and Site Plan Control By-law 2018-152, as amended, are hereby repealed.

**1.6.2** Notwithstanding Section 1.6.1, the relevant provisions of the former By-laws shall hereby be deemed to apply under this By-law for the following purposes:

- a) Disposal of any site-specific applications in process in accordance with Section 1.8;
- b) Application of previous site-specific amendments and minor variances in accordance with Section 1.9; and
- c) Application of previous site-specific conditions imposed by Holding provisions in accordance with Section 1.10.

**1.6.3** Where deemed to apply for the purposes outlined above, the provisions of the former By-law 2008-66P shall prevail over the provisions of this By-law.

**1.6.4** In the event of any uncertainty respecting the interpretation of provisions of the former By-laws, the Director of Development Services shall determine the correct interpretation.



## 1.7 Appeals to By-law

1.7.1 Where one or more appeals are filed under subsection 70.2 of the Planning Act, the affected portions of this By-law do not come into force until all such appeals have been withdrawn or finally disposed of, whereupon the By-law, except for those parts of it that are replaced by or at the direction of the Tribunal, is deemed to have come into force on the day that it was passed.

## 1.8 Transition Matters for Applications in Process

1.8.1 Any site-specific applications in process, but not finally disposed of prior to the day this By-law comes into force and effect, shall be disposed of under the provisions of the former By-law, despite any repeal of such former By-law, and be incorporated in this By-law as appropriate as a site-specific amendment or community planning permit.

1.8.2 Any site-specific applications in process at the time of the passing of this By-law, and subsequently approved prior to the day that this By-law comes into force and effect shall prevail over the provisions of this By-law in the event of any conflict and shall be incorporated into this By-law as a site-specific amendment or a community planning permit.

1.8.3 Any site-specific applications that are subject to a Tribunal appeal at the time of the passing of this By-law and subsequently approved by the Tribunal shall prevail over the provisions of this By-law in the event of any conflict and shall be incorporated into this By-law as a site-specific amendment or community planning permit.

1.8.4 Any site-specific amendments in progress shall be incorporated into this By-law and added to the Previous Site-Specific Exceptions Table contained in Appendix C to this By-law. If applicable, Maps in the Schedules to this By-law shall also be updated to reference such Site-Specific Exceptions.

## 1.9 Previous Site-Specific Zoning By-law Amendments and Minor Variances

1.9.1 Where a **use, building or structure** has been authorized by a by-law passed, or a minor variance granted, after June 2, 2008, and despite any repeal of such by-law, the **use, building or structure** and all other specific requirements, imposed by the by-law or minor variance, continue to be permitted and imposed by this By-law. Where there is a conflict between the provisions of this By-law and the specific provisions or minor variance so passed or granted, the specific provisions passed or granted shall prevail.

**1.9.2** Previous site-specific zoning by-law exceptions authorized by a by-law passed after June 2, 2008, are listed in the Previous Site-Specific Exceptions Table contained in Appendix C to this By-law and illustrated on applicable Map Schedules to this By-law.

### **1.10 Previous Holding Provisions**

**1.10.1** Where a Holding provision with respect to lands has been imposed by a by-law duly passed pursuant to Section 36 of the Planning Act, and despite the repeal of Zoning By-law 2008-66P, as amended, the conditions imposed by the Holding provision by-law will continue to apply. Where there is a conflict between the provisions of this By-law and the specific provisions of any by-law imposing a Holding provision, the specific by-law as passed shall prevail.

**1.10.2** Previous Holding provisions are listed in the Previous Holding Provisions Table contained in Appendix D to this By-law and illustrated on applicable Map Schedules to this By-law.

### **1.11 Validity**

**1.11.1** Should any section or provision of this By-law for any reason be declared invalid by a court of competent jurisdiction, such declaration does not affect the validity of the By-law as a whole and all the remaining sections or provisions of this By-law remain in full force and effect until repealed.

### **1.12 Other Applicable Laws**

**1.12.1** This By-law shall not be effective to reduce, increase or mitigate any restrictions lawfully imposed by a governmental authority having jurisdiction to make such restrictions.

**1.12.2** Nothing in this By-law shall relieve any person from the obligation to comply with the requirements of the Ontario Building Code Act, any other By-laws of the Town of Huntsville and the District of Muskoka, and provincial and federal legislation.

### **1.13 Community Planning Permit Precincts**

**1.13.1** The entire Town of Huntsville is designated as a Community Planning Permit Area, as identified on the Schedules attached to this By-law, which is comprised of the following Precincts:

<b>Table 1.1: Community Planning Permit Area Precincts</b>		
<b>Location in By-law</b>	<b>Precinct Name</b>	<b>Symbol</b>
Section 4.2	Urban Residential – Shoreline	URS

	<ul style="list-style-type: none"> <li>Residential properties adjacent to the <b>shoreline</b>, within the Huntsville Settlement Area</li> </ul>	
Section 4.2	Urban Residential – Low <ul style="list-style-type: none"> <li>Non-shoreline, low density residential properties within the Huntsville Settlement Area</li> </ul>	UR1
Section 4.2	Urban Residential – Medium <ul style="list-style-type: none"> <li>Non-shoreline, medium density residential properties within the Huntsville Settlement Area</li> </ul>	UR2
Section 4.2	Urban Residential – High <ul style="list-style-type: none"> <li>Non-shoreline, high density residential properties within the Huntsville Settlement Area</li> </ul>	UR3
Section 4.2	Community Residential <ul style="list-style-type: none"> <li>Residential properties within Port Sydney, Novar and Utterson</li> </ul>	CR
Section 4.3	Waterfront Residential – 60 m <ul style="list-style-type: none"> <li>Residential properties adjacent to the <b>shoreline</b>, outside of any settlement area, with a minimum <b>lot frontage</b> of 60 m</li> </ul>	WR1
Section 4.3	Waterfront Residential – 120 m <ul style="list-style-type: none"> <li>Residential properties adjacent to the <b>shoreline</b>, outside of any settlement area, with a minimum <b>lot frontage</b> of 120 m</li> </ul>	WR2
Section 4.3	Waterfront Backlot <ul style="list-style-type: none"> <li>Rural properties adjacent to the <b>shoreline</b></li> </ul>	WB
Section 4.3	Waterfront Commercial <ul style="list-style-type: none"> <li>Commercial properties adjacent to the <b>shoreline</b>, outside of any settlement area</li> </ul>	WC
Section 4.4	Regional Commercial <ul style="list-style-type: none"> <li>Regional Commercial properties within the Huntsville Settlement Area</li> </ul>	RC
Section 4.5	Central Business District <ul style="list-style-type: none"> <li>Properties within the <b>Central Business District</b> of the Huntsville Settlement Area</li> </ul>	CBD
Section 4.5	Urban Mixed Use <ul style="list-style-type: none"> <li>Properties along Mixed Use corridors within the Huntsville Settlement Area</li> </ul>	UM
Section 4.5	Community Mixed Use <ul style="list-style-type: none"> <li>Properties along the Mixed Use corridor within Port Sydney</li> </ul>	CM
Section 4.6	Urban Business Employment <ul style="list-style-type: none"> <li>Employment properties within the Huntsville Settlement Area</li> </ul>	UBE
Section 4.6	Community and Rural Business Employment <ul style="list-style-type: none"> <li>Employment properties within Port Sydney</li> </ul>	CRBE
Section 4.6	Heavy Employment <ul style="list-style-type: none"> <li>Heavy Employment properties within a Settlement Area</li> </ul>	HE
Section 4.7	Institutional	IN

	<ul style="list-style-type: none"> <li>Institutional properties anywhere in Town</li> </ul>	
Section 4.7	Open Space <ul style="list-style-type: none"> <li>Open Spaces, including public and <b>private parks</b> and <b>golf courses</b></li> </ul>	OS
Section 4.8	Rural Residential <ul style="list-style-type: none"> <li>Non-shoreline residential properties outside of any settlement area</li> </ul>	RR
Section 4.8	Rural <ul style="list-style-type: none"> <li>Non-shoreline, rural properties outside of any settlement Area</li> </ul>	RU
Section 4.8	Rural Extractive <ul style="list-style-type: none"> <li>Properties with existing, active licences for extractive industrial operations</li> </ul>	RE
Section 4.9	Recreational Resort Residential <ul style="list-style-type: none"> <li>Residential properties within the Hidden Valley Resort Recreational Area</li> </ul>	RRR
Section 4.9	Recreational Resort Commercial <ul style="list-style-type: none"> <li>Commercial properties within the Hidden Valley Resort Recreational Area</li> </ul>	RRC
Section 4.10	Conservation <ul style="list-style-type: none"> <li>Properties containing natural heritage and hazard constraints</li> </ul>	C
Section 4.11	Development <ul style="list-style-type: none"> <li>Properties not yet developed and where a use legally existed on the date of passing of this By-law, until such time that an application to establish an alternate Precinct in conformity with Huntsville Official Plan is approved.</li> </ul>	D
Section 4.12	Flood Zone <ul style="list-style-type: none"> <li>Properties subject to flooding hazards that are within a <b>floodway</b>, as identified under the one zone approach to floodplain management</li> </ul>	F
Section 4.12	Floodway Zone <ul style="list-style-type: none"> <li>Properties subject to flooding hazards that are within a <b>floodway</b>, as identified under the two zone approach to floodplain management.</li> </ul>	FW
Section 4.12	Flood Fringe Zone <ul style="list-style-type: none"> <li>Properties subject to flooding hazards that are within a <b>flood fringe</b>, as identified under the two zone approach to floodplain management.</li> </ul>	FF

### 1.14 Community Planning Permit Classes

**1.14.1** This By-law establishes three classes of Community Planning Permits. Approval of Community Planning Permit applications are subject to the following regulations for each Community Planning Permit Class:

Class 1 Community Planning Permit	<p><b>Description:</b> Application meets all applicable development standards. No variations required.</p> <p><b>Approval:</b> Community Planning Permit is approved by Staff.</p>
Class 2 Community Planning Permit	<p><b>Description:</b> Application generally meets the requirements, standards, and provisions of this By-law, but requires minor relief (a Class Two – Staff Variation) from one or more applicable By-law requirements and/or involves the approval of a listed Discretionary Use. A use shall not be added as a permitted use through a Community Planning Permit. For any proposed new use within any Precinct not listed as a permitted use or permitted <b>accessory use</b>, an Amendment to this By-law shall be required.</p> <p><b>Approval:</b> Community Planning Permit is approved by Staff.</p>
Class 3 Community Planning Permit	<p><b>Description:</b> Application requires more substantial or complete relief (a Class Three – Council Variation) from one or more applicable By-law requirements. A use shall not be added as a permitted use through a Community Planning Permit. For any proposed new use within any Precinct, an Amendment to this By-law shall be required.</p> <p><b>Approval:</b> Community Planning Permit is approved by Council, or Planning Committee if approval is delegated.</p>

**1.14.2** For Class 2 Community Planning Permits, Staff may vary the standards, provisions and requirements of the Community Planning Permit By-law pursuant to the variation limits established in this By-law, and subject to the criteria set out in Section 1.20. Discretionary Uses may also be approved through a Class 2 Community Planning Permit by staff in accordance with the applicable criteria associated with each use and subject to the criteria set out in Section 1.20.

**1.14.3** For Class 3 Community Planning Permits, Council may vary the standards, provisions and requirements of the Community Planning Permit By-law where the variation exceeds the limits applicable within the By-law for a Class 2 variation subject to the criteria set out in Section 1.20.

**1.14.4** Despite Section 1.14.1, if in the opinion of the Town, the Community Planning Permit By-law criteria for Staff and Council variations set out in Section 1.20 of this By-law are not met and the application is not in conformity with the Official Plan, the application may be denied.

**1.14.5** A Class 2 Community Planning Permit may be processed as a Class 3 Community Planning Permit at the discretion of the Director of Development Services and/or Council. The Director of Development Services or designate has discretion to forward for review to the Council (or Committee) any Class 2 Community Planning Permit which is of such a nature that further corporate review is deemed appropriate.

**1.14.6** Where a previous site-specific by-law, or minor variance has been approved that applies site specific lot requirements or development standards to a lot in accordance with Section 1.9 of this By-law, such provisions may be further varied through a Community Planning Permit with the permit classes determined as follows:

- a) a Class 2 Community Planning Permit may vary previously approved site-specific lot requirements or development standards where the variation does not exceed stated Class 2 variation limits applicable in this By-law to the same requirement or standard, unless determined by the Director of Development Services or designate that a Class 3 Community Planning Permit is required based on the scale or nature of the development.
- b) a Class 3 Community Planning Permit may vary previously approved site-specific lot requirements or development standards where the variation exceeds the stated Class 2 variation limits applicable in this By-law to the same requirement or standard.

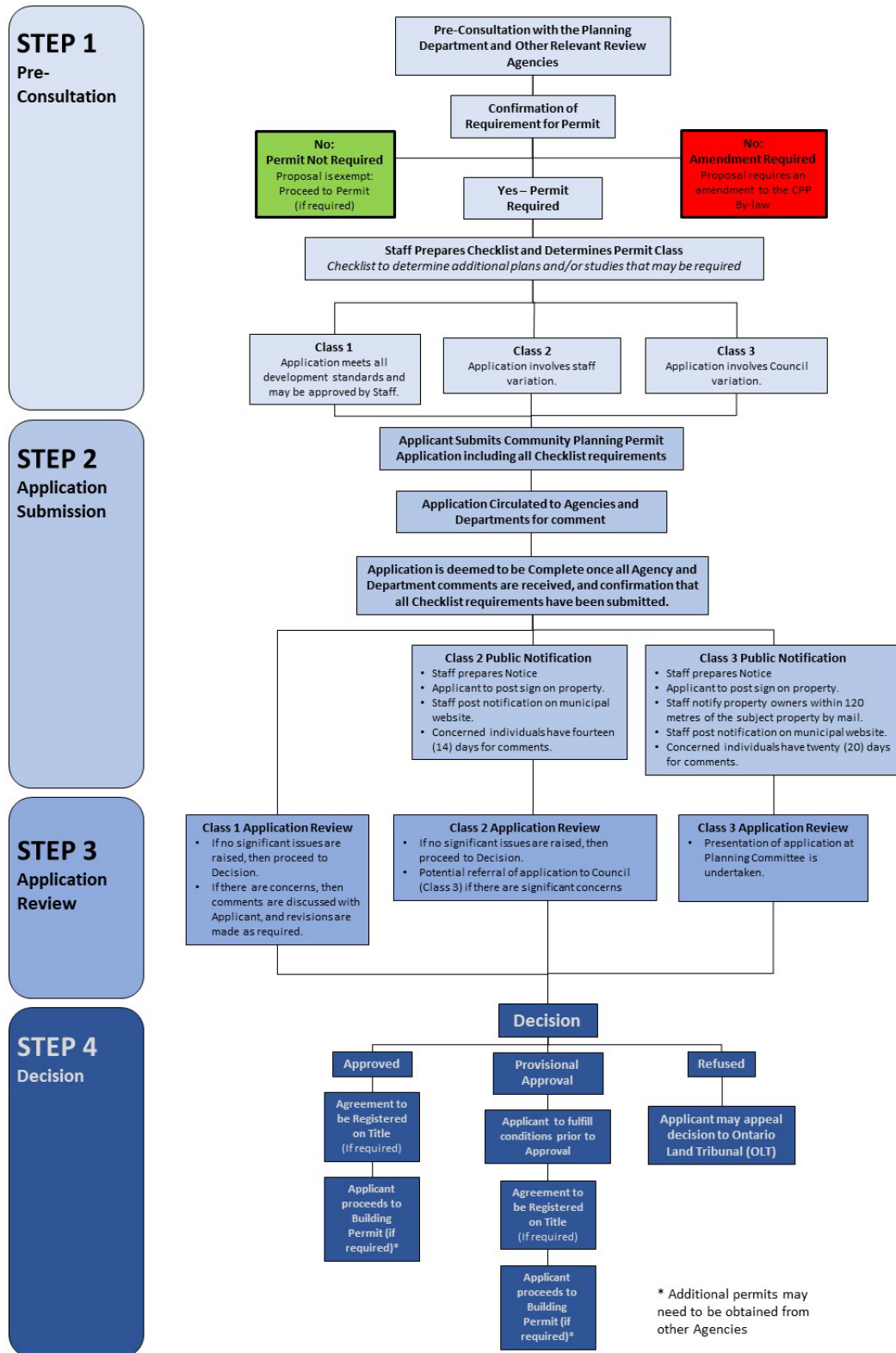
## **1.15 Amendments to By-law**

**1.15.1** Where a proposal includes a use that is neither a permitted or discretionary use, an amendment to this By-law will be required. An amendment to this By-law can be initiated by the Town or by a private landowner. Any amendment to this By-law must be supported by a comprehensive planning rationale report that evaluates the application in the context of the goals, objectives and intent of this By-law and conformity with the Town of Huntsville Official Plan. Additional information, as identified through the pre-consultation process, may also be required.

## **1.16 Community Planning Permit Review Process**

The Community Planning Permit Review process consists of four steps as illustrated in **Figure 1.1**.

Figure 1.1: Community Planning Permit Review Process



### **1.16.1 Pre-Consultation**

**1.16.1.1** Prior to the submission of a Community Planning Permit Application, applicants are required to pre-consult with Town staff.

**1.16.1.2** Failure to consult with Town Staff prior to submitting an application may result in delays and incomplete applications.

**1.16.1.3** The extent of issues to be addressed within individual technical reports, impact assessment, or site evaluation studies are established in the Official Plan or in a terms of reference agreed to by the Town. Where a technical report is required, staff will identify the particular matters to be assessed at the time of the pre-consultation meeting.

### **1.16.2 Complete Application**

Applications for a Community Planning Permit shall comply with the complete application submission requirements identified in Schedule 1 of Ontario Regulation 173/16, and any requirements identified through pre-consultation. Where any required external agency comments and/or approvals are required, these agency comments and/or approvals may be required to be provided to the Town for an Application to be deemed complete.

### **1.16.3 Notice Requirements**

Notice requirements for each Community Planning Permit Class shall be in accordance within **Table 1.3**.

### **1.16.4 Decision and Approval**

Upon review of a complete Application the Town of Huntsville may:

- a) approve the Application and issue a permit with no conditions;
- b) approve the Application subject to conditions being met before the issuance of a permit (i.e. a Provisional Approval);
- c) approve the Application and issue a permit with conditions attached;
- d) approve the Application subject to conditions being met before the issuance of a permit and with conditions attached; or
- e) refuse the Application and no permit is issued.

### **1.16.5 List of Study Requirements and Conditions of Approval/Provisional Approval**

**1.16.5.1** A list of plans and technical reports that may be required to be submitted at the time of application, to the satisfaction of the Town, is contained in **Appendix A** of this By-law. Additional technical reports not listed in Appendix A may also be required by external review



agencies at the time of application.

**1.16.5.2** Where a Community Planning Permit is required in accordance with the provisions of this By-law, the Town of Huntsville may impose conditions and/or grant Provisional Approval prior to final approval. A list of potential Conditions of Approval or Provisional Approval is found in **Appendix B** of this By-law.

**1.16.5.3** The Community Planning Permit may add conditions to minimize extent of site grading, restricting **site alteration** in areas of steep and rocky terrain, preserving natural features, using grass swales for stormwater management, directing runoff to soak away pits or grassed areas, using stormwater retention ponds, minimizing extent of paved areas, using permeable surfaces and minimizing offset flow of contaminants.

#### **1.16.6 Notice of Decision**

**1.16.6.1** Within twenty (20) days after a decision has been made with respect to a Community Planning Permit, written notice of the decision, including reasons and any imposed conditions, shall be given in accordance with Ontario Regulation 173/16.

**1.16.6.2** Where a Community Planning Permit is not issued, a notice of refusal to issue a Community Planning Permit shall be given in accordance with Ontario Regulation 173/16.

#### **1.16.7 Right to Appeal**

The Owner may appeal a decision or non-decision on a Community Planning Permit Application in writing to the Tribunal, as set out in the Planning Act.

### **1.17 Provisional Approvals**

**1.17.1** Provisional Approval of a Community Planning Permit means approval in principle, subject to certain conditions of approval being met, within one (1) year of the provisional approval being granted.

**1.17.2** A Community Planning Permit will be issued once all conditions of a Provisional Approval are met to the satisfaction of the Town of Huntsville.

**1.17.3** Provisional Approval may be granted if the Town is satisfied that an application may proceed subject to the fulfillment of any condition that the Town deems appropriate.

**1.17.4** Provisional Approval does not guarantee the ultimate issuance of a Community Planning Permit. If one or more conditions of Provisional Approval have not been cleared to the satisfaction of the Town, a Community Planning Permit shall not be issued.

**1.17.5** An extension of a Provisional Approval of a Community Planning Permit may be given upon submission of formal request to the Director of Development Services. Requests for extensions to meet a condition of a Provisional Approval may be granted, in one (1) year intervals, to a maximum of four (4) requests, subject to this By-law and any provisions within, as amended from time to time.

### **1.18 Amendments to Provisional Approvals of Community Planning Permits**

**1.18.1** Proposed amendments to a Provisional Approval of a Community Planning Permit will be reviewed in accordance with the relevant sections of this By-law.

### **1.19 Issuance of Provisional Approvals and Community Planning Permits**

**1.19.1** Council hereby delegates the authority to issue Provisional Approvals and Community Planning Permits, as set out in this By-law, and any associated extensions or amendments, to the Director of Development Services, in accordance with the following chart. Council may withdraw or amend this delegation at any time.

<b>Table 1.3: Community Planning Permit and Public Notice Requirements</b>				
<b>Class</b>	<b>Community Planning Permit Requirements</b>	<b>Approval Authority</b>	<b>Public Notice Requirements</b>	<b>Issuance of Provisional Approval or Community Planning Permit</b>
Exempt	No Community Planning Permit required, as detailed in Section 1.3 (Community Planning Permit Exemptions)	Town Staff	None required	None Required
Class 1	Community Planning Permit required where the proposal conforms to permitted uses and	Town Staff	None required	Town Staff

	<p>standards, but is not specifically exempt from the requirement to obtain a Community Planning Permit, as detailed in Section 1.3 (Community Planning Permit Exemptions)</p>			
	<p>Community Planning Permit required for permission for a <b>home industry</b> or <b>BED AND BREAKFAST ESTABLISHMENT</b></p>			
	<p>Extension of a Provisional Approval or a Community Planning Permit.</p>			
	<p>Community Planning Permit required where <b>vegetation removal</b> or <b>site alteration</b> is not otherwise exempt from this By-law.</p>			
Class 2	<p>Community Planning Permit required where the proposed use is permitted, but which requires a Class Two – Staff Variation to one or more standards.</p>	Town Staff	<p>Notice shall be provided by on-site signage and shall include an explanation of the application, contact name and phone number to obtain more information or to submit comments or concerns, and the deadline</p>	Town Staff

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	Community Planning Permit required where variation to any General Provision within Section 2 of this By-law is proposed (unless otherwise specified).		for the submission of comments.  Staff to post notification on municipal website for public access. The notice will allow for a minimum of 14 days for the public to provide written submissions.	
Class 3	Community Planning Permit required where the proposed use is permitted, but which requires a Class Three - Council Variation to one or more standards	Council	Mail to residents within 120 m of the subject property.  Staff to post notification on municipal website for public access.  Notice shall also be provided by on-site signage and shall include an explanation of the application, contact name and phone number to obtain more information or to submit comments or concerns, and the deadline for the submission of comments. The notice will allow for a minimum of 20 days for the public to provide written submissions.	Town Staff
	Community Planning Permit required for a temporary use.			

**1.20 Criteria for Considering Variations**

**1.20.1** In addition to any other requirements of this By-law, the following provisions will be addressed to the satisfaction of the Town in evaluating Community Planning Permit applications, prior to issuance of a Community Planning Permit:

- a) the proposal is appropriate for the lands;

- b) the proposal takes into account the unique characteristics of the property;
- c) potential off-site and adverse impacts are identified and mitigated where appropriate;
- d) the proposed **development** is compatible with the surrounding land uses and community, waterfront, or rural character;
- e) the proposal is consistent with any applicable urban design guidelines;
- f) the proposal conforms to the District and Town Official Plans; and
- g) the proposal is consistent with the Provincial Policy Statement.

**1.20.2** When applying the criteria in 1.20.1, the applicant will be required to demonstrate that a **development** proposal meets all applicable criteria and creates no adverse impact, or includes measures to be implemented to avoid or mitigate the adverse impact, prior to the approval and issuance of any Community Planning Permit.

**1.20.3** Where a Class Two – Staff Variation is required, staff may scope the extent of the evaluation required in 1.20.1 in consideration of the scale of the variation requested and provided the general intent of the criteria are met.

### **1.21 Site Inspection**

Town or District Staff may enter upon land for the purpose of determining whether there is compliance with this By-law. Any such entry shall comply with the Planning Act and any other applicable legislation.

### **1.22 Unlawful Uses**

Any use established in violation of any predecessor of this By-law is deemed to have been established unlawfully.

### **1.23 Penalties**

Any person who contravenes any provisions of this By-Law is guilty of an offence and upon conviction is liable to the penalties as provided for under the Planning Act.

### **1.24 Expropriation**

For the purposes of determining compliance with the provisions of this By-law, where a part of a **lot** is expropriated or otherwise acquired by a **public authority**, the **lot** or the **building** or the use, as the case may be, will not be found to be in conflict with the provisions of this By-law by reason only of that expropriation or acquisition.

## **1.25 Agreements**

**1.25.1** Where a Community Planning Permit is required based on the standards and provisions outlined in this By-law, an agreement may be required, in order to address conditions of approval, including but not limited to:

- a) The responsibility of each party to execute and complete all works outlined in the Community Planning Permit Approval;
- b) Detailed drawings and specifications of the work to be completed, including plans showing the physical relationship to the adjacent properties and public right-of-ways;
- c) The timing of construction, including commencement and completion; and
- d) Any financial guarantees and/or fees required by the Town to ensure the completion of the works described in the Community Planning Permit.

**1.25.2** Council delegates the authority to Staff to prepare, and to amend, any Community Planning Permit Agreement required by the Community Planning Permit By-law.

## **1.26 Pre-Existing Agreements**

**1.26.1** Pre-existing development agreements (for example, Site Plans, Section 51(26) and Section 49 Agreements) continue to be valid and binding and may be amended under this By-law if subject to a Community Planning Permit.

Any pre-existing development agreement that is amended after the date of passing of this By-law shall be considered valid and binding provided the works contemplated by the agreement commence on the property within two (2) years of the signing of the amended agreement. Where the proposed works have not commenced within two (2) years of signing the amended agreement, the amended provisions may be considered null and void, at the discretion of the Town.

## 2.0 General Provisions

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### 2.1 Variations to General Provisions

- 2.1.1 Variations to any general provision within Section 2 of this By-law will be subject to a Class 2 Community Planning Permit Application, unless otherwise specified.
- 2.1.2 General provisions shall not be varied for any use that is not permitted within the applicable Precinct.

### 2.2 Discretionary Uses

- 2.2.1 A discretionary use, as identified in this By-law, may be permitted subject to applicable criteria as set out in this By-law, including any criteria listed as a note to any permitted discretionary use or permitted **accessory use**.
- 2.2.2 Where a Planning Permit for any discretionary use is required, the provisions of Section 1.16.5 (Conditions), 1.17 (Provisional Approvals), 1.19 (Issuance of Provisional Approvals and Community Planning Permits), and 1.20 (Criteria for Considering Variations) shall be used to evaluate the discretionary use.

### 2.3 Accessory Uses, Buildings and Structures

- 2.3.1 **Uses Permitted in detached accessory buildings and structures:** No detached **accessory building or structure** shall be used for human habitation or an occupation for gain, except where specifically permitted elsewhere in this By-law. This provision shall not be varied.
- 2.3.2 **Location on Lot:** A detached **accessory building or structure** shall not be **erected** in any of the required **yards** unless specifically provided for elsewhere in this By-law.
- 2.3.3 **Principal Building to be Erected First:** No **accessory building or structure** shall be **erected** on any lot until the **principal building** has been **erected**, with the exception of:
- a) A **dock**
  - b) A **boathouse**, on water access **lots** only; or,
  - c) An approved sewage system.
- 2.3.4 **Building Height:** The **height** of any **accessory building or structure** shall not exceed 7 m, except where specially required elsewhere in this By-law.

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- 2.3.5 Coverage:** The maximum **lot coverage** of all **accessory buildings** and **structures** (with the exception of a sewage system, at-grade patio and **swimming pool**) shall not exceed 5% of the total **lot area**, except for within the Huntsville Urban Settlement Area, where it shall not exceed 10%, unless specifically provided for elsewhere in this By-law. The **lot coverage** for **accessory buildings** and **structures** is in addition to the maximum **lot coverage** for the principal uses listed within the Precincts of this by-law.
- 2.3.6 Original Shore Road Allowance:** No new detached **building** or **structure** shall be **erected** on an **original shore road allowance** owned by the Town or the Crown, without authorization from the Town of Huntsville. Where a **structure** is **erected** on an **original shore road allowance** that is owned by the Town or the Crown, such **structure** shall be deemed to be an **accessory use** to the principal **use** located on the adjacent patented **lot**.
- 2.3.7 General:** Drop awnings, clothes poles, flag poles, garden trellises, retaining walls, fences, or **signs** which comply with the By-laws of the Town, are permitted in any required **yard**.
- 2.3.8 Electric Vehicle (EV) Charging Stations:** Electric Vehicle (EV) charging stations are permitted in association with all uses.
- 2.3.9 Fire Escapes:** Unenclosed fire escapes may project into any required **yard** a maximum distance of 1.2 m, provided however, that such **structures** are no closer than 1 m from the **lot line**.
- 2.3.10 Unenclosed Porches, Balconies or Steps:** Unenclosed **porches**, balconies, raised steps and ramps, covered or uncovered, may project into any required **front** or **rear yard** a maximum distance of 3.5 m, provided such **structure** complies with the required **side yard**, and provided that in the case of **porches** or steps such uses are not more than 2 m above **finished grade**, and that such **structures** are no closer than 2 m to the **lot line**.
- 2.3.11 Utility Sheds:** A **utility shed**, not exceeding 20 m<sup>2</sup> in **ground floor area**, may be **erected** and used in any required **side** or **rear yard** provided that it is not located closer than 2 m to the **rear lot line** and no closer than 1.2 m to an interior **side lot line**.
- 2.3.12 Gatehouse or Information Kiosk:** In a non-residential Precinct, a gatehouse or information kiosk may be located in any required **front** or **side yard**, provided such **structure** shall not be **erected** closer than 3 m to the **front** or **side lot line**.



**2.3.13 Garage or Carport:**

**2.3.13.1** Notwithstanding Section 2.3.2, a detached garage or carport shall not be located closer to the **front lot line** than the principal **dwelling** on the **lot**, except within Rural Precincts.

**2.3.13.2** A detached one **storey** garage or **carport** shall be located a minimum 3 m from the **rear lot line**, except in a Waterfront Residential Precinct, where the minimum shall be 6 m.

**2.3.13.3** A detached two **storey** garage may be permitted within any Residential, Waterfront Residential or a Rural Precinct, provided that:

- a) The maximum **height** of the garage is 7 m;
- b) The garage is a minimum 6 m from the **side** and **rear lot lines**; and
- c) In a Waterfront Residential Precinct only, the **footprint** of the garage does not exceed a maximum of 60 m<sup>2</sup>.

**2.3.14 Leaching Bed:** A leaching bed or other system of on-site sewage effluent disposal shall be located a minimum of 30 m from the **shoreline**.

**2.3.15 Private Cabin:** A private cabin may be **erected** in any Waterfront Residential or Rural Precinct, 2024-64 subject to the provisions noted in the specific precinct.

**2.3.16 Swimming Pools, Hot Tubs and Saunas:**

**2.3.16.1** Notwithstanding any other provisions of this By-law to the contrary, a **swimming pool**, hot tub or sauna may be **erected** as an accessory **structure** to a principal use on the same lot and located in a **rear yard**, provided:

- a) it is located no closer than 2 m to the **rear lot line**, plus an additional **setback** distance equal to the **height** of the **swimming pool**, hot tub or sauna, plus the **height** of any enclosure above grade;
- b) no water circulating or treatment equipment, such as pumps or filters, shall be located closer than 3 m to any interior **side lot line** or **rear lot line**; and
- c) the **deck** surround **structure** of an above ground **swimming pool** or hot tub, whether or not attached to the **principal building** on the lot shall meet the **yard** requirements of the **principal building** or **structure**.

**2.3.16.2** On a lot that abuts a lake or **watercourse**, a **swimming pool**, hot tub or sauna may be **erected** in the **front yard**, provided it meets the minimum applicable **front yard setback** for the Precinct and meets the requirements of Section 2.3.16.1 b) and c). Any equipment associated with a **swimming pool**, hot tub or sauna shall be located in a manner that addresses the criteria for considering variations with respect to noise mitigation in Section 1.20.

## 2.4 Shoreline Structures and Shoreline Buffers:

- 2.4.1 Shoreline Structures:** May be permitted within the **yard** requirement abutting a lake or river or an **original shore road allowance** abutting a **navigable watercourse**/waterway subject to the provisions in this section. Variations from these provisions may only be considered in accordance with the criteria for considering variations with respect to natural features and **buffer** protection and enhancement (Section 1.20). The Town may request a technical report to be submitted, where appropriate, for any variation that outlines how natural features and **buffers** associated with the shoreline will be protected and enhanced.
- 2.4.2 Shoreline Buffer:** A **shoreline buffer** shall be maintained across a minimum of 75% of the waterfront frontage of a lot and shall maintain a minimum depth of 15 m measured from the **shoreline** in all Precincts except in the Waterfront Commercial and Mixed Use Precincts. For lots fronting on Harp Lake, Peninsula Lake or any other **At Capacity Lake Trout Lake** identified in the District of Muskoka Official Plan, the minimum **shoreline buffer** depth shall be 30 m. The lands located within a **shoreline buffer** shall be maintained in a **natural state** except for the removal of dead and decaying **vegetation** and a 2 m wide pedestrian pathway from the **dwelling, building or structure**, to the **shoreline**. Areas along the **shoreline** outside the minimum **shoreline buffer** that are not built on with **structures** will have soft landscaping. If a reduction in **shoreline buffer** is proposed that is less than 20% of the requirements noted above, a Class 2 Community Planning Permit will be required, and if the proposed reduction is greater than 20%, a Class 3 Community Planning Permit will be required. A reduction in **shoreline buffer** may only be considered in cases where it is demonstrated that there is a net improvement over the existing situation.
- 2.4.3 Building Height:** The **height** of any **shoreline structure** shall not exceed 4 m, unless specifically permitted elsewhere in this By-law. In the case of a **boathouse** or **boat port**, the **finished grade** is the normal or controlled **high water mark**. If an increase in **height** is proposed that is less than 25% of the requirement noted above, a Class 2 Community Planning Permit will be required, and if it is greater than 25% of the requirement noted above, a Class 3 Community Planning Permit will be required.
- 2.4.4 Maximum Width:** The maximum cumulative width of all **shoreline structures** and **shoreline activity areas** shall not exceed 25% of the **lot frontage** to a maximum of 15 m. The width shall be measured from the exterior walls or posts of a **shoreline structure**, and from the outer edge of the **deck** or **dock** and shall include any overhang associated with a covered **shoreline structure**. The maximum cumulative width of all **shoreline structures** and **shoreline activity areas** in the Waterfront Commercial and Mixed Use Precincts shall not exceed 33% of the **lot**

**frontage.** The maximum cumulative width for a **marina** shall not exceed 50% of the **lot frontage**. If an increase in maximum width of **shoreline structures** and **shoreline activity areas** is proposed that is less than 20% of the requirement noted above, a Class 2 Community Planning Permit will be required, and if it is greater than 20% of the requirements noted above, a Class 3 Community Planning Permit will be required.

**2.4.5 Docking Facilities:** A **dock** may be **erected** and used in the required **yard** of a lot abutting a shoreline provided it:

- a) complies with the minimum required **side yard** of the Precinct where the **side lot line** meets the shoreline and extends into the water from this point; and
- b) has a maximum projection into the water of 15 m from the **high water mark**, with the exception of:
  - i. a lot fronting upon a **narrow waterbody**, where the maximum projection shall be 6 m, and
  - ii. a lot fronting upon the Muskoka River, where the maximum projection shall be 10 m.
  - iii. where the 15 m projection of a **dock** ends in a water depth of less than 0.75 m from the normal or controlled **high water mark**, as determined on a survey prepared by an Ontario Land Surveyor, the **dock** may be extended until a water depth of 0.75 m is achieved at the end of the **dock**, to a maximum projection of 30 m.
- c) If a **dock** is proposed to increase in length beyond the requirements noted above, a Class 3 Community Planning Permit will be required. In such cases, a technical report will be required to evaluate the most appropriate location for a **dock** on the property with respect to minimizing **vegetation** loss and habitat impacts and avoiding changes to the grade of the lands to the greatest extent possible.

**2.4.6 Boathouse/Boat port:** A **boathouse** or **boat port** may be **erected** and used in the required **yard** of a **lot** abutting a **shoreline** provided it:

- a) does not exceed 100 m<sup>2</sup> in **floor area** (measured from the exterior walls or posts of a **boathouse** or **boat port**), and shall also include the area of any **porch** or other projections over a **dock**;
- b) does not exceed 10 m in width, measured from the exterior walls or posts, shall include any overhang associated with a **boathouse/boat port**;
- c) complies with the minimum **side yard** of the Precinct where the **side lot line** meets the

shoreline and extends into the water from this point;

- d) has a maximum height of 4 m and one enclosed storey;
- e) has a maximum projection into the water of 15 m from the **high water mark**, with the exception of:
  - i. a lot fronting upon a narrow **watercourse**, where the maximum projection shall be 6 m;
  - ii. a lot fronting upon the Muskoka River, where the maximum projection shall be 10 m; and
  - iii. a lot fronting upon the shoreline of those parts of the Muskoka River, in the area shown in the boathouse prohibited area on Schedule B-1 of the Official Plan, in which case a **boathouse** or **boat port** is prohibited. This provision shall not be varied.
- f) Any extension beyond the **floor area** and **yard** provisions noted above will require a Class 2 Community Planning Permit, up to an increase or decrease of 20%. A Class 3 Community Planning Permit will be required for an increase or decrease beyond 20% or for variations to the maximum projections.

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**2.4.7 Dryland Boathouse:** A **dryland boathouse** may be **erected** and used in the required **front yard** of a **lot** abutting a **shoreline** provided it:

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- a) does not exceed 20 m<sup>2</sup> in **floor area** (measured from the exterior walls or posts of a **dryland boathouse**);
- b) complies with all other minimum **yard setbacks** of the Precinct; and
- c) Any extension beyond the **floor area** and **yard** provisions noted above will require a Class 2 Community Planning Permit, up to an increase or decrease of 20%. A Class 3 Community Planning Permit will be required for an increase or decrease beyond 20%.

**2.4.8 Flat Roof Boathouse:** A **boathouse** or **boat port** may contain a flat roof used as a private open sitting area provided that:

- a) it contains a safety railing or partial wall (not exceeding 1.5 m in **height**);
- b) it does not extend beyond the perimeter of the **boathouse** or **boat port** walls;
- c) it does not contain any other walls or other **structures**, such as a **gazebo**; and
- d) the minimum **side yard** requirement shall be twice the minimum **side yard** requirement in the Precinct in which it is located.

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- e) any variation to the yard provisions noted above will require a Class 2 Community Planning Permit, up to a decrease of 20%. A Class 3 Community Planning Permit will be required for a decrease beyond 20%..

- 2.4.9 Inclinator:** an **inclinator** for personal use is permitted in the **front yard**, of a maximum size to accommodate two persons. Any increase to the maximum size to be accommodated on an inclinator will require a Class 2 Community Planning Permit, up to an increase of 50%. A Class 3 Community Planning Permit will be required for an increase beyond 50%.
- 2.4.10 Pump House:** A pump house may be **erected** and used in the required **yard** of a **lot** abutting a **shoreline** provided it complies with the minimum required **side yard**. A freestanding pump house shall not exceed a **height** of 2 m or a **ground floor area** of 9 m<sup>2</sup> and shall be located in a manner that addresses the criteria for considering variations with respect to noise mitigation in Section 1.20.
- 2.4.11 Unenclosed Deck:** An unenclosed **deck** may be permitted within the **yard** abutting a **shoreline**, provided that the **structure**:
- does not exceed 30 m<sup>2</sup> in **floor area**;
  - is located a minimum of 5 m from the shoreline except where such **deck** is attached to a **dock**; and
  - the **deck** floor is no higher than 1 m from the grade below it.
- 2.4.12 Gazebo:** One freestanding unenclosed **gazebo** may be permitted within the required **yard** abutting a shoreline, provided that the **structure** does not exceed 15 m<sup>2</sup> in **floor area**, measured from the exterior walls or posts of a **gazebo**, and shall also include the area of any overhang from the roof; a freestanding unenclosed **gazebo** may be located on a **dock**.
- 2.4.13 Maximum Number of Shoreline Structures:** The maximum number of **shoreline structures** shall be limited to three in total, with a maximum of one **boathouse/boat port** permitted, and a maximum of two **docks**. A **shoreline structure** may include more than one use in combination (e.g. a pump house within a **boathouse**). These requirements do not apply in any Waterfront Commercial Precinct or where a **marina** is permitted.

## 2.5 Increased Height and Density

- 2.5.1** Where a **development** proposal would exceed the height or density standards, the Town may authorize a variation provided the proposal:
- is consistent with the goals, objectives and policies of this Plan;
  - is compatible with the surrounding area;

- c) provides community benefits above and beyond those that would otherwise be provided; and
- d) provides community benefits that bear a reasonable planning relationship to the increase in height and/or density.

2.5.2 Community benefits that may be considered by the Town under Section 2.5.1(c) and (d) may include:

- a) smart value housing, special needs housing or social housing;
- b) conservation of cultural heritage resources contained within the Municipal Heritage Register;
- c) buildings that incorporate sustainable design features;
- d) energy and/or water conservation measures;
- e) public art;
- f) non-profit arts, cultural, or community or institutional facilities;
- g) public transit infrastructure, facilities, and/or services;
- h) public parking;
- i) land for municipal purposes;
- j) parkland and improvements to parks in excess of the Planning Act requirements; and
- k) active transportation amenities, such as signage, seating, washrooms, lighting, parking and other facilities.

## 2.6 Encroachments

2.6.1 Every part of a required **yard** shall be unobstructed from its lower level upwards, except that:

- a) the following obstructions may project not more than 1 m into any required **yard** provided such obstruction is no closer than 1 m to the **lot line**:
  - i. a chimney,
  - ii. lintel,
  - iii. sill,
  - iv. ornamental projection,
  - v. belt course,
  - vi. cornice,
  - vii. eave or gutter,
  - viii. pilaster,
  - ix. window canopy, or
  - x. Solar panels.
- b) the following obstructions may project not more than 1 m into a required side **yard** and not more than 1.5 m into any other required **yard**, provided such obstruction is no closer than 1 m to the **lot line**:

- i. fire escape or open stairway,
  - ii. **deck**,
  - iii. bay window,
  - iv. dormer, or
  - v. vestibule.
- c) an entrance canopy attached to a **building** may project 3 m into a **front yard** but no closer than 3 m to a **street line**.
- d) a loading **dock**, with or without a roof or canopy, may project 3 m into a required **yard** except no closer than 7 m of the boundary of a residential Precinct.
- e) a canopy or roof may be **erected** over a pump island in an automobile service station or may be extended from the main **building** to a pump island, but not closer than 3 m to a **street line**.
- f) an **access ramp** may be **erected** not closer than 1 m to any **lot line**.

## 2.7 Existing Lots

2024-64 2.7.1 Where a lot has lesser frontage or area than is required by this By-law, and is legally capable of being conveyed or held under separate ownership from abutting lots, or was legally created through an approval pursuant to the Planning Act; development may proceed subject to the development meeting all other applicable provisions of the By-law provided:

- a) a Certificate of Approval for a septic system has been granted, where required, or the lot is approved for or is already connected to the respective public services;
- b) an entrance permit is approved by the applicable road authority having jurisdiction;
- c) the character of the lot is consistent with its surroundings in terms of the area of the lot and frontage on a street;
- d) any natural features and water quality constraints are addressed;
- e) **lot coverage** requirements and **setbacks** in this By-law are being met;
- f) **development** is sited on the lot such that existing mature **vegetation** is maintained or restored; and
- g) for a lot on private services, the minimum **lot area** is 1,350 m<sup>2</sup> and minimum **lot frontage** is 29 m.

## 2.8 Fences

**2.8.1** Landscaping and **privacy fences** as required by this By-law shall be provided, planted or located, and adequately maintained by the owner of the land on which the landscaping and **privacy fences** are located.

**2.8.2** All fences shall be maintained in a good state of repair and in a safe condition.

**2.8.3** Residential Precincts: no fence shall be **erected**, constructed or maintained on a lot used for residential purposes except in accordance with the following provisions:

- a) a fence **erected** within a rear or side **yard** shall not exceed a **height** of 2.13 m;
- b) a fence **erected** within a driveway visibility triangle shall not exceed a **height** of 1.0 m;
- 2024-64 c) A fence erected within a required **front yard** shall not exceed a height of 1 m, except where a lot fronts onto a navigable waterway.
- d) a fence **erected** within an exterior side **yard** shall not exceed a **height** of 2.13 m except for any portion of a fence located within any visibility triangle, where the **height** shall not exceed 1.0 m; and
- e) a fence **erected** along a front **yard** or exterior side **yard** adjacent to a street shall be set back from the **lot line** a minimum of 1.0 m.

**2.8.4** Non-residential Precincts: no fence shall be **erected**, constructed or maintained on a lot used for non-residential purposes except in accordance with the following provisions:

- a) A fence **erected** within a rear or side **yard** shall not exceed a **height** of 3.0 m and must be **setback** a minimum of 7.6 m from the front **lot line**;
- 2024-64 b) A fence erected within a required front yard shall not exceed a height of 1 m, except where a lot fronts onto a navigable waterway.; and
- c) A fence **erected** along a front **yard** or exterior side **yard** adjacent to a street shall be set back from the **lot line** a minimum of 1.0 m.

**2.8.5** No fence shall be comprised of sheet metal or corrugated metal or any material of a nature which could be injurious to the public in the construction or use of a fence.

**2.8.6** Large hedges or a line of **trees** acting as a **barrier** or fence within a **side yard** or **rear yard** that do not cause any visual obstruction to persons or vehicles while entering or exiting a driveway or travelling along a street, lane or sidewalk shall be exempt from the provisions of this By-law.

**2.8.7** Acoustic and noise fencing, if required through a Community Planning Permit, is exempt from the provisions of this By-law, as long as the fence is not causing a visual obstruction to persons or vehicles while entering or exiting a driveway or travelling along a street, lane or sidewalk.



**2.8.8** Any variation to the provisions of Section 2.8 shall require a Class 2 Community Planning Permit. In considering the application, the Town shall have regard for:

- a) whether there are any special circumstances or conditions applying to the property or **building(s)** on or surrounding the property;
- b) whether such special circumstance or conditions are pre-existing; and
- c) whether the fence that is subject of the Community Planning Permit application will cause any safety hazards due to the proposed location, or cause a visual obstruction to persons or vehicles while entering or exiting a driveway or traveling along a street, lane or sidewalk.

## **2.9 Height Exceptions**

**2.9.1** No **height** provisions contained in any Precinct shall apply to prevent the **erection**, alteration or use of the following **accessory buildings** or **structures**, provided the main use is a permitted use within the Precinct in which is it located:

- a) church spire;
- b) clock/bell tower
- c) windmill or **wind turbine** in a Rural Precinct;
- d) radio or television tower or antenna;
- e) air conditioner duct;
- f) **barn** or silo used for farm purposes;
- g) elevator penthouse or stair well; or
- h) flag poles.
- i) other similar buildings or structures as determined by the Director of Development Services or designate.

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**2.9.2 Walkout Basements:** A walkout from a **basement** shall be permitted below the **finished grade** but shall be no wider than 20% of the **building** width or 4 m, whichever is lesser.

## **2.10 Home Occupation**

**2.10.1** The following regulations apply to regulate a **home occupation** where such a use is permitted:

- a) the **home occupation** shall clearly be secondary to the main residential use of the property and shall not change the residential character of the **dwelling**;
- b) such **home occupation** shall not be a nuisance, with regard to noise, odour, dust, vibration, etc., and not interfere with television, telecommunication or radio reception of others in neighbouring **buildings** or **structures**;

- c) such **home occupation** shall not include a private **hospital**, a nursing home, an eating establishment or a veterinary clinic, but may include a business or professional **office** that complies with the provisions of this subsection;
- d) there shall be no display to indicate that any part of the property is being used for other than residential uses except for an unlit **sign** of not more than 0.5 m<sup>2</sup>, except where a lot fronts on a **District Road** or **Provincial Highway**, in which case the requirements of the District or the Province shall be complied with;
- e) the **home occupation** use shall be conducted entirely within a detached **dwelling** or **accessory building**;
- f) in the case of a **home occupation** located in an accessory **structure**, such **structure** shall not be located within a **yard** abutting a **shoreline**, **front yard** or **exterior side yard** and shall not exceed a maximum **floor area** of 60 m<sup>2</sup>;
- g) Not more than 25% of the **gross floor area** of the **dwelling** shall be used for the purposes of **home occupation** use;
- h) Such use is conducted by a person or persons residing in the **dwelling** and a maximum of one employee employed on site who does not live in the **dwelling**;
- i) There shall be no outside storage of equipment, goods or materials associated with the **home occupation** use; and
- j) The lot fronts on and has access from a municipally owned and year-round maintained road.

## 2.11 Home Industry

2.11.1 The following regulations apply to regulate a **home industry** where such a use is permitted:

- a) the **home industry** shall clearly be secondary to the main residential use of the property and shall not change the residential character of the **dwelling**;
- b) such **home industry** shall not be a nuisance, with regard to noise, odour, dust, vibration, etc., and not interfere with television or radio reception of others in neighbouring **buildings** or **structures**;
- c) there shall be no display to indicate that any part of the property is being used for other than residential uses except for an unlit **sign** of not more than 0.5 m<sup>2</sup>, except where a lot fronts on a **District Road** or **Provincial Highway**, in which case the requirements of the District or the Province shall be complied with;
- d) the **home industry** shall meet the same **yard** provisions as required for the principal residential use for the Precinct in which it is located, with the exception of the interior side **yard**, which shall be a minimum of 10 m;
- e) the use shall not occupy more than 25% of the **gross floor area** of a **dwelling**, or where located in an **accessory building**, shall not occupy more than 90 m<sup>2</sup> of **gross floor area**;

- f) a maximum of two (2) employees who do not live in the **dwelling** may be employed on site in the **home industry** and additional employees may be employed off-site;
- g) a landscaped **buffer** shall be provided on the lot in accordance with the provisions of this By-law;
- h) there shall be no goods, wares or merchandise offered for sale or rent from the **dwelling** or an **accessory building** which are not manufactured or processed on the lot; and,
- i) unlike the **home occupation**, the **home industry** shall be subject to a Community Planning Permit and shall include a site plan to identify storage and **accessory buildings**; and
- j) the lot fronts on and has access from a municipally owned, year-round maintained road.

## 2.12 Landscaping and Buffers

**2.12.1** A minimum 3 m **buffer** shall be provided along a **side** or **rear lot line** of a commercial use, mixed use or **home industry**; and a minimum 7.5 m **buffer** in an Employment Precinct where it abuts a residential Precinct, except where the minimum **yard** is greater than 3 m or less than 7.5 m in the case of an Employment Precinct, in which case the **buffer** shall be half ( $\frac{1}{2}$ ) the required **yard**, unless otherwise specified in this By-law.

**2.12.2** Landscaping shall be provided, planted or located, and maintained in a healthy condition by the owner of the land on which the landscaping is located.

**2.12.3** Where landscaping is required on a **lot**, such **lot** shall not be used for any purpose other than that which existed at the date of passing of this By-law, unless and until the required **landscape strip/privacy fence** is planted or located, unless as otherwise provided for in a Community Planning Permit.

**2.12.4** In all Commercial, Mixed Use or Employment Precincts, Urban Medium and High-Density Residential Precincts and Community Residential Precincts,

- a) With the exception of lands within the **Central Business District** Precinct, all portions of the **front yard** and the **exterior side yard** must be landscaped with soft landscaping, having a minimum width of 3 m except where occupied by **parking spaces**, driveways and aisles or by a walkway with a maximum width of 1.8 m or where the **front** and **exterior side yards** are covered by **porches** or vestibules, and
- b) all portions of any other **yard** not covered by **buildings** or by **parking spaces**, driveways or aisles shall be landscaped.
- c) A landscaped **buffer** shall be provided along the full outer perimeter of the parking lot in accordance with the following table. A driveway may cross the landscaped **buffer**.

Location of Landscaped Buffer	Minimum Required Width of Landscaped Buffer		
	For a parking lot containing 10 or less spaces	For a parking lot containing more than 10 but less than 100 spaces	For a parking lot containing 100 or more <b>parking spaces</b>
Abutting a Street	3 m	3 m	3 m
Not Abutting a Street	1 m	1.5 m	3 m

- d) Interior landscaping within parking lots containing 50 or more **parking spaces** shall be provided in the form of landscaped islands, landscaped medians, pedestrian pathways or public plazas.
- e) A reduction in the number of **parking spaces**, to a maximum of 10%, may be permitted in exchange for an equivalent or greater area of interior landscaping within a parking lot.
- f) Electric Vehicle (EV) charging stations shall not be permitted within any minimum required landscape **buffer**.

### 2.13 Lighting

**2.13.1** The use of sensitive lighting practices that do not interfere with the view of the night sky or spill into surrounding properties is required for all land uses. Lighting fixtures shall be directed downward (not exceed 2% above horizontal) and shall be installed in accordance with Town of Huntsville Outdoor Lighting By-law, as amended from time to time.

### 2.14 Minimum Separation Distances for Farms

**2.14.1** Despite any **yard** provisions of this By-law to the contrary, no **buildings** or **structures** or **lot** adjustments or changes in use shall be approved, **erected** or expanded unless they comply with the Provincial Minimum Distance Separation I and II formulae, as written and in effect on the date of approval of this by-law.

### 2.15 Natural Constraints

**2.15.1** The provisions of this Section of the By-law shall apply to:

- a) All lands within the Conservation Precinct;
- b) All lands within the Natural Constraints Overlay;
- c) **Shorelines** of all waterbodies, **watercourses**, and streams; and

d) Other lands where natural constraints have been identified as part of the **Natural Heritage System** through a technical report.

*2024-64* **2.15.2 Development**, save and except for a dock, shall generally not be permitted within **Natural Heritage Features and Areas** unless in accordance with applicable Official Plan policies or unless otherwise permitted in accordance with Section 1.3 of this By-law.

*2024-64* **2.15.3** Notwithstanding 2.15.2, any **development**, save and excepted for a dock, proposed in, or within 30 m of **Natural Heritage Features and Areas** (or in the case of a Provincially Significant Wetland, **AREAS OF NATURAL AND SCIENTIFIC INTEREST** and Muskoka Heritage Areas, within 120 m) shall be considered a Class 2 – Staff Variation. In these cases, applicants may be required to submit a satisfactory technical report demonstrating that the proposed **development** can be appropriately accommodated.

*2024-64* **2.15.4 Development** shall be set back a minimum of 15 m from the top of a defined bank of a **steep slope** and 5 m from the defined toe of a **steep slope**. Any development within these limits shall be considered a Class 2 - Staff Variation and shall be assessed in the context of Official Plan policies governing steep slopes, including determination of an appropriate setback through a technical report, except where exempted from this requirement by the Director of Development Services or designate. No buildings or structures are permitted on a steep slope unless authorized through a Class 2 - Staff Variation and supported by a satisfactory technical report, except where exempted from this requirement by the Director of Development Services or designate.

**2.15.5 Development**, save and except for permitted **shoreline structures**, shall be set back a minimum of 30 m from the normal or controlled high water mark of the lake on properties adjacent to any identified **At Capacity Lake Trout Lake**. There shall be no variations permitted.

**2.15.6 Development**, save and except for a **dock**, shall be set back a minimum of 30 m from the limits of any Type 1 **Fish Habitat** or any **At Capacity Lake Trout Lake** identified in the District of Muskoka Official Plan within all Precincts except the Huntsville Urban Shoreline Area, where a minimum **setback** of 20 m shall apply. Variations from these provisions may only be considered where site characteristics warrant and in accordance with the criteria for considering variations to Type 1 **Fish Habitat** as outlined in the Official Plan. A technical report must be submitted for any variation to demonstrate how the **Fish Habitat** may be protected from negative impacts despite a lesser **setback**. Where **Fish Habitat** type occurring adjacent to a **shoreline** is unknown, and there is insufficient **Fish Habitat** information available to allow classification, a technical report will be required.

**2.15.7 Development**, other than permitted **shoreline structures** or marina facilities, where permitted, shall maintain the following **setbacks**:

- a) 30 m to cold water waterbodies and **watercourses** except in the Urban and Hidden Valley Precincts;
- b) 20 m to cold water waterbodies and **watercourses** in the Urban and Hidden Valley Precincts;
- c) 20 m to any other waterbodies and **watercourses** except in the Urban and Hidden Valley Precincts; and
- d) 15 m to any other waterbodies and **watercourses** in the Urban and Hidden Valley Precincts.

**2.15.8** On properties adjacent to any **At Capacity Lake Trout Lakes** identified in the District of Muskoka Official Plan, **development**, save and except for a dock, shall be **setback** a minimum of 30 m from the normal or controlled highwater mark of the identified Lake Trout Lake. No variation from this standard is permitted.

**2.15.9** Within the shoreline of all waterbodies, **watercourses** and wetlands, filling, dredging and other shoreline alteration will require a Community Planning Permit and may only be permitted if all adverse impacts have been addressed, and any required approvals have been obtained from the relevant approval authorities. Where authorized, any artificial frontage or lot area created will not be used in the calculation of minimum lot frontage and area. Where such **development** is proposed to mitigate shoreline erosion, the erosion control measures shall be designed by a qualified professional and shall maintain the shoreline in a **natural state** to the greatest extent feasible.

## **2.16 Non-Complying Buildings and Structures**

**2.16.1** Where a legal **non-complying building** is damaged, destroyed, or demolished, the reconstruction of the **building** will be restricted to its original **footprint, building size, height** and location.

**2.16.2** Submission of an application for a building permit to replace a legal **structure**, relying upon Section 2.16.1, must occur within two years of the damage or destruction, otherwise it shall not apply.

**2.16.3** The expansion of or addition to a legal **non-complying building** is permitted provided it is not more than the **height** of the original **structure** and complies with all other provisions of the By-law.

**2.16.4** Any expansions to a legal **non-complying building** shall require a Community Planning Permit to demonstrate that the **development** will meet the intent of this By-law and the Official Plan. In evaluating requests for expansions to a legal **non-complying building**, Staff and Council shall consider the proposal in the context of the criteria set out in Section 1.20 of this By-law.

## **2.17 Non-Conforming Uses**

**2.17.1** Provided that there is no change in use, existing legal **non-conforming** uses and existing **accessory uses** thereto may continue. A legal **non-conforming** use shall be limited to the existing size of the facility (e.g., number of units, area, **height**).

**2.17.2** Where a **building** containing a legal **non-conforming** use is damaged, destroyed or demolished, the reconstruction of the **building** will be restricted to no more than its original **footprint**, **building** size, **height** and location.

**2.17.3** Submission of an application for a building permit to replace a legal **structure**, relying upon Sections 2.17.1 and 2.17.2, must occur within two years of the damage, destruction, or demolition, otherwise these sections do not apply.

**2.17.4** Expansions to buildings and structures associated with a non-conforming use may be permitted through a Class 2 Community Planning Permit where deemed minor in scale by the Director of Development Services or designate. A Class 3 Community Planning Permit will be required for all other expansions to buildings and structures associated with a non-conforming use.

## **2.18 Outdoor Storage**

**2.18.1** Where **outdoor storage** is permitted, the area used for **outdoor storage** shall comply with the **yard** requirements for that Precinct and shall be subject to the landscaping provisions of Section 2.12.

**2.18.2** The following requirements apply to **outdoor storage**:

- a) in any Employment Precinct, there shall be no **outdoor storage** of material, equipment, finished or unfinished products, except in accordance with the following requirements: 15 m **setback** from a **Provincial highway** and **District road**; 9 m from all other street.
- b) where an Employment Precinct abuts the boundary of a Residential Precinct, there shall be no **outside storage** unless screened from view from the abutting part of the residential Precinct.
- c) where an Employment Precinct abuts a **public street** there shall be no **outdoor storage** unless screened from view from the abutting street or road.
- d) **outdoor storage** is prohibited in **front yards** and between the **building** and the limits of a **provincial highway**.

## 2.19 Parcels of Tied Land (POTLs)

2.19.1 For parcels of tied lands in a common element condominium development, the **lot** requirements contained in this By-law shall be applied to each parcel of tied land.

## 2.20 Permitted Uses in all Precincts

2.20.1 The following uses are permitted in any Precinct, except within identified natural constraints within the Natural Constraint Overlay where these uses would require a Class 2 Community Planning Permit Approval:

- a) a telephone booth or public transit shelter;
- b) a tool shed, scaffold or other such **building** or **structure** incidental to any construction, provided it is located on the premises where such work is under way, until such construction has been finished or discontinued for sixty (60) days;
- c) a temporary sales **office** in a plan of subdivision or condominium description incidental to construction and sale of **lots**, units or **buildings** in such **development** until construction has been finished or discontinued for sixty (60) days, but no such sales **offices** shall be established within 30 m of any occupied **dwelling**.
- d) Model Homes, where approved in a model home agreement, on lands that have received draft plan of subdivision or condominium approval for residential purposes provided that:
  - i. the number of model homes does not exceed 5 units;
  - ii. the model home is built within a lot defined by the draft approved plan of subdivision or condominium;
  - iii. the model home complies with all other requirements of this By-law for the applicable type of dwelling unit with the exception of the parking requirements; and,
  - iv. the buildings are used for the purpose of model homes only and shall not be occupied prior to the date of registration of the subdivision, condominium, or similar development agreement.
- e) a guardhouse or gatehouse located in any employment Precinct;
- f) a ticket **office** to serve a vehicle parking lot;
- g) a receiving/transmitting tower or any steel tower used for signalling purposes and associated **buildings**, provided the tower and **buildings** are located at a minimum distance of 150 m from the boundary of a residential Precinct, and provided the minimum **lot area** is 2 ha;
- h) decorative walls, fences, planting strips, walkways and other landscaping **structures** subject to the regulations contained herein;



- i) **recreational trails** and associated minor **structures** including outdoor sports courts/fields;
- j) the processing of firewood for private use;
- k) temporary special events licensed or authorized by the Town of Huntsville;
- l) a wayside **pit or quarry** operated by or on behalf of a **public authority**;
- m) a **conservation** use;
- n) flood or erosion control facilities, including stormwater management facilities;
- o) a **public park**; and
- p) a **public use**.

## 2.21 Public Uses

2.21.1 Every **public use** shall comply with the provisions for the Precinct in which it is located.

2.21.2 With the exception of skating rinks, **swimming pools**, tennis courts or similar uses, any above ground non-residential **public use** which is located in a Residential Precinct must be enclosed in a **building** which is designed, located and maintained in general harmony with the permitted Residential **buildings** in such Precinct.

2.21.3 Nothing in this By-law prevents the use of land for a public road or private road or prevents the installation of a water main, sanitary sewer main, storm sewer main, gas main, pipeline, lighting fixture, transit shelter, or overhead or underground hydro or telephone lines.

## 2.22 Pits and Quarries

2.22.1 The making, establishment or operation of **pits** or **quarries** is prohibited, except in the locations specifically permitted by this By-law, and in accordance with the provisions of this By-law. No person shall use land or **erect** any **building** or **structure** for the purpose of processing, blasting, washing, screening, sorting or crushing rock, sand or gravel, except as expressly provided for in this By-law.

2.22.2 **Development** to establish a new **sensitive land use** located within 300 m of a licensed pit or 500 m of a licensed quarry will require a Community Planning Permit, except where exempted from this requirement by the Director of Development Services or their designate. If a Community Planning Permit is required, an impact assessment to determine the compatibility of the proposed development, and to recommend mitigation measures, will be required.

2.22.3 **Development** may be permitted within lands identified as primary and secondary **mineral aggregate resources**, as identified in the Muskoka Official Plan, where a technical report demonstrates that extraction operations would not be feasible and the proposed use would

serve a greater long-term public interest. A technical report may also be required to demonstrate that **development** within or adjacent to mineral extraction resources will not preclude or hinder future extraction.

## 2.23 Prohibited Uses/Activities

**2.23.1 External Design – building material:** the following building material shall not be used for the exterior vertical facing on any wall of a **building** or **structure**,

- a) Building paper; or
- b) Asphalt roll type siding.

**2.23.2 Health Hazards:** notwithstanding anything contained in this By-law, no land or **building** in any Precinct shall be used for any purpose, which from its nature or from the material used, is declared to be a health hazard under the Health Protection and Promotion Act without the consent of the local medical officer of health as provided in that Act.

**2.23.3** The following uses are prohibited in any Precinct:

- a) an **abattoir**;
- b) a track for the racing of motor vehicles, motorcycles, snowmobiles or other motorized vehicles;
- c) a **foundry**; or
- d) sewage Lagoon and waste disposal facilities except where otherwise specifically permitted in this By-law.

**2.23.4 Truck, Bus and Coach Bodies:** no truck, bus, railroad car, caboose, coach or streetcar body shall be used for human habitation, whether or not the same is mounted on wheels.

## 2.24 Public Street, Private Road, Navigable Waterway or Condominium Access

**2.24.1 Frontage on a Public Street:** Except as otherwise permitted in this By-law, no person shall **erect** any **building** or **structure** in any Precinct unless the **lot** upon which such **building** or **structure** is to be **erected** fronts upon and is directly accessible from a road maintained year-round by a **public authority**. This provision does not apply where there is an existing road use agreement with the Town granting use over the public road allowance, or where a **woodland retreat** is permitted and being constructed.

**2.24.2 Unassumed Road:** The provisions of this By-law shall not apply to prevent the **erection** of a permitted **building** or **structure** on a **lot** in a Registered Plan of Subdivision where a properly

executed subdivision agreement has been entered into with the Town where the street or streets will not be assumed by the Town until such time as specified in the agreement.

**2.24.3 Seasonally Maintained Public or Private Road Access:** Notwithstanding the provisions of Subsection 2.24.1, where a **lot** is in a Waterfront Residential Precinct and abutting or traversed by a seasonally maintained **public** or **private road**, a **use, building** or **structure** may be used on such **lot** in accordance with the provisions of the Precinct.

**2.24.4 Access by a Navigable Waterway – Existing Lots:** Notwithstanding the provisions of this Section to the contrary, within a Waterfront Residential Precinct where a **lot** is accessible by means of a navigable waterway only, the **erection**, alteration of or use of a **building** or **structure** for a use permitted in a Waterfront Residential Precinct, is permitted and the **lot** shall not be required to provide parking facilities. For the purposes of this By-law, where a **lot** fronts upon a shore road allowance, the **lot** shall be deemed to front upon and be accessible from a navigable waterway.

**2.24.5 Access by a Navigable Waterway – New Lot Creation:** Any **lot** created after the passing of this By-law shall be required to have a minimum of 3 off-site **parking spaces** legally secured in perpetuity.

**2.24.6 Access by a Navigable Waterway – Parking for Existing and New Lots:** When **development** and/or lot creation is proposed for water access only lots, it shall be demonstrated that suitable arrangements for mainland parking have been made, including confirmation of any applicable authorization for such parking, planning approvals and/or agreements where necessary to secure such parking. In circumstances where waterfront landing parking is provided, a condition of approval of a Community Planning Permit application respecting provision of appropriate parking in accordance with the By-law and the policies of the Huntsville Official Plan will be required.

**2.24.7 Condominium Access:** Where property is developed by condominium description, **lot frontage** and access for the individual units within the condominium description may be considered to be on a private internal road, or where parcels of land are tied to a **private road** created as a common element condominium, the **lot frontage** and access for the parcel of tied land (POTL) abutting the **private road** may be considered to be on said common element condominium.

## **2.25 Railways and Railway Yards**

**2.25.1** Development to establish a new sensitive land use located within 300 m of a railway right-of-way or 1000 m of railway freight yard will require a Community Planning Permit, except were  
2024-82 exempted from this requirement by the Director of Development Services or their designate. If

a Community Planning Permit is required, an impact assessment to determine the compatibility of the proposed development, and to recommend mitigation measures, will be required.

## 2.26 Refuse Collection Areas

2.26.1 Centralized refuse collection areas located on an individual **lot** used for commercial, industrial or multiple residential purposes that are not located within a **building** must be:

- a) located a minimum of 9 m from a **lot line** abutting a **public street**;
- b) located a minimum of 3 m from any other **lot line**;
- c) located a minimum of 10 m abutting a low-density residential use; and
- d) either totally enclosed by walls and a roof, or some other alternative where the refuse collection area may be enclosed by design, to the satisfaction of the Director of Development Services.

## 2.27 Secondary Residential Dwelling Units:

2.27.1 Where a **Secondary Residential Dwelling Unit** is permitted, the following provisions apply:

- |         |   |
|---------|---|
| 2023-36 | a) a maximum of two Secondary Residential Dwelling Units are permitted;   |
| 2024-64 | b) the lot upon which the Secondary Residential Dwelling Unit is located meets the lot area requirements of the Precinct in which it is located, except where the lot exceeds 2 ha or is serviced by municipal water and sanitary sewer services.   |
|         | c) the <b>building</b> in which the <b>Secondary Residential Dwelling Unit</b> is located meets all Precinct standards;   |
|         | d) parking is provided in accordance with the requirements of this By-law;  |
|         | e) a building permit is required to be obtained for the <b>Secondary Residential Dwelling Unit</b> ;  |
|         | f) the <b>Secondary Residential Dwelling Unit</b> may be located in either a <b>dwelling</b> or in a separate detached <b>accessory building</b> with or without other <b>accessory uses</b> ;  |
| 2025-83 | g) there shall be a maximum of one (1) <b>Secondary Residential Dwelling Unit</b> within separate detached <b>accessory buildings</b> within Urban Residential precincts;   |
| 2024-64 | h) where the development of a <b>Secondary Residential Dwelling Unit</b> requires a new or expanded septic system and/or well, and the <b>lot area</b> is below 2 ha, confirmation that the lot can support the additional development in accordance with applicable Official Plan policies must be provided;   |
|         | i) where a <b>Secondary Residential Dwelling Unit</b> is located within a separate detached <b>accessory building</b> , the following provisions shall apply: <ol style="list-style-type: none"> <li>i. the maximum <b>gross floor area</b> of a Secondary Residential Dwelling Unit within a detached accessory building shall be 75 m<sup>2</sup>,</li> </ol> |

- ii. the maximum **height** of the **accessory building** shall be 8 m in any Rural Precinct, and 6 m for every other Precinct,
  - iii. the **accessory building** shall be **set back** a minimum of 1.5 m from any **side lot line**, and 5.0 m from the **rear lot line** for all urban residential and community precincts; and a minimum of 7 m from any **side lot line**, and 10.0 m from the **rear lot line** in all rural precincts,
  - iv. there shall be a minimum separation distance of 5.5 m between the **accessory building** and the main **dwelling**, and
- 2025-83 j) where two Secondary Residential Dwelling Units are proposed within a separate detached accessory building within Rural precincts, all provisions in 2.27.1 i) shall apply, except the building shall be set back a minimum of 10 m from any side lot line and 12 m from any rear lot line;
- 2025-83 k) within Rural Precincts, there shall be a maximum of two (2) Secondary Residential Dwelling Units within a separate detached accessory building;
- l) a **Secondary Residential Dwelling Unit** shall not be permitted in an **accessory building** on a property where there is an existing **garden suite**, unless approved through a Class 3 variation.

## 2.28 Special Watercourse Yard Requirements

2.28.1 On lands abutting a **watercourse**, the following special **yard** requirements apply:

- a) agricultural uses shall not be located within 30 m of any **watercourse**, **waterbody** or **wetland**, and a physical **barrier** shall be provided to prevent livestock from accessing the **watercourse**; and
- b) planting strips, walkways (including landings less than 10 m<sup>2</sup> and stairs) and other landscaping **structures** may be constructed within the required front **yard**.

2.28.2 The **setbacks** noted above may include all or a portion of an original shore road allowance.

## 2.29 Special Yard requirements

2.29.1 **Sewage Facilities:** No **development** or other sensitive land use shall be permitted within:

- a) 200 m of a Sewage Treatment Plant for residential uses; 150 m for non-residential uses; or
- b) 400 m of a hauled sewage lagoon or waste stabilization pond.

2.29.2 **Waste Disposal (landfill) site:** No **development** will be permitted within 30 m of an operating or identified non-operating waste disposal site. A Class 2 variation may be permitted to reduce

this requirement to 20 m where it has been demonstrated through an appropriate assessment/technical report that landfill-generated gasses are the only potential off-site impact to adjacent lands or through consultation with the provincial ministry with jurisdiction and/or the District of Muskoka.

### **2.29.3 Infrastructure Right-of-Way (ROW) Corridor (Oil & Gas Pipelines and Associated Facilities):**

**2.29.3.1** A minimum **setback** of 7.0 m shall be required from any part of a principal **building** or structure and excavations to the edge of a pipeline right-of-way;

**2.29.3.2** A minimum **setback** of 7.0 m shall be required from any parking, loading or staking area, including any associated spaces, aisles or driveways to the nearest portion of the pipeline right-of-way; and

**2.29.3.3** A minimum **setback** of 3.0 m shall be required from any part of an accessory **building** or **structure** to the edge of the pipeline right-of-way.

**2.29.4 Extractive Industrial Uses:** No new **dwelling** shall be located closer than 100 m of lands within the Rural – Extractive Precinct.

**2.29.5 Railway Right-of-Way:** Where a **building** to be used for residential or institutional purposes is located on lands adjacent to a railway line, a minimum 30 m **yard** requirement shall be provided from the boundary of the railway lands, except that expansion or redevelopment of an existing **building** shall be permitted at less than the 30 m **yard** requirement, provided any expansion or redevelopment is **setback** from the boundary of the railway lands at a distance equal to the **setback** of the previously existing **building**, provided such **building** or **structure** satisfies applicable requirements for noise and vibration mitigation, and provided no additional **dwelling units** are added.

**2.29.6 Ministry of Transportation (MTO) Setbacks:** No **building** or **structure** shall be located within 14 m of Class 1 or 2 Highways.

## **2.30 Storage and Parking of Trailers and Boats**

**2.30.1** The following regulations apply to the parking of trailers, **recreational vehicles** and boats in Residential, Waterfront and Rural Precincts:

- a) A trailer, recreational vehicle or boat must be stored in compliance with the primary use **setback** provisions for the Precinct in which it is located.
- b) Notwithstanding 2.30.1 a), such parking or storage is not permitted in a sight triangle, at street intersections and railway intersections, as defined in Section 5 of this By-law.
- c) Notwithstanding 2.30.1. a), a boat may be stored in the front **yard** of a Shoreline

Residential Precinct, however, a trailer may not be stored in this location.

- d) No **semi-trailer** may be stored in any Precinct except in an Employment Precinct where **semi-trailer** manufacture or repair is a primary use or where **semi-trailer** haulage or storage is the principal use.

## 2.31 Temporary Uses

**2.31.1** A temporary **building, structure** or trailer incidental to the construction of a **principal building** on a **lot** is permitted in all Precincts, but only for as long as it is necessary for the work in progress and until the work is completed or abandoned. In this case, 'abandoned' shall mean the failure to proceed with the work within a one (1) year time period.

**2.31.2** A **garden suite** is only permitted as a temporary use through a Community Planning Permit and shall only be approved in accordance with the following provisions:

- a) the **floor area** of a **garden suite** shall not exceed the **floor area** of the principal **dwelling** and at a maximum is 85 m<sup>2</sup>.
- b) A **garden suite** shall be permitted on a temporary basis not to exceed two 10-year terms (20 years), to be extended through a Community Planning Permit after the first 10-year term.
- c) once a **garden suite** is discontinued, it shall be removed from the site or converted to a permitted **accessory use**.
- d) A **garden suite** shall not be permitted on any property containing a **secondary residential dwelling unit** within a detached **accessory building**, unless approved through a Class 3 variation.
- e) A **garden suite** shall not be permitted on any property within the Waterfront Precincts.

**2.31.3** A trailer or a temporary construction camp incidental to construction and used temporarily for **office** or storage purposes, is permitted in all Precincts, provided that the trailer or camp is located on the same **lot** as the construction and in compliance with the **yard** requirements for the Precinct in which is it located and provided the trailer or camp shall not be located on the premises until a building permit for said construction has been issued and the trailer or camp shall be removed within sixty (60) days of the completion or discontinuance of construction.

## 2.32 Tents, Trailers, Recreational Vehicles

**2.32.1** The use of tents, trailers and **recreational vehicles** for permanent or temporary human habitation shall be prohibited in all Precincts except;

- a) in a Rural or Waterfront Residential Precinct, a **recreational vehicle** equipped with toilet facilities and a Ministry of the Environment approved sewage holding tank may be used

for temporary human habitation during the construction of a **dwelling unit** on a **lot**, provided that such **structure** is located on the same **lot** as the **dwelling unit** under construction and in compliance with the **setback** provisions for the Precinct in which it is located and provided that:

- i. no such **structure** shall be located on the premises until a building permit for said construction has been issued and construction commenced;
  - ii. such **structure** shall cease to be used for human habitation upon completion of the **dwelling unit**;
  - iii. where not elsewhere permitted in this By-law, such **structure** shall be removed from the premises upon completion of the **dwelling unit**, or in all cases, within sixty (60) days of the discontinuance of construction.
- b) for the occasional accommodation of guests in any Rural, Residential or Waterfront Residential Precinct provided that a detached **dwelling** exists on the property and the **recreational vehicle** is in compliance with the primary use **setback** provisions for the Precinct in which it is located.
- c) the use of tents for children's play, picnics, weddings, family reunions, or other similar private functions.

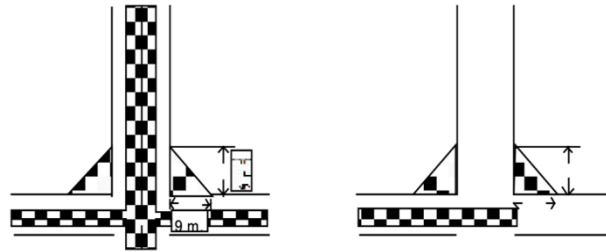
### 2.33 Visibility Triangles

**2.33.1** On a corner **lot** fronting on two roads, within the triangular space formed by the **street lines** and a line drawn from a point on each **street line**, each such point being 9 m measured along the **street line** from the point of intersection of the **street lines**, no motor vehicle shall be parked, no **building** or **structure** which would obstruct the vision of drivers or motor vehicles shall be **erected**, and no land shall be used for the purposes of growing shrubs or trees in excess of 0.6 m in **height**. Where the two **street lines** do not intersect at a point, the point of intersection of the two **street lines** shall be deemed to be the intersection of the projection of the **street lines** or the intersection of the tangents to the **street lines**.

**2.33.2** Where a railway line intersects with a street, within the triangular space formed by the street and railway line and a line drawn from a point on the **street line** to a point on the railway line, each such point being 9 m measured along the abutting **lot lines** no motor vehicle shall be parked, no **building** or **structure** which would obstruct the vision of drivers or motor vehicles shall be **erected**, and no land shall be used for the purposes of growing shrubs or trees in excess of 0.6 m in **height**.



Figure 2.1 - Illustration of Visibility Triangles



### 2.34 Water Supply and Sewage Disposal systems

**2.34.1 Municipal Sewer and Water Services:** Within the Urban Service Areas as shown on Schedule B of the District of Muskoka Official Plan, no person shall use any land or **erect** or use any **building** or **structure**, or part thereof, on a **lot**, unless municipal water and sanitary sewer services are available to service such land, **building** or **structure** as the case may be.

**2.34.2** Notwithstanding subsection 2.34.1, for lands within the Single Service or Future Service boundary, as shown on Schedule "B" of the District of Muskoka Official Plan, one **single detached dwelling** may be erected on an existing lot provided:

- a) a single detached dwelling is a permitted use within the applicable Precinct and all the other relevant requirements of the By-law are met;
- b) The lot is suitable for the installation of the private water supply and sewage disposal system;
- c) The dwelling and private sewage disposal system are designed to be connected to services when they become available;
- d) A private waste disposal system can be accommodated on the lot to the satisfaction of the authority having jurisdiction; and
- e) An agreement is entered into with the Town or District of Muskoka, where deemed appropriate, to require connection to full municipal services when they become available

**2.34.3 Availability of Services:** For the purposes of this Section, a service is not available unless the District of Muskoka confirms that the service is available to service the **lot** in question.

**2.34.4** Notwithstanding any other provisions of this By-law, no **building** or **structure** which requires a water supply or sewage disposal system shall be **erected**, altered or used on land which, by reason of its rocky, low lying, marshy or unstable characteristics, is unsuitable for the provision of the required water supply and/or sewage disposal system, as determined by the approval authority.

## 2.35 Wildland Fire Hazards

2024-64 2.35.1 Proposed **development** on lands with **hazardous forest types for wildland fires**, as illustrated on Appendix 1 of the Huntsville Official Plan or on Wildland Fire Risk Mapping prepared by the Province, will require a Community Planning Permit. **Development** may be permitted in such forest types where the risk is mitigated in accordance with wildland fire assessment and mitigation standards, as identified by the Province. A technical report may be required to determine the presence of such hazards and identify risk mitigation measures where necessary if **development** is proceeding on lands where **hazardous forest types for wildland fires** are present.

## 3.0 Parking and Loading Requirements

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### 3.1 General

3.1.1 The parking and loading requirements of this Section may be varied in accordance with this By-law and the following:

- a) Any variations to the required number of parking and **loading spaces** shall be considered to be a Class 2 variation, except that any variation that is more than a 50% variation from the By-law requirement shall be considered to be a Class 3 variation; and
- b) Where a variation to the number of required **parking spaces** is being considered, cash-in-lieu of parking may be applied.

3.1.2 Parking, **loading spaces** and all driveways and aisles leading to those spaces shall be provided for each land use in accordance with the provisions of this Section and,

- a) must be set aside for and used exclusively for that purpose;
- b) must not be obstructed; and
- c) must be located on:
  - i. the same **lot** as the use or **building** for which they are provided, or
  - ii. located on a **lot** located within 150 m of the site, provided the parking facilities are legally secured for that use, to the satisfaction of the Town.

3.1.3 Where parking is proposed off site and within 150 m of the site, the following additional provisions apply:

- a) safe, direct pedestrian access is required between the **parking area** and the use; and
- b) adequate loading and drop off facilities are provided on site.

3.1.4 The provisions of Section 3.1.2c)(ii) shall not apply in the Employment Precincts.

3.1.5 All motor vehicle **parking spaces** and queuing and **loading spaces** must have unobstructed access directly to a **public street** by:





- a) a driveway or private way;
- b) an aisle leading to a driveway; or
- c) a public lane.

3.1.6 All motor vehicle **parking spaces**, queuing and **loading spaces** and aisles and driveways leading to those spaces must have a surface which is:

- a) hard, stable and dust preventative; and

b) usable in all seasons where the use is conducted in all seasons.

**3.1.7** The surface of every **parking** or **loading space** or access aisles/driveways in Regional Commercial and Employment Precincts or the Mixed Use Precincts shall be graded and drained, and paved with asphalt or cement concrete, so as to provide a permanent, durable and dustless surface. Permeable and semi-permeable surfaces are permitted, which include porous paving, turf block, honeycomb, cobblestone and pavers (and as shown on the illustrations in **Table 3.1**)

<b>Table 3.1: Illustration of Some Alternatives to Standard Concrete and Asphalt Paving</b>				
				
Porous Paving	Turf Block	Honeycomb Block	Cobblestone	Pavers

**3.1.8** **Tandem parking** is permitted for the required **parking spaces** for a **single detached dwelling, duplex, semi-detached dwelling, secondary residential dwelling unit, bed and breakfast establishment** and **waterfront landing**.

**3.1.9** A drive-through aisle and queuing lane associated with a permitted use may be located in any **side** or **rear yard**, provided that a minimum 3 m landscape **buffer** is provided adjacent to any abutting **lot**.

**3.2 Parking Space Requirements**

**3.2.1** Off-street motor vehicle parking shall be provided based on the rate set out in **Table 3.2** below.

**3.2.2** For the purposes of this section, 0.5 m of fixed bench seating is equivalent to one fixed seat.

<b>Table 3.2 – Parking Requirement Table</b>		
<b>Row</b>	<b>Land Use</b>	<b>Minimum number of parking spaces required</b>
2023-36 i	<b>Dwelling Unit (Single Detached, Duplex, Semi-Detached, Street Townhouse Dwellings and Block Townhouse Dwellings)</b>	2 parking spaces for each <b>dwelling unit</b> , one of which may be in an enclosed garage
2025-83 ii	<b>Dwelling Unit (Multiple Dwelling, Apartment)</b>	In the Urban Settlement Area, as illustrated on Schedule A of the Official Plan, 1.25 parking spaces for each dwelling unit PLUS 1 space for every 5 units. 1.5 parking spaces for each <b>dwelling unit</b> in all other areas. Where a multiple dwelling is within a rental building, and acknowledged through the registration of a development agreement on title, the minimum parking requirement shall be 1 space for each dwelling unit, plus 1 space for every 5 units, provided an agreement is entered into with the Town. The development agreement will include terms to address the ongoing operation of the building as a rental building and the requirement to pay cash-in-lieu of parking at the multiple dwelling parking rate of 1.25 spaces per dwelling unit if the building converts to condominium ownership. Where a dwelling unit meets the affordability provisions as per the Town’s Affordable Housing Policy,

<b>Table 3.2 – Parking Requirement Table</b>		
<b>Row</b>	<b>Land Use</b>	<b>Minimum number of parking spaces required</b>
		including in instances where site specific provisions of this By-law require higher parking rates, the minimum parking requirement shall be 0.75 spaces for each dwelling unit plus 1 space for every 5 units, provided a development agreement is entered into with the Town. The development agreement will include terms to address the ongoing operation of the building as an affordable rental building and the requirement to pay cash-in-lieu of parking at the multiple dwelling parking rate of 1.25 spaces per dwelling unit if the building converts to condominium ownership.
iii	<b>Dwelling Units</b> in a Commercial Building; <b>Secondary Residential Dwelling Unit</b>	1 parking space for each <b>dwelling unit</b> .
iv	<b>Residential Care Facility, Hospital</b>	0.33 parking space for each bed or rooming unit.
v	Institutional Uses, Places of assembly, Cinema/Theatre, <b>health services</b>	1 parking spaces for each 25 m <sup>2</sup> of floor area OR 1 parking space for each 4 seats in the facility, whichever is the greater.
vi	<b>Bar</b>	1 parking space for each 4 persons that can be accommodated on the premises at one time.

<b>Table 3.2 – Parking Requirement Table</b>		
<b>Row</b>	<b>Land Use</b>	<b>Minimum number of parking spaces required</b>
vii	Resort or Other Accommodation Facility; Bed and Breakfast	1 parking space for each guest room in the facility PLUS 1 parking space per 100 m <sup>2</sup> of gross floor area used for commercial purposes accessible by the public.
viii	<b>Marina</b>	1.5 spaces for each boat slip PLUS 1 space for each 25 m <sup>2</sup> of gross floor area of commercial space (excluding storage area).
ix	<b>Mobile Home Park</b>	1 parking space within the <b>Mobile Home site</b> PLUS 1 parking space for every two sites located within the park.
x	Driving Range; Mini Golf	1 parking space for each hole or tee.
xi	<b>Golf Course</b>	3 parking spaces for each hole or tee (PLUS required parking for banquet facilities)
xii	Bowling Alley	4 parking spaces for each lane
xiii	<b>Restaurant, Banquet Facilities</b>	1 parking space for each 4 persons that can be accommodated on the premises at one time; except (a) in the Mixed Use Precincts, 1 parking space for each 5 persons that can be accommodated; and (b) where an accessory <b>seasonal outdoor patio</b> is developed within a <b>restaurant</b> , no additional parking spaces are required for the patio space.
xiv	Manufacturing or Processing Building	1 space for each 37 m <sup>2</sup> of gross floor area

<b>Table 3.2 – Parking Requirement Table</b>		
<b>Row</b>	<b>Land Use</b>	<b>Minimum number of parking spaces required</b>
xv	Warehousing or Other Industrial <b>Building, contractor's establishment</b>	1 space for each 100 m <sup>2</sup> of gross floor area
xvi	Retail store, home improvement centre, personal service shop, or Furniture Store, <b>Garden Centre, Adult Entertainment Parlour, Motor Vehicle Dealership</b>	1 space for each 25 m <sup>2</sup> of gross floor area of commercial space
xvii	Freestanding <b>Food Store, Convenience Store</b>	1 parking space for each 25 m <sup>2</sup> of gross floor area.
xviii	<b>Shopping Centre</b>	1 parking space for each 25 m <sup>2</sup> of gross floor area.
xix	Camping Establishment	1 parking space for each tent or trailer site plus 1 visitor parking space for each 4 sites provided they are located within the establishment.
xx	<b>Office, Financial Establishment</b>	1 parking space for each 28 m <sup>2</sup> of gross floor area.
xxi	<b>Educational Institution:</b> Elementary School	1.5 spaces for each teaching classroom plus 1 parking space for each 20 m <sup>2</sup> of gymnasium or theatre space.
xxii	<b>Educational Institution:</b> Secondary School; College or University	4 parking spaces for each teaching classroom PLUS 1 parking space for each 20 m <sup>2</sup> of gymnasium or theatre space.
xxiii	<b>Group Home; Boarding house</b>	2 spaces, PLUS 1 space for every five residents
xxiv	<b>Farm</b>	2 spaces
xxv	Amusement Centre, Park	4 spaces per alley, court, ice sheet, game table or other game



<b>Table 3.2 – Parking Requirement Table</b>		
<b>Row</b>	<b>Land Use</b>	<b>Minimum number of parking spaces required</b>
		surface plus 1 space for each 10 m <sup>2</sup> of gross floor area used for dining and assembly.
xxvi	Motor Vehicle Sales and Service	2 spaces for each service bay
xxvii	<b>Motor Vehicle Service Station</b>	1 space for each pump island
xxviii	Self Storage Facility	1 space for each 100 m <sup>2</sup> that accommodates the use
xxix	<b>Pit, Quarry</b>	10 spaces, or 1 space for each 20 m <sup>2</sup> of gross floor area, whichever is greater
xxx	Ski Hill	1 parking space for each 4 spaces of approved lift capacity or the requirement for places of assembly, which ever is greater.
xxxi	Veterinary clinic	1 space for each 25 m <sup>2</sup> of gross floor area
xxxii	<b>Waterfront landing</b>	3 spaces for each lot being serviced, plus 1 visitor space for each three lots being serviced.
xxxiii	Other uses not listed	1 space for each 25 m <sup>2</sup> of gross floor area

**3.2.3** Where cash in lieu of parking is approved as a condition of a Community Planning Permit, the fee shall be paid in accordance with the Town’s user fee by-law.

**3.2.4** A motor vehicle **parking space** shall have:

- a) a minimum width of 2.6 m;
- b) a minimum length of 6 m, except for parallel parking where a minimum length of 6.7 m is required; and
- c) a minimum of 20% of required **parking spaces** shall have a minimum width of 3 m.

**3.2.5** Where parking facilities are illuminated by lighting fixtures or standards, they shall be arranged so that the light meets requirements of Outdoor Lighting By-law 2016-3.

- 3.2.6** Entrance and exit ramps to underground or raised **parking areas** shall be at least 7 m from any **street line** which is not being used as access to the ramp.
- 3.2.7** The following regulations apply to parking lots and parking garages, whether a principal or **accessory use**:
- a) a driveway providing access to a parking lot or parking garage must have a minimum width of:
    - i. 3 m for a single traffic lane, and
    - ii. 6.7 m for a double traffic lane.
  - b) Any parking lot containing more than 20 **parking spaces** requires a minimum entrance of 6.7 m for a double traffic lane.
  - c) all driveways and aisles providing access to or located within a parking lot or parking garage must have a minimum vertical clearance clear of obstructions such as **signs** and other **structures** of two m for a parking lot, or as provided in the Ontario Building Code for parking garages.
  - d) an aisle providing access to **parking spaces** in a parking lot shall comply with the minimum required width specified in the following **Table 3.3**:

<b>Angle of Parking (°)</b>	<b>Minimum Required Aisle Width (m)</b>
0-40	3.5
41-55	4.3
56-70	6.5
71-90	6.7

- 3.2.8** No **parking area** shall be permitted within 3 m of a **street line** in any Urban or Community Residential Precinct.
- 3.2.9** Any enclosed parking **structure** or **building** is subject to the various **yard** requirements for a **principal building** or **structure** of the particular Precinct.
- 3.2.10** No **parking area** or associated driveway of a non-residential use or **multiple dwelling** shall be located within 3 m of any **lot line** abutting an Urban Residential – Shoreline, Urban Residential – Low or Community Residential Precinct. Driveways and **parking areas** may abut in the Urban Residential Medium, Mixed Use and Commercial Precincts.
- 3.2.11** A maximum of 50% of the area of a front or exterior side yard may be used for driveways.

### 3.3 Several Uses on One Lot

3.3.1 When a **lot, building or structure** accommodates more than one type of **use**, the **parking space** requirement for the whole **building** or site shall be the sum of the requirement for the separate parts of the **building** occupied by the separate types of **use**, except where specifically provided for elsewhere in this By-law.

### 3.4 Designated Accessible Parking

3.4.1 A **designated accessible parking** space for motor vehicles shall be a minimum of 4.5 m wide that includes an adjacent 1.5 m wide aisle that is hatch marked on the parking lot.

3.4.2 The minimum length of a **designated accessible parking** space for motor vehicles shall be 6 m.

3.4.3 Two **designated accessible parking** spaces may share a single 1.5 m wide hatched aisle.

3.4.4 **Designated accessible parking** spaces shall have a firm, level surface.

3.4.5 The minimum **designated accessible parking** spaces requirements for new **development** shall be as noted in the following **Table 3.4**:

Total number of <b>Parking Spaces</b> required	Minimum Accessible Spaces
1-25	1
26-50	2
51-75	3
76 - 100	4
101 and beyond:	5 spaces plus 1 additional space for each 50 spaces beyond 150 spaces

3.4.6 In case of personal service establishments, restaurants, health services, the minimum number of designated accessible parking spaces noted in Table 3.4 shall be increased by one.

3.4.7 If the required number of **parking spaces** is reduced to accommodate **designated accessible parking**, this does not create a non-compliance with respect to **Table 3.4**.

3.4.8 **Designated accessible parking** spaces shall be located as near as possible to the main entrance.

### 3.5 Additions to Buildings or Changes in Use of Buildings

3.5.1 The **parking space** requirements referred to herein shall not apply to any **building** in existence at the date of passing of this By-law, so long as the **floor area**, as it existed at such date, is not

increased or so long as the Precinct of said **building** is not changed. If an addition is made to the **building** or **structure** which increases the **floor area** or the Precinct is changed, then **parking spaces** shall be provided for the proposed change, as required by the **Parking Space Requirement Table (Table 3.2)**. Notwithstanding the foregoing, where a site plan agreement is registered on title to the lands and has specific clauses regarding use and parking requirements and if the use of the **building** is changed, then **parking spaces** shall be provided for the new use, as required in **Tables 3.2** and **3.4**.

### 3.6 Use of Parking Spaces and Areas

**3.6.1** **Parking spaces** and **areas** required in accordance with this By-law, shall be used for the parking of operative, currently licensed vehicles only, and for vehicles used in operations incidental to the permitted uses in respect to which such **parking spaces** and **areas** are required or permitted.

**3.6.2** In a Residential Precinct, commercial vehicles may be stored or parked in a parking space or parking area in accordance with the following provisions:

- a) A maximum of two vehicles is permitted provided one is stored/parked in a private garage; and
- b) Vehicles do not exceed 9000 kilograms gross vehicle weight.

### 3.7 Loading and Unloading

**3.7.1** The owner of any **building** or **structure** used or **erected** for any purpose involving the receiving, shipping, loading or unloading of animals, goods, wares, merchandise or raw materials, other than a **farm**, shall provide and maintain on the same **lot**, facilities comprising one or more **loading spaces** in accordance with the following provisions:

- a) one space for a **floor area** between 300 m<sup>2</sup> and 2,300 m<sup>2</sup>;
- b) two spaces for a **floor area** of 2,300 m<sup>2</sup> to 7,360 m<sup>2</sup>; or
- c) one additional space for each **floor area** increment of 9,200 m<sup>2</sup> (or part thereof) over 7,360 m<sup>2</sup>.

**3.7.2** No loading or unloading may take place within 4 m of the boundary of any residential Precinct.

**3.7.3** A **multiple dwelling** containing 25 **dwelling units** or more shall provide at least 1 **loading space**.

**3.7.4** Access to **loading spaces** shall be by means of a driveway at least 6 m wide contained on the **lot** in which the spaces are located and leading to a **public street**.

**3.7.5** The location of a **loading space** shall be in the **side** or **rear yard** of any **lot** and for any **lot** abutting any residential Precinct not closer than 4 m to a **lot line**.

**3.7.6** A **loading space** shall have a minimum width of 4 m and a length of 15 m.

## 4.0 Precinct and Overlay Provisions

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### 4.1 General Provisions

#### 4.1.1 Using the Tables

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

#### 4.1.2 General Prohibition

No person shall within any Precinct, 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.

#### 4.1.3 Permitted Uses – Principal Uses

**Uses** permitted in a specific Precinct are noted by the symbol (•) in the column applicable to that Precinct and corresponding with the row for a specified permitted use in the Permitted Uses – Principal Uses Tables; a letter following the symbol (•), Precinct heading, or identified permitted use, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Precinct. 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 Precinct requirements, and do not exceed the maximum number of **dwelling units** permitted on the **lot**.

#### 4.1.4 Permitted Uses – Accessory Uses

Specific **Accessory Uses** permitted in a Precinct are noted by the symbol (•) in the column applicable to that precinct 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 (•), Precinct heading, or identified permitted **accessory use**, indicates that one or more conditions apply to the use noted or, in some cases, to the entire Precinct. Conditions are listed as notes below the Permitted Uses – **Accessory Uses** Tables.

#### 4.1.5 Lot Requirements

No person shall, within any Precinct, 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, Precinct heading or description of the requirement, indicates an additional

Precinct requirement. These additional Precinct requirements are listed as notes at the end of the Lot Requirements Tables.

#### 4.1.6 Class 2 Variation limits

2023-36 Percentages contained within each Precinct Lot Requirement table indicate the threshold within which a Class 2 Variation may be considered to vary otherwise applicable standards. A 100% variation does not imply a complete variation is possible through a Class 2 Variation. A 100% variation implies that a variation of up to 100% of the value in the otherwise applicable standard may be considered.

2024-64 4.1.7 Variations to any notes contained within the Tables found in Section 4 of the By-law will be subject to a Class 3 Community Planning Permit, unless otherwise specified.

#### 4.1.8 Exceptions

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

4.1.9 **Minimum/Maximum:** All Precinct requirements are minimum requirements, except where a maximum is specified.

4.1.10 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.

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

- a) the Precinct boundary is not to be treated as a **lot line**;
- b) **lot area** and coverage shall be calculated within the limits of the Precinct, unless otherwise specified; and

2024-64 c) only one detached **dwelling** shall be allowed, where such a dwelling is permitted per legally conveyable **lot**.

4.1.12 Where a Precinct boundary is co-terminus with the joint boundary between the Town of Huntsville and an abutting municipality, such Precinct 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 Precinct boundary at issue defines any Conservation (C) Precinct.

## **4.2 Residential Precincts**

**4.2.1** The Residential Precincts established by the By-law are as follows:

- Urban Residential – Shoreline (URS)
- Urban Residential – Low Density (UR1)
- Urban Residential – Medium Density (UR2)
- Urban Residential – High Density (UR3)
- Community Residential (CR)



4.2.2 Permitted Uses – Principal Uses

2023-36  
2025-83

Principal Uses							Discretionary Use
Row	Precinct	Urban Residential - Shoreline	Urban Residential - Low	Urban Residential - Medium	Urban Residential - High	Community Residential	
i	Artisan’s Studio	•	•	•		•	
ii	Dwelling, Duplex	•	•	•			
iii	Dwelling, Multiple		• (d)(e)	• (d)	•		
iv	Dwelling, Semi-Detached	•	•	•			
v	Dwelling, Single Detached	•	•	• (a)		•	Discretionary Use (For Urban Residential – Medium only)
vi	Dwelling, Townhouse Block			• (b)	• (b)		Discretionary Use
vii	Dwelling, Townhouse Street			• (b)	• (b)		Discretionary Use
viii	Financial Establishment		•	•	•	•	Discretionary Use
ix	Food Store		• (c)	• (c)	• (c)	• (c)	Discretionary Use
x	Group Home (Residential)	•	•	•	•	•	
xi	Health Services		•	•	•	•	Discretionary Use
xii	Market		•	•	•	•	Discretionary Use
xiii	Office		•	•	•	•	Discretionary Use
xiv	Personal Service Establishment		•	•	•	•	Discretionary Use
xv	Residential Care Facility			•	•		
xvi	Retail Store		•	•	•	•	Discretionary Use
xvii	Service Establishment		•	•	•	•	Discretionary Use
xviii	Variety & Convenience Store		•	•	•	•	Discretionary Use
xix	Veterinary Clinic		•	•	•	•	Discretionary Use
xx	Other Similar Uses		•	•	•	•	Discretionary Use

NOTES:

- (a) As existed on the date of passing of this by-law.
- (b) A maximum of eight (8) dwelling units may be attached to each other.
- (c) To a maximum of 200 m<sup>2</sup> (2153 ft<sup>2</sup>) per establishment.
- (d) A maximum of four dwelling units are permitted in a multiple dwelling
- (e) A Class 3 Community Planning Permit will be required for any variations to lot coverage, yard requirements or height provisions.

4.2.3 Permitted Uses – Accessory Uses

2025-83

Accessory Uses						
Row	Precinct	Urban Residential – Shoreline	Urban Residential - Low	Urban Residential – Medium	Urban Residential – High	Community Residential
i	Artisan’s Studio	•	•	•	•	•
ii	Bed & Breakfast	•	•			•
lii	Boarding House			•	•	
iv	Day Nursery <b>(a)</b>	•	•	•	•	•
v	Home Occupation <b>(a)(b)</b>	•	•	•	•	•
vi	Park, Private			•	•	
vii	Secondary Residential Dwelling Unit <b>(e)</b>	•	•	•	•	•
viii	Short-Term Rental Accommodation	•				•
ix	Hens, Backyard <b>(c)(d)</b>	•	•			•
x	Other Similar Uses		•	•	•	•

NOTES:  
 (a) Permitted in association with a single detached, semi-detached, street townhouse or townhouse block dwelling.  
 (b) Provided no activity related to the Home Occupation occurs within 30 m of a watercourse.  
 (c) A maximum of five (5) hens are permitted on a lot equal to or less than 0.4 ha (1 ac) in area.  
 (d) A maximum of ten (10) hens are permitted on a lot greater than 0.4 ha (1 ac) in area.  
 (e) A maximum of 3 dwelling units are permitted.

4.2.4 Lot Requirements

2023-36  
2024-64

Row	Precinct	Lot Requirements					Class 2 Variation Limit
		Urban Residential - Shoreline	Urban Residential - Low	Urban Residential - Medium	Urban Residential - High	Community Residential	
i	Lot Frontage: Full Services - Single Detached and Duplex (Minimum)	30 m	15 m	15 m	15 m	n/a	n/a
ii	Lot Frontage: Full Services - Street Townhouse (Minimum)			7.0 m (interior unit); 10.0 m (end unit - townhouse)	7.0 m (interior unit); 10.0 m (end unit - townhouse)	n/a	n/a
iii	Lot Frontage: Full Services - Semi-Detached (Minimum)	15 m	11.0 m	11.0 m	11.0 m		n/a
iv	Lot Frontage: Full Services - Multiple Dwelling (Minimum)			15 m	15 m		
v	Lot Frontage: Partial Services (Minimum)	30 m	30 m	(b)	(b)	30 m	n/a
vi	Lot Frontage: Private Services (Minimum)	60 m	60 m (d)	(b)	(b)	30 m (e)	n/a
vii	Minimum Unit Width: Block Townhouse Dwelling			7.0 m/unit (interior unit); 8.5 m/unit (end unit)	7.0 m/unit (interior unit); 8.5 m/unit (end unit)		
viii	Lot Area: Full Services - Single Detached and Duplex (Minimum)	650 m <sup>2</sup>	465 m <sup>2</sup>	465 m <sup>2</sup>	465 m <sup>2</sup>	n/a	Up to 20%
ix	Lot Area: Full Services - Street Townhouse (Minimum)			220 m <sup>2</sup> (interior unit); 315 m <sup>2</sup> (end unit - townhouse)	220 m <sup>2</sup> (interior unit); 315 m <sup>2</sup> (end unit - townhouse)		Up to 20%
x	Lot Area: Full Services - Block Townhouse (Minimum)			n/a	n/a		
xi	Lot Area: Full Services - Semi-Detached (Minimum)	325 m <sup>2</sup>	345 m <sup>2</sup>	345 m <sup>2</sup>	345 m <sup>2</sup>		Up to 20%
xii	Lot Area: Partial Services (Minimum)	(b)	(b)			0.2 ha	Up to 20%
xiii	Lot Area: Private Services (Minimum)	(b)	(b)	(b)	(b)	0.4 ha	Up to 20%
xiv	Lot Coverage (Maximum): Full Services	35%	35%	35%	40%	n/a	Up to 20%
xv	Lot Coverage (Maximum): Partial or Private Services		20%	20%	20%	20%	Up to 20%
xvi	Maximum Density		25 units/ha	40 units/ha	60 units/ha		Up to 20%
xvii	Front Yard (Minimum)	20 m	7 m to attached garage 4 m to dwelling 2 m to a porch (c)	7 m to attached garage 4 m to dwelling 2 m to a porch (c)	7 m to attached garage 4 m to dwelling 2 m to a porch (c)	7 m to attached garage 4 m to dwelling 2 m to a porch (c)	Up to 20%
xviii	Interior Side Yard (Minimum)	1.5 m	1.5 m (a)	1.5 m (a)	1.5 m (a); except 6.0 m for multiple dwellings	1.5 m	Up to 20%
xix	Exterior Side Yard (Minimum)	3 m	3 m	3 m; except 1.5 m for block townhouse dwellings	3 m; except 9.0 m for multiple dwellings and 1.5 m for block townhouse dwellings	3 m	Up to 20%
xx	Rear Yard (Minimum)	10 m	7.5 m	7.5 m	7.5 m	10 m	Up to 20%
xxi	Building Height (Maximum)	9 m	9 m	9 m, except 11 m for multiple residential dwellings	9 m, except 11 m for multiple dwellings	9 m	Up to 20%
xxii	Maximum Number of Enclosed or Roofed Accessory Buildings or Structures on a Lot	2	2	1	1	2	Up to 1 additional structure

NOTES:  
 (a) For a semi-detached, street townhouse and block townhouse dwellings, where the units share a common wall, there shall be no required interior side yard on the side with a common wall.  
 (b) As exists on the date of passing of this By-law.  
 (c) For single detached, duplex, semi-detached, or street townhouse dwelling building and associated garage and porch structures only. For all other buildings and structures, the minimum requirement shall be 7 m unless otherwise stated in the By-law.  
 (d) Except on a District Class A Road, where the minimum lot frontage shall be 150 m, and on a District Class B Road, where the minimum lot frontage shall be 135 m.  
 (e) Except on lots fronting onto a waterbody, where a 60 m frontage applies.

### **4.3 Waterfront Precincts**

**4.3.1** The Waterfront Precincts established by the By-law are as follows:

- Waterfront Residential – 60m (WR1)
- Waterfront Residential – 120m (WR2)
- Waterfront Backlot (WB)
- Waterfront Commercial (WC)

4.3.2 Permitted Uses – Principal Uses

2024-64

Principal Uses						Discretionary Use
Row	Precinct	Waterfront Residential – 60 m	Waterfront Residential – 120 m	Waterfront Backlot	Waterfront Commercial	
i	Artisan’s Studio				•	
ii	Bar				•	
iii	Contractor’s Establishment				•	
iv	Dwelling, Single Detached	•	•	•		
v	Educational Institution				•	Discretionary Use
vi	Equestrian Establishment (a)(b)(c)			•		
vii	Farm (a)(b)(c)			•		
viii	Group Home (Residential)				•	
ix	Hobby Farm (a)(b)(c)(d)			•		
x	Institutional Tourist Establishment				•	Discretionary Use
xi	Marina				•	
xii	Market				•	
xiii	Outdoor Recreational Use				•	
xiv	Personal Service Establishment				•	Discretionary Use
xv	Park, Private			•	•	
xvi	Restaurant				•	
xvii	Tourist Camping Establishment				•	Discretionary Use
xviii	Tourist Establishment				•	Discretionary Use
xix	Tourist Home				•	
xx	Variety & Convenience Store				•	Discretionary Use
xxi	Woodland Retreat (e)			•		
xxii	Other Similar Uses				•	Discretionary Use

NOTES:

- (a) Permitted for lots that are not functionally and physically related to the shoreline of a waterbody greater than 8 ha in area.
- (b) No farm activity shall be permitted within 30 m (98.4 ft) of a watercourse.
- (c) Existing facilities only.
- (d) A hobby farm is only permitted on a lot with a minimum lot area of 1 ha (2.5 ac) and a minimum lot frontage of 60 m.
- (e) The following Provisions apply to Woodland Retreats:
  - i) The minimum lot area shall be 4 ha;
  - ii) The minimum setback from a watercourse shall be 30 m;
  - iii) The maximum floor area shall be 60 m<sup>2</sup>; and
  - iv) The property shall not have frontage on a year round municipally maintained road.

**4.3.3 Permitted Uses – Accessory Uses**

2024-64

Accessory Uses						Discretionary Use
Row	Precinct	Waterfront Residential – 60 m	Waterfront Residential – 120 m	Waterfront Backlot	Waterfront Commercial	
i	Artisan’s Studio	•	•	•		
ii	Bed & Breakfast <b>(a)</b>	•	•	•		
iii	Day Nursery			•	•	
iv	Dwelling Unit <b>(d)</b>				•	
v	Home Industry			• <b>(f)(g)</b>		Discretionary Use
vi	Home Occupation <b>(a)(b)(c)</b>	•	•	•	•	
vii	Outdoor Storage				•	
viii	Place Assembly				•	
ix	Private Cabin	• <b>(e)</b>	• <b>(e)</b>			
x	Park, Private				•	Discretionary Use
xi	Restaurant				•	
xii	Retail Store				•	
xiii	Seasonal Outdoor Patio (Accessory to a Restaurant)				•	
xiv	Secondary Residential Dwelling Unit			• <b>(f)</b>		Discretionary Use
xv	Short-Term Rental Accommodation	•	•	•		
xvi	Small Wind Turbine			• <b>(f)</b>		
xvii	Staff Quarters				•	Discretionary Use
xviii	Tourist Home			• <b>(f)(h)(i)</b>		Discretionary Use
xix	Variety or Convenience Store				•	
xx	Other Similar Uses				•	Discretionary Use

**NOTES:**

- (a) On a lot having a minimum lot area of 1 ha (2.5 ac).
- (b) Provided no activity related to the home occupation occurs within 30 m (98.4 ft) of a watercourse.
- (c) Accessory to a permitted single detached dwelling only.
- (d) Only one (1) dwelling unit is permitted where full municipal water and sewer services are not available, otherwise a maximum of three (3) dwelling units are permitted.
- (e) A private cabin may be erected subject to the following provisions:
  - i) such private cabin complies with the minimum yard requirements for the principal use of that Precinct;
  - ii) a private cabin shall not be located on a lot less than 4,000 m<sup>2</sup> (0.4 ha) in area;
  - iii) such private cabin shall not exceed 60 m<sup>2</sup> in ground floor area of the structure;
  - iv) a maximum of one (1) private cabin is permitted on a lot;
  - v) a private cabin may be located in the second storey of a detached garage; and
  - vi) a private cabin shall not be located closer to the shoreline than the principal dwelling on the lot.
- (f) Permitted for lots that are not functionally and physically related to the shoreline of a waterbody greater than 8 ha in area, the Muskoka River, the Big East River, or the Canal between Fairy Lake and Peninsula Lake.
- (g) Open storage is permitted subject to it being screened from view.
- (h) In a single detached dwelling only.
- (i) A tourist home is only permitted on a lot with a minimum lot area of 2 ha.

4.3.4 4.Lot Requirements

2023-36  
2024-64

Lot Requirements						Class 2 Variation Limit
Row	Precinct	Waterfront Residential - 60 m	Waterfront Residential - 120 m	Waterfront Backlot	Waterfront Commercial	
i	Lot Frontage (Minimum) (e)(f)	60 m	120 m	134 m	60 m	n/a
ii	Lot Area	1 ha	1 ha	4 ha.	0.4 ha	n/a
iii	Lot Coverage (Maximum)	5% (a)(g)	5% (a)(g)	10% (a)	30% (b)	Up to 100%
iv	Front Yard (Minimum)	20 m (c)(d)	20 m (c)(d)	15 m (d)	20 m	Up to 20%
v	Front Yard for a Restaurant (Minimum)				5 m	n/a
vi	Interior Side Yard	6 m	6 m	6 m	7 m	Up to 20%
vii	Interior Side Yard (Abutting a Residential Precinct)				12 m	Up to 20%
viii	Exterior Side Yard	7 m	7 m	7 m	15 m	Up to 20%
ix	Rear Yard	10 m	10 m	10 m	7 m	Up to 20%
x	Rear Yard (Abutting a Residential Precinct)				12 m	Up to 20%
xi	Setback from the Shoreline - Tile Fields				30 m	n/a
xii	Building Height (Maximum)	9 m	9 m	11 m	11 m	Up to 20%
xiii	Minimum Landscaped Area				20%	Up to 20%
xiv	Maximum Number of Enclosed or Roofed Accessory Buildings or Structures on a Lot	3	3	3	3	n/a
xv	Maximum Size of a Retail, Variety or Convenience Store				200 m <sup>2</sup>	Up to 20%
<p><b>NOTES:</b></p> <p>(a) Maximum primary and accessory coverage is calculated on the area of the lot within 90 m of a front lot line.</p> <p>(b) Maximum <b>lot coverage</b> for Waterfront Commercial - full services is 40%.</p> <p>(c) Additional provisions may apply for lots fronting on a <b>watercourse</b>.</p> <p>(d) Where a lot does not front on a navigable waterway, the <b>front lot line</b> shall be determined to be abutting the road and the <b>front yard setback</b> shall be 12 m.</p> <p>(e) A minimum <b>lot frontage</b> of 90 m shall be required for lots on <b>narrow waterbodies</b> where the distance of the <b>narrow waterbody</b> from shore to shore is greater than 90 m. A minimum <b>lot frontage</b> of 120 m shall be required for lots on <b>narrow waterbodies</b> where the distance of the <b>narrow waterbody</b> from shore to shore is less than 90 m.</p> <p>(f) A minimum <b>lot frontage</b> of 90 m shall be required for lots within Deer Wintering Areas, as identified on Schedule C of the Town's Official Plan. A minimum <b>lot frontage</b> of 120 m shall be required for lots within Deer Wintering Areas on any <b>narrow waterbody</b>.</p> <p>(g) Except on a lot in existence prior to the date of passage of this By-law with an existing area of less than 1 ha, the max lot coverage shall be 10%.</p>						

**4.3.5** Variations to any provision of this By-law applying to lands within any Waterfront Precinct shall be carried out in accordance with the Standard Protection Policies of the District of Muskoka Official Plan.

*2024-64* **4.3.6** Any **development** on waterbodies listed on Schedule E2 of the District of Muskoka Official Plan, or otherwise identified by the District of Muskoka, shall be conducted in accordance with the Enhanced Protection Policies of the District of Muskoka Official Plan and/or any waterbody-specific policies developed following completion of a Causation Study.

**4.3.7** A Class 3 Community Planning Permit is required to create a lot on a waterbody listed on Schedule E2 of the District of Muskoka Official Plan. Any application for such a **development** may only proceed in accordance with both the enhanced protection policies of the District of Muskoka Official Plan and the standard protection policies of the District of Muskoka Official Plan and must be supported by a satisfactory Lake System Health Standard or Enhanced Protections Policy Compliance Analysis. The Analysis can be submitted with the initial application, or may be a requirement of a Provisional Approval. The Analysis must demonstrate how the proposed **development** will protect water quality, through appropriate **building** and septic system envelopes together with appropriate mitigation measures, including but not limited to detailed construction mitigation plans, shoreline **setbacks** and **buffers**.



### 4.4 Regional Commercial Precinct

4.4.1 The Regional Commercial Precinct established by the By-law is as follows:

- Regional Commercial (RC)

4.4.2 Permitted Uses - Principal Uses

Permitted Uses			Discretionary Use
Row	Precinct	Regional Commercial	
i	Bar	• (a)	
ii	Cinema or Movie Theatre	•	
iii	DSTM Retail Store	•	
iv	Dwelling, Multiple	• (d)	Discretionary Use
v	Educational Institution	•	
vi	Financial Establishment	•	
vii	Food Store	•	
viii	Garden Centre	•	
ix	Health Services	•	
x	Home Improvement Centre	•	
xi	Laundromat/Dry Cleaners	•	
xii	Market	•	
xiii	Motor Vehicle Dealership	•	
xiv	Motor Vehicle Service Station	•	
xv	Office	• (a)	Discretionary Use
xvi	Outdoor Recreational Use	•	
xvii	Personal Service Establishment	•	
xviii	Place of Assembly	•	
xix	Recreational Establishment	•	
xx	Restaurant	•	
xxi	Retail Store	•	
xxii	Seasonal Outdoor Patio	• (b)	Discretionary Use
xxiii	Service Establishment	•	
xxiv	Shopping Centre	•	
xxv	Tourist Establishment	•	
xxvi	Tourist Home	•	
xxvii	Transportation Services	•	
xxviii	Variety & Convenience Store	•	
xxix	Veterinary Clinic	•	
xxx	Other Similar Uses	•	

**NOTES:**

- (a) Only permitted as an accessory use to an otherwise permitted use.
- (b) Only permitted as an accessory use to a restaurant.
- (d) Accessory residential uses shall be permitted on the 2<sup>nd</sup> floor of a mixed-use building.

4.4.3 Lot Requirements

Lot Requirements			Class 2 Variation Limit
Row	Precinct	Regional Commercial	
i	Lot Frontage (Minimum)	30 m	n/a
ii	Lot Coverage (Maximum)	40%	up to 20%
iii	Front Yard (Minimum)	3 m	n/a
iv	Any Yard (Abutting Highway 60 and Highway 11) (Minimum)	14 m	n/a
v	Any Yard (Abutting a Residential Precinct) (Minimum)	15 m	n/a
vi	All Other Yards (Minimum)	3 m	n/a
vii	Building Height (Maximum)	11 m	up to 20%
viii	Minimum Landscaped Area	10%	up to 20%
ix	Maximum Gross Leasable Floor Area of a Shopping Centre	28,335 m <sup>2</sup> (a)	n/a
x	Maximum Combined Gross Leasable Floor Area of All Buildings Outside of the Enclosed Portion of a Shopping Centre	5,202 m <sup>2</sup>	n/a
xi	Total Maximum Gross Leasable Floor Area	24,154 m <sup>2</sup>	n/a
xii	Maximum Gross Leasable Floor Area for a Department Store	11,613 m <sup>2</sup>	n/a
xiii	Maximum Gross Leasable Floor Area for a Supermarket	8,557 m <sup>2</sup> , of which the “ground leasable floor area” shall be not more than 7,488 m <sup>2</sup> . Any “gross leasable floor area” located above the ground floor shall not exceed 1,069 m <sup>2</sup> and shall not contain any retail uses. The “gross floor area” above the ground floor shall not be considered part of the maximum “gross leasable floor area”	n/a
xiv	Minimum Gross Leasable Floor Area for a Department Store and Supermarket	4,645 m <sup>2</sup>	n/a
xv	Minimum Gross Leasable Floor Area of a Food Store	2,300 m <sup>2</sup>	up to 5%
xvi	Maximum Gross Leasable Floor Area of a Food Store	4,200 m <sup>2</sup>	up to 5%
xvii	Minimum Gross Leasable Floor Area of a DSTM Retail Store	464.5 m <sup>2</sup> (b)	n/a
xviii	Maximum Combined Gross Leasable Floor Area of all DSTM Retail Stores	3,275 m <sup>2</sup>	n/a
<p><b>NOTES:</b></p> <p>(a) Within the <b>Shopping Centre</b>, the maximum <b>gross leasable floor area</b> for purposes other than a <b>Department Store</b> and a <b>Food Store</b> shall not exceed 16,500 m<sup>2</sup>.</p> <p>(b) There shall be no more than 5 <b>DSTM Retail Stores</b> outside of the enclosed portion of a <b>Shopping Centre</b>.</p>			

## **4.5 Mixed Use Precincts**

**4.5.1** The Mixed-Use Precincts established by the By-law are as follows:

- Central Business District (CBD)
- Urban Mixed Use (UM)
- Community Mixed Use (CM)

4.5.2 Permitted Uses – Principal Uses

2025-83

Principal Uses					Discretionary Use
Row	Precinct	Central Business District	Urban Mixed Use	Community Mixed Use	
i	Adult Entertainment Establishment	•			
ii	Artisan’s Studio	•		•	
iii	Bar	•		•	
iv	Cinema or Movie Theatre	•			
v	DSTM Retail Store	•			
vi	Dwelling, Duplex		•	•	Discretionary Use
vii	Dwelling, Multiple	•	•	• (b)	
viii	Dwelling, Semi-Detached		•	•	Discretionary Use
ix	Dwelling, Single Detached		•	•	Discretionary Use
x	Dwelling, Townhouse		• (a)		Discretionary Use
xi	Dwelling, Block Townhouse		• (a)		Discretionary Use
xii	Educational Institution	•		•	
xiii	Financial Establishment	•		•	
xiv	Food Store	•		•	
xv	Garden Centre	•		•	Discretionary Use
xvi	Group Home (Residential)	•	•	•	
xvii	Health Services	•	•	•	
xviii	Home Improvement Centre	•			Discretionary Use
xix	Laundromat/Dry Cleaners	•			
xx	Market	•		•	
xxi	Marina	•	•		Discretionary Use
xxii	Motor Vehicle Service Station	•			Discretionary Use
xxiii	Office	•	•	•	
xxiv	Outdoor Recreational Use	•		•	
xxv	Personal Service Establishment	•	•	•	
xxvi	Place of Assembly	•		•	
xxvii	Restaurant	•	•	•	
xxviii	Retail Store	•	•	•	
xxix	Residential Care Facility	•	•	•	
xxx	Service Establishment	•	•	•	
xxxi	Tourist Establishment	•	•	•	
xxxii	Tourist Home	•	•	•	
xxxiii	Transportation Services	•			
xxxiv	Variety & Convenience Store	•	•	•	
xxxv	Veterinary Clinic	•		•	Discretionary Use
xxxvi	Other Similar Uses	•	•	•	Discretionary Use

NOTES:  
 (a) Minimum of three (3) to a maximum of eight (8) dwellings may be attached to each other.  
 (b) A maximum of four (4) dwelling units are permitted within a multiple dwelling.

4.5.3 Permitted Uses – Accessory Uses

2025-83

Accessory Uses					Discretionary Use
Row	Precinct	Central Business District	Urban Mixed Use	Community Mixed Use	
i	Bed & Breakfast Establishment		•	•	
ii	Boarding House		•		
iii	Day Nursery		•	•	
iv	Dwelling Unit (a)	• (b)	• (b)	•	
v	Home Occupation		•	•	
vi	Seasonal Outdoor Patio (Accessory to a Restaurant)	•	•	•	Discretionary Use
vii	Secondary Residential Dwelling Unit (a)		•	•	
viii	Short Term Rental Accommodation	•	•	•	
ix	Other Similar Uses	•	•	•	

NOTES:  
 (a) Except over a Motor Vehicle Service Station, where no accessory dwelling unit is permitted.  
 (b) Dwelling units are permitted only on the second or above floors on all lands that abut: King William St., Main St. between Lorne St. and Chaffey St.

4.5.4 Lot Requirements

Lot Requirements					Class 2 Variation Limit
Row	Precinct	Central Business District	Urban Mixed Use	Community Mixed Use	
i	Lot Frontage (Minimum)	7 m	15 m	30 m	n/a
ii	Lot Frontage for a Dwelling, Townhouse (Minimum)		7 m interior unit 10 m end unit		
iii	Lot Frontage for a Dwelling, Townhouse Block (Minimum)		7 m interior unit 8.5 m end unit		
iv	Lot Frontage (Abutting a Watercourse) (Minimum)	30 m	30 m		n/a
v	Lot Area (Minimum)	230 m <sup>2</sup>	465 m <sup>2</sup>	0.4 ha	up to 20%
vi	Lot Coverage (Maximum)	80%	35%	20%	up to 20%
vii	Front Yard (Minimum)	6 m (e)	7 m (e)	15 m	up to 20%
viii	Front Yard (Abutting a Watercourse) (Minimum)		20 m		up to 20%
ix	Interior Side Yard (Minimum)	1.5 m (c)	3 m (a)(b)	5 m	up to 20%
x	Interior Side Yard (Abutting a Residential Precinct) (Minimum)	6 m	6 m	12 m	up to 20%
xi	Exterior Side Yard (Minimum)	1.5 m (c)	3 m	5 m	up to 20%
xii	Rear Yard (Minimum)	7 m (d)	7.5 m	7 m	up to 20%
xiii	Rear Yard (Abutting a Residential Precinct) (Minimum)	10 m		15 m	up to 20%
xiv	Building Height (Maximum)	11 m	11 m	11 m	up to 20%
xv	Building Height (Minimum)	8 m (f)			up to 20%
xvi	Minimum Landscaped Area	5%		20%	up to 20%
xvii	Maximum Density - Multiple	60 units/ha	60 units/ha		n/a
xviii	Maximum Number of Accessory Buildings or Structures on a Lot		1	1	up to 1 additional structure
<p><b>NOTES:</b></p> <p>(a) For a <b>semi detached, townhouse</b> or <b>block townhouse dwellings</b>, where the units share a common wall, there shall be no required <b>interior side yard</b> on the side with a common wall.</p> <p>(b) For a <b>block townhouse dwelling</b>, the minimum <b>interior side yard</b> of end units shall be 1.5 m.</p> <p>(c) All <b>Side Yards</b>: for lots fronting on Main St. and King William St. from Highway No. 60 to Lorne St. - none required.</p> <p>(d) <b>Rear Yard</b>: for lots fronting Main St. and King William St., from Highway No. 60 to Lorne St. - none required.</p> <p>(e) <b>Front yard</b>: for lots fronting on Main St. and King William St., from Highway No. 60 to Lorne St. - none required.</p> <p>(f) For buildings fronting on Main St. and King William St., between Lorne St. and the Muskoka River.</p>					

## **4.6 Employment Precincts**

**4.6.1** The Employment Precincts established by the By-law are as follows:

- Urban Business Employment (UBE)
- Community and Rural Business Employment (CRBE)
- Heavy Employment (HE)

4.6.2 Permitted Uses – Principal Uses

2023-36

Principal Uses					Discretionary Use
Row	Precinct	Urban Business Employment	Community and Rural Business Employment	Heavy Employment	
i	Adult Entertainment	•			
ii	Concrete or Asphalt Product Manufacturing			•	
iii	Contractor’s Establishment	•	•		
iv	Educational Institution	•			
v	Fuel Storage Facilities			•	
vi	Garden Centre	•	•		
vii	Health Services	•			
viii	Heavy Equipment Sales & Services	•	•		
ix	Heavy Industrial Use			•	
x	Home Improvement Centre	•			
xi	Kennel	•	•		
xii	Laundromat/Dry Cleaners	•	•		
xiii	Light Industrial Use	•	•		
xiv	Material Recovery Facility		•	•	
xv	Motor Vehicle Body Shop	•	•		
xvi	Motor Vehicle Dealership	•			
xvii	Motor Vehicle Service Station	•	•		
xviii	Motor Vehicle Washing Establishment	•			
xix	Office	•			
xx	Place of Assembly	•	•		
xxi	Restaurant	•	•		
xxii	Salvage Yard			•	
xxiii	Self Storage Facility	•	•		
xxiv	Service Establishment	•	•		
xxv	Special Trade Contractors	•	•		
xxvi	Transportation Depot	•	•		
xxvii	Tourist Establishment	•			
xxviii	Veterinary Clinic	•	•		
xxix	Warehouse	•	•		
xxx	Other Similar Uses	•	•	•	Discretionary Use



**4.6.3 Permitted Uses – Accessory Uses**

2024-64

2025-83

Accessory Uses					Discretionary Use
Row	Precinct	Urban Business Employment	Community and Rural Business Employment	Heavy Employment	
i	Dwelling Unit	• (b)(c)(e)	• (b)(c)(d)		Discretionary Use (For Urban Business Employment Only)
ii	Retail	• (a)			
iii	Outdoor Storage	•	•	•	
iv	Office		•	•	
v	Seasonal Outdoor Patio (Accessory to a Restaurant)	•	•	•	
vi	Other Similar Uses	•	•		Discretionary Use

NOTES:  
 (a) To a maximum 200 m<sup>2</sup> (2,153 ft<sup>2</sup>).  
 (b) One accessory dwelling unit is permitted on the 2nd floor of a building. Within the Intensification Corridor as illustrated on Schedule B-1 of the Huntsville Official Plan, the maximum number of accessory residential units shall be 1 per 167 m<sup>2</sup> in lot area.  
 (c) No accessory dwelling is permitted on a lot used for motor vehicle body shop, or motor vehicle service station.  
 (d) Within the Port Sydney Community Area CRBE designation, up to four (4) accessory dwelling units are permitted to the rear of a property or on the upper storey of building.  
 (e) Within the Muskoka Commerce Park Business Employment Area, as described in the Official Plan, accessory residential uses shall be permitted on the 2<sup>nd</sup> floor of a mixed-use building.

4.6.4 Lot Requirements

Lot Requirements					
Row	Precinct	Urban Business Employment	Community and Rural Business Employment	Heavy Employment	Class 2 Variation Limit
i	Lot Frontage (Minimum)				
ii	Full Services	20 m	n/a	45 m	n/a
iii	Private Services	40 m	60 m	60 m	n/a
iv	Lot Area (Minimum)				
v	Full Services	0.2 ha.	n/a	0.4 ha	up to 20%
vi	Private Services	0.4 ha.	2.0 ha	2.0 ha	up to 20%
vii	Lot Coverage (Maximum)	50%	30%	30%	up to 20%
viii	Front Yard (Minimum)	6 m	15 m	15 m	up to 20%
ix	Interior Side Yard (Minimum)	5 m	7.5 m	7.5 m	up to 20%
x	Interior Side Yard (Abutting a Residential Precinct) (Minimum)	15 m	15 m	30 m	up to 20%
xi	Exterior Side Yard (Minimum)	6 m	15 m	7.5 m	up to 20%
xii	Rear Yard (Minimum)	6 m	7.5 m	7.5 m	up to 20%
xiii	Rear Yard (Abutting a Residential Zone) (Minimum)	15 m	15 m	30 m	up to 20%
xiv	Minimum Landscape Buffer for Front Yard or Any Yard (Abutting a Residential Precinct)	3 m	3 m	10 m	
xv	Building Height (Maximum)	11 m	11 m	11 m	up to 20%
xvi	Other Provisions	<b>(a)</b>	<b>(a)(b)(c)</b>		n/a
<p><b>NOTES:</b></p> <p>(a) 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>(b) Uses shall be limited to low water using and low effluent producing uses. Such uses are characterized as uses that:</p> <ul style="list-style-type: none"> <li>i) use a water supply or sewage disposal not greater than domestic requirements;</li> <li>ii) do not use water for processing;</li> <li>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.</li> </ul> <p>(c) Uses not on full services shall be limited to low water using and low effluent producing uses. Such uses are characterized as uses that:</p> <ul style="list-style-type: none"> <li>i) use a water supply or sewage disposal not greater than domestic requirements;</li> <li>ii) do not use water for processing;</li> <li>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.</li> </ul>					

### 4.7 Institutional and Open Space Precincts

4.7.1 The Open Space Precincts established by the By-law are as follows:

- Institutional (IN)
- Open Space (OS)

4.7.2 Permitted Uses – Principal Uses

Principal Uses				Discretionary Use
Row	Precinct	Institutional	Open Space	
i	Arena or Curling Club	•	•	
ii	Cemetery		•	
iii	Club, Private		•	
iv	Educational Institution	•		
v	Golf Course		•	
vi	Group Home (Institutional)	•		
vii	Group Home (Residential)	•		
viii	Health Services	•		
ix	Outdoor Recreational Use		•	
x	Park, Private		•	
xi	Park, Public		•	
xii	Place of Assembly	•		
xiii	Residential Care Facility	•		
xiv	Other Similar Uses	•	•	Discretionary Use

4.7.3 Permitted Uses – Accessory Uses

Accessory Uses			
Row	Precinct	Institutional	Open Space
i	Day Nursery	•	
ii	Dwelling Unit	•	
iii	Other Similar Uses	•	

4.7.4 Lot Requirements

Lot Requirements				Class 2 Variation Limit (IN Precinct)
Row	Precinct	Institutional	Open Space	
i	Lot Frontage (Minimum)			
ii	Full services	20 m	n/a, except 20 m for golf courses	n/a
iii	Private services	120 m <b>(b)</b>		
iv	Lot Area (Minimum)			
v	Full services	465 m <sup>2</sup>	465 m <sup>2</sup> , except 30 ha for golf courses	up to 20%
vi	Private services	1 ha	465 m <sup>2</sup> , except 30 ha for golf courses	up to 20%
vii	Lot Coverage (Maximum): Full Services	45%	n/a, except 5% for golf courses	up to 20%
viii	Lot Coverage (Maximum): Partial or Private Services	20%	n/a, except 5% for golf courses	up to 20%
ix	Front Yard (Minimum)	7 m	15 m, except 30 m for golf courses	up to 20%
x	Front Yard (Abutting a Watercourse) (Minimum)	20 m	15 m, except 30 m for golf courses	up to 20%
xi	Interior Side Yard (Minimum)	3 m <b>(a)</b>	15 m, except 20 m for golf courses	up to 20%
xii	Interior Side Yard (Abutting a Residential Zone) (Minimum)	15 m	15 m, except 20 m for golf courses	up to 20%
xiii	Exterior Side Yard (Minimum)	7 m <b>(a)</b>	15 m, except 20 m for golf courses	up to 20%
xiv	Rear Yard (Minimum)	7 m <b>(a)</b>	15 m, except 20 m for golf courses	up to 20%
xv	Minimum Landscape Buffer for Any Yard Abutting a Residential Precinct	3 m		
xvi	Building Height of Principal Building (Maximum)	11 m	11 m	up to 20%
xvii	Maximum Number of Enclosed or Roofed Accessory Buildings or Structures on a Lot			
<b>NOTES:</b> (a) 15 m for hospitals, schools, residential care facility or places of assembly from any <b>lot line</b> . (b) On an arterial road, the minimum <b>lot frontage</b> shall be 150 m; on a collector road, the minimum lot frontage shall be 134 m.				

## **4.8 Rural Precincts**

**4.8.1** The Rural Precincts established by the By-law are as follows:

- Rural (RU)
- Rural Residential (RR)
- Rural – Extractive (RE)

**4.8.2 Permitted Uses – Principal Uses**

Principal Uses					Discretionary Use
Row	Precinct	Rural	Rural Residential	Rural - Extractive	
i	Cemetery	•			
ii	Concrete or Asphalt Product Manufacturing			•	
iii	Dwelling, Single Detached	•	•		
iv	Equestrian Establishment	•			
v	Rural Industrial Use	• (a)			Discretionary Use
vi	Farm	•			
vii	Forestry Operation	•			
viii	Group Home (Residential)	•	•		
ix	Kennel	•			
x	Park, Private	•			
xi	Pit			•	
xii	Quarry			•	
xiii	Veterinary Clinic	•			
xiv	Woodland Retreat	• (b)			Discretionary Use
xv	Other Similar Uses	•	•	•	Discretionary Use

**NOTES:**

(a) Existing on the day this By-law was passed.

(b) The following Provisions apply to Woodland Retreats:

- i) The minimum lot area shall be 4 ha;
- ii) The minimum setback from a watercourse shall be 30 m;
- iii) The maximum floor area shall be 60 m<sup>2</sup>; and
- iv) The property shall not have frontage on a year-round municipally maintained road.

## 4.8.3 Permitted Uses – Accessory Uses

Accessory Uses				
Row	Precinct	Rural	Rural Residential	Rural – Extractive
i	Artisan's Studio	•	•	
ii	Bed & Breakfast Establishment	• (a)	• (a)	
iii	Boarding House	• (a)		
iv	Day Nursery	• (a)	• (a)	
v	Hobby Farm	• (d)	• (d)	
vi	Home Industry	•	•	
vii	Home Occupation	•	•	
viii	Outdoor Storage			• (b)
ix	Office			•
x	Private Cabin	• (g)	• (g)	
xi	Secondary Residential Dwelling Unit	•	•	
xii	Short-Term Rental Accommodation	•	•	
xiii	Tourist Home	• (c)	• (c)	
xiv	Hens, Backyard	• (e)(f)	• (e)(f)	
xv	Other Similar Uses	•	•	

## NOTES:

(a) In a single detached dwelling only.

(b) Open storage is permitted subject to it being screened from view.

(c) A tourist home is only permitted on a lot with a minimum lot area of 2 ha and a minimum lot frontage of 90 m.

(d) A hobby farm is only permitted on a lot with a minimum lot area of 1 ha and a minimum lot frontage of 60 m.

(e) A maximum of five (5) hens are permitted on a lot equal to or less than 0.4 ha (1 ac) in area.

(f) A maximum of ten (10) hens are permitted on a lot greater than 0.4 ha (1 ac) in area.

(g) A private cabin may be erected subject to the following provisions:

i) Such private cabin complies with the minimum yard requirements for the principal use of that Precinct;

ii) A private cabin shall not be located on a lot less than 4,000 m<sup>2</sup> (0.4 ha) in area;

iii) Such private cabin shall not exceed 60 m<sup>2</sup> in ground floor area of the structure;

iv) A maximum of one private cabin is permitted on a lot;

v) A private cabin may be located in the second storey of a detached garage; and

vi) A private cabin shall not be located closer to the shoreline than the principal dwelling on the lot.

4.8.4 Lot Requirements

2025-52

Lot Requirements					Class 2 Variation Limit
Row	Precinct	Rural	Rural Residential	Rural - Extractive	
i	Lot Frontage: Private Services (Minimum)	134 m (c)(d)	134 m (c)(d)(f)	90 m	n/a
ii	Lot Area (Minimum)	4 ha	2 ha (f)	4 ha	n/a
iii	Lot Coverage (% Maximum): Partial or Private Services (Maximum)	10%	10%		up to 20%
iv	Front Yard (Minimum)	12 m	12 m (f)	(e)	up to 20%
v	Front Yard (Abutting a Watercourse) (Minimum)	20 m (a)	20 m (a)		up to 20%
vi	Interior Side Yard (Minimum)	7 m	5 m	(e)	up to 20%
vii	Interior Side Yard (Abutting a Residential Precinct) (Minimum)	15 m		(e)	up to 20%
viii	Exterior Side Yard (Minimum)	10 m (b)	10 m (b)	(e)	up to 20%
ix	Rear Yard (Minimum)	10 m	10 m	(e)	up to 20%
x	Rear Yard (Abutting a Residential Precinct) (Minimum)	15 m		(e)	up to 20%
xi	Building Height of Principal Building (Maximum)	11 m	9 m	11 m	up to 20%
xii	Maximum Number of Enclosed or Roofed Accessory Buildings or Structures on a Lot	n/a	3	n/a	n/a
xiii	Other Provisions	(a)		(e)	n/a

**NOTES:**

(a) Where the lot abuts Type 1 **Fish Habitat**, the minimum **yard** setback shall be 30 m.

(b) Maximum **garage** projection into the **front yard** or the **exterior side yard** beyond the front face of the dwelling:

i) From the front wall of building where there is a front porch - 1.0 m;

(c) On an arterial road, the minimum **lot frontage** shall be 150 m.

(d) On a Class B District Road, the minimum **lot frontage** shall be 135 m.

(e) 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 of a public street or road;

ii) Within 30 m of a Precinct boundary.

f) For lots created in accordance with Alternative Rural Residential Lot Standards, the following provisions shall apply:

i) Development shall require a Community Planning Permit;

ii) The minimum **lot frontage** shall be 60 m;

iii) The minimum **lot area** shall be 0.4 ha;

iv) The minimum **front yard** setback for all structures shall be 20 m;

v) A minimum vegetative buffer of 15 m shall be maintained along the public road, save and except for a driveway with a maximum width of 4 m;

vi) The area to be used to calculate lot coverage shall exclude all natural features and areas and buffers; and

vii) Notwithstanding any provisions of this by-law, no variations to any setbacks or other standards shall be permitted for lots created in accordance with the Alternative Rural Residential Lot Standards.



### 4.9 Hidden Valley

4.9.1 The Hidden Valley Precinct established by the By-law are as follows:

- Recreational Resort Residential (RRR)
- Recreational Resort Commercial (RRC)

#### 4.9.2 Permitted Uses – Principal Uses

Principal Uses				Discretionary Use
Row	Precinct	Recreational Resort Residential	Recreational Resort Commercial	
i	Artisan’s Studio		•	
ii	Dwelling, Duplex	•		
iii	Dwelling, Semi-Detached	•		
iv	Dwelling, Single Detached	•		
v	Dwelling, Multiple	•	• (a)	Discretionary Use (for Recreational Resort Commercial only)
vi	Dwelling, Townhouse	•	• (a)	Discretionary Use (for Recreational Resort Commercial only)
vii	Dwelling Townhouse Block	•	• (a)	Discretionary Use (for Recreational Resort Commercial only)
viii	Group Home (Residential)	•		
ix	Institutional Tourist Establishment		•	
x	Marina		•	
xi	Market		•	
xii	Outdoor Recreational Use		•	
xiii	Personal Service Establishment		•	
xiv	Park, Private		•	
xv	Restaurant		•	
xvi	Tourist Camping Establishment		•	
xvii	Tourist Establishment		•	
xviii	Tourist Home		•	
xix	Variety & Convenience Store		•	
xx	Other Similar Uses		•	Discretionary Use

**NOTES:**

(a) No more than 50% of the units within the Deerhurst Village, West Riverfront, Pavillion and Lakeside areas shall be residential units.

**4.9.3 Permitted Uses – Accessory Uses**

2024-64

Accessory Uses			
Row	Precinct	Recreational Resort Residential	Recreational Resort Commercial
i	Artisan’s Studio	• (a)(b)	
ii	Day Nursery	• (a)(b)	
iii	Hens, Backyard	• (c)	
iv	Home Occupation (b)(d)	•	
v	Retail Store		•
vi	Secondary Residential Dwelling Unit (a)	•	
vii	Short-Term Rental Accommodation	•	
viii	Other Similar Uses	•	•

NOTES:  
 (a) Permitted in association with a single detached dwelling or townhouse only.  
 (b) Provided no activity related to the accessory use occurs within 30 m of a watercourse.  
 (c) Backyard hens are only permitted on lots that are 0.4 ha (1 ac) or more in size.  
 (d) To a maximum of 200 m<sup>2</sup>.

4.9.4 Lot Requirements

Lot Requirements				
Row	Precinct	Recreational Resort Residential	Recreational Resort Commercial	Discretionary Use
i	Lot Frontage (Minimum): Full Services	15 m	30 m	n/a
ii	Lot Frontage (Minimum): Partial Services	30 m	60 m	n/a
iii	Lot Frontage (Minimum): Private Services	60 m (f)	60 m	n/a
iv	Lot Frontage (Abutting a Watercourse) (Minimum)	30 m		n/a
v	Lot Area (Minimum): Full Services	465 m <sup>2</sup>	1,400 m <sup>2</sup>	up to 20%
vi	Lot Area (Minimum): Partial Services	0.2 ha	0.4 ha	up to 20%
vii	Lot Area (Minimum): Private Services	1 ha	0.4 ha	up to 20%
viii	Lot Coverage (Maximum): Full Services	35%	40%	up to 20%
ix	Lot Coverage (Maximum): Partial or Private Services	20%	30%	up to 20%
x	Maximum Density for Dwelling Units on Serviced Lots	40 units/ha		
xi	Maximum Size of a Variety & Convenience Store	n/a	200 m <sup>2</sup>	
xii	Front Yard (Minimum)	7 m to garage 4 m to dwelling 2 m to a porch	15 m (e)	up to 20%
xiii	Interior Side Yard (Minimum)	1.5 m	6 m (e)	up to 20%
xiv	Exterior Side Yard (Minimum)	3 m (a)	6 m (e)	up to 20%
xv	Rear Yard (Minimum)	10 m	7 m (e)	up to 20%
xvi	Building Height of Principal Building (Maximum)	9 m	11 m	up to 20%
xvii	Maximum Number of Enclosed or Roofed Accessory Buildings or Structures on a Lot	2		n/a
xviii	Minimum Landscaped Area		20%	up to 20%
xviii	Other Provisions	(a)(b)(c)(d)		n/a

NOTES:

- (a) Maximum garage projection into the front yard or the exterior side yard beyond the front face of the dwelling:
  - i) From the front wall of building where there is a front porch - 1.0 m;
- (b) Where an attached or detached accessory garage is located a minimum of 6.0 m (19.7 ft) beyond the minimum front yard requirement of the precinct, the following provisions shall apply:
  - i) Minimum front yard for the dwelling is reduced to 4.0 m (13.1 ft).
  - ii) Minimum front yard to a front yard porch - 2.0 m (6.6 ft).
- (c) Where the lot abuts a Type 1 Fish Habitat the minimum yard setback shall be 30 m.
- (d) The minimum lot frontage for semi-detached units shall be 11 m and the minimum lot area shall be 345 m<sup>2</sup>.
- (e) 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 of the high water mark.
- (f) On an arterial road, the minimum lot frontage shall be 150 m; on a collector road, the minimum lot frontage shall be 135 m.

**4.10 Conservation Precinct**

**4.10.1** The Conservation Precinct established by the By-law is as follows:

- Conservation (C)

**4.10.2** Permitted Uses – Principal Uses

Permitted Uses		
Row	Precinct	Conservation
i	Flood or Erosion Control Facilities	•
ii	Passive Recreational Use	•
iii	Park, Private	• (a)
iv	Park, Public	• (a)
<b>NOTES:</b> (a) Provided no building or structure is permitted.		

**4.10.3** Lot Requirements

Lot Requirements			Class 2 Variation Limit
Row	Precinct	Conservation	
i	Lot Frontage (Minimum)	(a)	
ii	Lot Area (Minimum)	(a)	
iii	Lot coverage (Maximum)	(a)	
iv	Front Yard (Minimum)	(a)	
v	Interior Side Yard (Minimum)	(a)	
vi	Exterior Side Yard (Minimum)	(a)	
vii	Rear Yard (Minimum)	(a)	
<b>NOTES:</b> (a) As existed on the date of passing of this By-law.			

**4.11 Development Precinct**

4.11.1 The Development Precinct established by the By-law is as follows:

- Development (D)

4.11.2 Any **development** on lands within the Development Precinct shall require an amendment to this By-law to establish performance standards.

**4.11.3 Permitted Uses – Principal Uses**

Permitted Uses		
Row	Precinct	Development
i	Existing Uses	•

## 4.12 Natural Constraints Overlay

**4.12.1** Lands within the Natural Constraints Overlay are shown on the Schedules attached to this By-law, and includes all features and areas shown on Schedule C of the Official Plan.

- a) The Overlay also includes Cold Water Lakes and Streams and lands contained within the Conservation Precinct, as shown on the Schedules attached to this By-law, the boundaries for which correspond to the identified natural constraints.
- b) **Development** restrictions apply wherever the Natural Constraints Overlay and the above noted Precinct has been identified.

**4.12.2** The Natural Constraints Overlay, as illustrated on Schedules attached to this By-law, has been separated into two categories: Natural Constraints Overlay 1 and Natural Constraint Overlay 2.

- a) Natural Constraints Overlay 1 contains natural features and areas where **development** and site alteration are generally prohibited and buffers will be required as primary mitigation measures for addressing potential negative impacts and include the following features and areas:
  - i. Fish Habitat 1;
  - ii. Deer Wintering Stratum 1;
  - iii. Provincially Significant Wetlands;
  - iv. Wetlands.
- b) Natural Constraints Overlay 2 contains all other constraint features and areas shown on Schedule C of the Official Plan where **development** impacts may warrant buffers, but where **development** within features and areas may also be permitted subject to other appropriate impact mitigation measures.

**4.12.3** Lands within the Natural Constraints Overlay are subject to the provisions of Section 2.15 of this By-law.

### 4.13 Flood Zone Overlay

4.13.1 Lands within the Flood Zone Overlay are shown on the Schedules attached to this By-law. The Overlay also includes:

a) lands contained within the Flood Zone (f) Precinct, Floodway Zone (FW) Precinct, and Floodfringe Zone (FF) Precinct, as shown on the Schedules attached to this By-law, the boundaries for which correspond to the identified Floodway for all waterbodies and **watercourses**, the Floodway for the Big East River, and the Floodfringe for the Big East River; and

2024-64 b) Flooding Hazards as identified within a Technical Report prepared by a qualified professional in accordance with appropriate technical standards.

4.13.2 Development restrictions apply wherever the Flood Zone Overlay and the above noted Precincts have been identified.

4.13.3 Permitted Uses – Principal Uses:

Principal Uses				
Row	Precinct	Flood Zone	Floodway Zone	Floodfringe Zone
i	Dwelling, Single Detached			• (a)
ii	Flood or Erosion Control Facilities	•	•	•
iii	Outdoor Recreational Use	• (b)		
iv	Park, Private	• (b)	• (b)	• (a)
v	Park, Public	• (b)	• (b)	• (a)
vi	Passive Recreation Use	• (b)	• (b)	• (a)

**NOTES:**  
 (a) Subject to any building or structure being floodproofed.  
 (b) Provided no building or structure is permitted.

4.13.4 Permitted Uses - Accessory Uses:

Accessory Uses				
Row	Precinct	Flood Zone	Floodway Zone	Floodfringe Zone
i	Boathouse	• (a)		• (a)
ii	Dock	• (a)	• (a)	• (a)
iii	Home Occupation			• (b)
iv	Home Industry			• (b)

**NOTES:**  
 (a) Accessory to a permitted principal use on the same property on the abutting Precinct, and subject to the lot requirements of the applicable Precinct.  
 (b) Subject to being flood proofed.

4.13.5 Lot Requirements:

Lot Requirements					Class 2 Variation Limit
Row	PRECINCT	Flood Zone	Floodway Zone	Floodfringe Zone	
i	Lot Frontage (Minimum)	0	0	(a)	
ii	Lot Area (Minimum)	0	0	(a)	
iii	Lot coverage (Maximum)	(a)	(a)	5%	
iv	Front Yard (Minimum)	(a)	(a)	20 m	
v	Interior Side Yard (Minimum)	(a)	(a)	5 m	

- 2024-64 **4.13.6** Other than the permitted uses identified in Section 4.13, **development** shall not be permitted within the Flood Zone Overlay.
- 2024-64 **4.13.7** Despite Section 4.13.5, **development** may be permitted within the Floodfringe and **Brendale Square**, but shall be subject to a Class 2 Community Planning Permit application to demonstrate, to the satisfaction of the Town, that:
- a) it has safe access;
  - b) all new **buildings** and additions are adequately flood-proofed; and
  - c) adequate provisions are made for the safe disposal of sewage.
- 4.13.8** Notwithstanding the provisions of this Section of the By-law, where existing **buildings** are located within any Flood Zone Overlay, minor additions to existing **structures** may be permitted, subject to a Class 2 permit and confirmation that **buildings** are floodproofed appropriately in accordance with floodproofing standards, protection works standards and access standards, that vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies, that new hazards are not created and existing hazards are not aggravated, that no adverse environmental impacts will result, and that adequate provisions are made for safe disposal of sewage. A minor addition would include an addition to a **building** that would increase the **gross floor area** by no more than 10%.
- 4.13.9** In such cases, the minimum elevation of doors, windows or other openings in **habitable buildings** or **structures** shall be located above the following Regulatory Flood Elevations (**Table 4.1**) for the following water bodies:



<b>Table 4.1: Minimum Building Elevations</b>	
<b>Watercourse</b>	<b>Elevation (m)</b>
Buck Lake	302.65
Clearwater lake	102.30 <sup>(1)</sup>
Devine Lake	101.79 <sup>(2)</sup>
Fairy Lake	286.53
Fox Lake	296.36
Hunter's Bay	286.48
Lake of Bays	317.18
Lake Vernon	287.48
Mary Lake	282.95
Muskoka River between Hunter's Bay and Fairy Lake	286.30 <sup>(3)</sup>
Peninsula Lake	286.46
Skeleton Lake	282.73
<sup>(1)</sup>	Measured from the marking on the east end of the concrete abutment on the bridge, assumed at 100 m.
<sup>(2)</sup>	Measured from the marking on the west end of the dam, assumed at 100 m.
<sup>(3)</sup>	Lands where commercial uses are permitted and proposed to develop with either new or existing buildings shall be permitted to be constructed below the regulatory flood elevation subject to approved wet flood proofing techniques.

## 5.0 Definitions

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**ABATTOIR** means a slaughter house designed for the purpose of killing animals, skinning, dressing and cutting up of carcass, wrapping for sale for human consumption with cooler and freezer storage and includes indoor confinement of animals while awaiting slaughter but shall not include any cooking or process related to processing plants such as smoking, curing or the manufacturing of meat by-products or any process related to rendering plants such as the manufacture of tallow, grease, glue, fertilizer or any other inedible product.

**ACCESSORY BUILDING OR STRUCTURE** means a detached or attached **building** or **structure** that is not used for human habitation (except for a **private cabin**), but the **use** of which is naturally and normally incidental to, subordinate to and exclusively devoted to a principal **use** of the **building** and is located on the same **lot** therewith.

**ACCESS RAMP** means an approach and/or entrance to a **building** providing access for persons with physical or sensory disabilities.

**ADULT ENTERTAINMENT PARLOUR** shall mean any land, **structure** or premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, services appealing to or designed to appeal to erotic or sexual appetites or inclinations.

**AERODROME** means any area of land, water (including frozen surface thereof) or other supporting surface used, designed, prepared, equipped or set apart for use either in whole or in part for the arrival, departure, movement or servicing of aircraft and includes any **buildings**, installations and equipment situated there on or associated therewith. (Aeronautics Act)

**ALTER** means,

with respect to a **building** or **structure**, any alteration in a bearing wall, or partition column, beam, girder, or other supporting member of a **building** or **structure**, or any change in the area or cubic contents of a **building** or **structure**.

with respect to a **lot**, to change the frontage, depth, or **area** of the **lot**; to change frontage, depth, or area of any required **yard**, **setback**, landscaped **open space** or **parking area**; or to change the location of any boundary of such **lot** with respect to a public highway or laneway, whether such alteration is made by conveyance or alienation of any portion of said **lot**, or otherwise.

**ALTERNATIVE RURAL LOT STANDARDS** means a lot within the Rural Residential Precinct which does not meet the minimum lot area and frontage requirements applicable to the Precinct but

has been created in accordance with reduced rural residential lot standards in accordance with Section C8.7.6 and C8.7.7 of the Official Plan

**AREAS OF NATURAL AND SCIENTIFIC INTEREST** means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

**ARTISAN'S STUDIO** means the use of land, **buildings** or **structures** for the creation, finishing, refinishing or similar production of paintings, sculptures or other works of arts or hand-made crafts by the proprietor, together with the sale of such commodities, but does not include any use otherwise defined in this By-law.

**AT CAPACITY LAKE TROUT LAKE** means a lake that has been identified by the Province of Ontario as being unable to sustain further **development**.

**ATTIC** means the space between the roof and the ceiling of any **storey** below the roof or between a dwarf wall and a sloping roof.

**BAR** means a licensed drinking establishment, the principal business of which is to serve any sort of alcoholic beverage to the public for consumption on the premises.

**BARN** means a **structure** designed or utilized to accommodate livestock, feed and/or associated **farm** equipment but shall not include the storage or parking of any other motor vehicles.

**BARRIER** means anything that prevents a person with a disability from fully participating in all aspects of society because of his or her disability, including a physical **barrier**, an architectural **barrier**, an information or communications **barrier**, an attitudinal **barrier**, technological **barrier**, a policy or a practice.

**BASEMENT** means that portion of a **building** which has less than 50% of its **height**, from floor to the underside of floor joists above, above the average **finished grade** level adjacent to the exterior walls of the **building**. For the purposes of this By-law, a "cellar" shall be considered to be a **basement**.

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**BED AND BREAKFAST ESTABLISHMENT** means an owner occupied, **single-detached dwelling** with no more than two (2) guest bedrooms available for overnight lodging, where only breakfast may be included, and includes living accommodations used by the residents of the dwelling during times of operation. If more than two bedrooms are available for rent, (i.e. whole home) the property shall not meet this definition. Such property shall be inspected by the Town's Fire Department to confirm compliance with the Fire Protection Act, 1996, S.O. 1997, c7 as amended, and its regulations and the maximum occupancy.

**BOARDING HOUSE** means a detached **dwelling** in which the owner or operator supplies lodging to separate tenants in at least 3, but not more than 10 bedrooms on at least a monthly basis and which may include the provision of meals or the use of common areas, but does not include any entity otherwise defined in this By-law.

**BOATHOUSE** means a detached **accessory building** used for the berthing, sheltering or storing of boats and related equipment, built, founded or anchored near or at the **shoreline** of a navigable waterway or on land, which extends partially or completely over the water, but does not include any areas designed for living, sleeping, eating or food preparation by humans.

2024-64 **BOATHOUSE, DRYLAND** means a **boathouse** that does not project over the water.

**BOAT PORT** means a detached **accessory building** used for the berthing, sheltering or storing of boats and related equipment that is roofed, but not enclosed by more than one wall and is built, founded or anchored near or at the **shoreline** of a navigable waterway or on land.

2024-64 **BRENDALE SQUARE** means the lands within the Central Business District precinct located on Part of Lots 14 and 15, Concession 1, Chaffey, contained within map schedules F-8-3, F-8-4, G-8-1 and G-8-2, bound by Manominee Street to the north, Main Street East to the south, Chaffey Street to the east and John Street to the west.

**BUFFER** means an area of land located between **natural heritage features and areas** or **watercourses** and lands that are subject to **development** or **site alteration** that are intended to protect the features and their ecological functions by mitigating impacts of the proposed **development** or **site alteration**.

**BUILDING** means a **structure** occupying a **ground floor area** greater than 10 m<sup>2</sup> consisting of any combination of walls, roof and floor or a structural system serving the function thereof, including all associated works, fixtures and service systems used for shelter, accommodation, or enclosure of persons, animals, goods or equipment.

**BUILDING, ANGULAR PLANE** means an imaginary flat surface projecting over a **lot**, at an inclined angle measured up from the horizontal.

**BUILDING, PRINCIPAL** means a building in which the **principal use** is conducted. Any **structure**, such as a **deck** or garage attached to the **principal building** is considered part of such building and is subject to the regulations applicable to the **principal building**.

**CABIN, PRIVATE** means a detached **accessory building or structure**, located on the same **lot** as the principal **dwelling**, for sleeping accommodation only or for the occasional accommodation

of guests, from which there shall be no monetary gain and in which sanitary facilities may be provided, but shall not contain cooking facilities.

**CAMPSITE** means an area of land within a **tourist camping establishment** or an **institutional tourist establishment** that is designed to accommodate the short-term placement of tents or a **recreational vehicle**. A **campsite** does not mean an area of land used to accommodate a park model trailer, a **mobile home** or **structures** such as **porches**, **decks** or sheds, but may include a tent platform.

**CANNABIS PRODUCTION FACILITY** means the use of land, **buildings** and **structures** for the purpose of cultivating, growing, processing, packaging, testing, destroying, sorting or shipping federally licensed cannabis. A **Cannabis Production Facility** consists of some or all of the following components: greenhouses, **warehouses**, laboratories, processing facilities, administrative **offices**, and shipping facilities, but does not include onsite retail sales of federally licensed marijuana. A **Cannabis Production Facility** is licensed or authorized by Health Canada and/or other government agency responsible for regulation of the proposed activities.

**CARPORT** means an attached or detached **accessory building**, at least fifty per cent (50%) of the area of the perimeter faces of which is open and unobstructed by any wall, door, post or pier, which is designed or used for the sheltering of a private motor vehicle and storage of household equipment incidental to the residential occupancy, and excludes any other open shelter and tent used for the purpose of a **private garage**.

**CEMETERY** means land, **buildings** or **structures** used or intended to be used for interring the dead or placing or burying the remains or ashes of human bodies. A **cemetery** does not mean a funeral home.

**CENTRAL BUSINESS DISTRICT** means that area as defined by the Town of Huntsville Official Plan.

**COMMERCIAL RECREATIONAL ESTABLISHMENT** means the use of a building, or part thereof, for the provision of athletic and amusement facilities involving the active participation of the user-public in a sports-related activity and includes without limiting the generality of the foregoing, such facilities as racquet courts, fitness clubs, billiard parlours, bowling alleys, **golf courses**, arenas, riding stables, or water sports, but shall not include a **theme park**.

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**CLEAR CUTTING** means the removal of a contiguous area of **woodland** on a single or on multiple occurrences, where the removal exceeds an area of 1.0 ha.

**CLUB, PRIVATE** means the use of land, **buildings** or **structures** by a non-profit, non-commercial organization which carries on social, cultural, athletic or recreational activities, but does not include a gun club, and archery club, or any use otherwise defined in this By-law.

**COMMERCIAL ACCOMMODATION UNIT** shall mean a rental unit within a **tourist establishment** to be rented out for the purposes of catering to the needs of the travelling public by furnishing sleeping accommodation with or without food. Such rental shall be in the form of normal daily rental, or interval ownership which shall include forms of rental such as time-sharing or Interval ownership and which shall have a turnover frequency exceeding twelve (12) times per year.

**CONCRETE OR ASPHALT PRODUCT MANUFACTURING** means a **building** or part of a **building** where concrete, asphalt, mortar, or plaster material are mixed or batched or are weighed and measured for mixing off site.

**CONSERVATION** means the use of land for the protection of the natural environment through maintenance or comprehensive management for individual, **public use** or benefit.

**CONTRACTOR'S ESTABLISHMENT** means the use of land, **buildings** or **structures** where mechanical, electrical, structural, plumbing or general contractors administer their businesses and store heavy equipment and/or building materials. A **contractor's establishment** does not include the wholesale or retail sale of building, construction, or home improvement goods, merchandise, equipment or supplies.

**DAY NURSERY** means the use of land or **buildings** which receives more than 5 children primarily for the purpose of providing temporary care, for a continuous period not exceeding 24 hours.

**DECK** means a **structure** with no roof or walls, except for railings, which is constructed on piers, a foundation or cantilevered above grade for use as an outdoor living space. Any portion of a **dock** structure that extends onto the land above the **shoreline** is considered a **deck**.

**DEPARTMENT STORE** means a store that sells general merchandise, apparel/accessories, household furnishings, drugs/cosmetics, durables and semi-durables, hardware, computers and office supplies, but does not include **retail stores** in which the sale of those items is clearly incidental or accessory to an otherwise permitted use. A **department store** does not include a **DSTM Retail Store**, a home and automotive supply store, an automotive and home improvement centre, a service operation (such as eating/drinking, personal services, entertainment or other services), supermarkets and specialty **food stores**. A **department store** shall have a maximum **gross leasable area** of 11,613 m<sup>2</sup>.

**DESIGNATED ACCESSIBLE PARKING** means a **parking space** identified with appropriate signage and markings for the exclusive use of persons in possession of valid accessible parking permits.

**DEVELOPMENT** means development as defined in Section 1.2.13 of the By-law

**DISTRICT ROAD** means a public highway under the jurisdiction of the District Municipality of Muskoka.

**DOCK** means a **structure** built, founded or anchored near or at the **shoreline** extending over the water at which boats may be berthed or secured and which may provide a foundation for a **boathouse**.

**DRY CLEANING ESTABLISHMENT** means premises used only for the purpose of collection, distribution, and processing of articles or goods of fabric to be subjected to the process of dry cleaning, dry dyeing, cleaning, and spotting and stain removing, and for the pressing and/or repair of any such articles or goods.

**DSTM Retail Store (DSTM - Department Store Type Merchandise)** includes **retail stores**, which sell items in the following categories: general merchandise, apparel/accessories, household furnishings, drugs/cosmetics, durables and semi-durables, hardware, computers and office supplies, but does not include **retail stores** in which the sale of those items is clearly incidental or accessory to an otherwise permitted use. A "**DSTM retail store**" does not include a **department store**, a home and automotive supply store, an automotive and home improvement centre, a service operation (such as eating/drinking, personal services, entertainment or other services), supermarkets and specialty **food stores**.

**DWELLING** means a **building** designed or used for residential occupancy by one or more persons, containing one or more **dwelling units** as its principal use, but shall not include a commercial accommodation unit in a **tourist establishment**, **mobile home** with or without a foundation, **boarding house**, or institutions.

**DWELLING, DUPLEX** means a **dwelling** other than a **semi-detached dwelling** that is divided into two **dwelling units** each of which has independent entrances to the outside area adjacent to the **dwelling unit**.

**DWELLING, MULTIPLE** means a **dwelling** containing three or more **dwelling units**, including but not limited to apartments, back-to-back townhouses and stacked townhouses, but shall not include a **street townhouse dwelling**.

**DWELLING, SEMI-DETACHED** means a **dwelling** that is divided vertically to provide two **dwelling units** separated by a common wall, both with frontage on a street.

**DWELLING, SINGLE DETACHED** means **dwelling** containing one **dwelling unit**.

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**DWELLING, TOWNHOUSE STREET** means a **building** divided vertically into three (3) or more **dwelling units** with each unit designed to be located on a separate **lot** or POTL (parcel of tied land) having frontage on a public or private street.

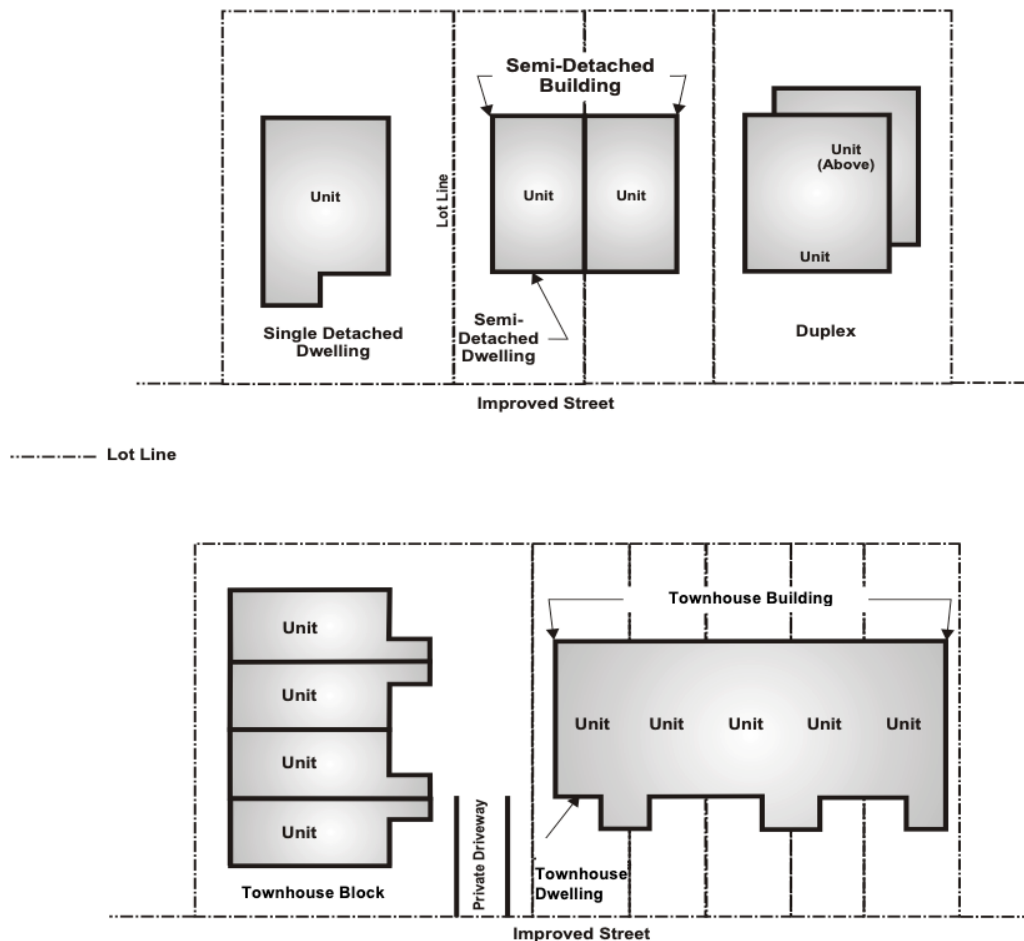
**DWELLING, TOWNHOUSE BLOCK** means a **building** divided vertically into three (3) or more **dwelling units** with each unit having frontage on a **private street** and located on one **lot**.

**DWELLING UNIT** means a suite of **habitable** rooms which:

- a) is located in a **building**;
- b) is used or intended to be used in common by the occupants as a single, independent, and separate housekeeping establishment; and
- c) contains food preparation and sanitary facilities provided for the exclusive common use of the occupants thereof.
- d) For the purposes of this By-law, a **dwelling unit** does not include a tent, **private cabin**, trailer, **mobile home**, **garden suite**, or a room or suite of rooms in a **boarding house**, **tourist home**, or **tourist establishment** unless otherwise specifically permitted.

Refer to illustration – **Figure 5.1** below.

**Figure 5.1: Illustration of Dwelling Unit Types**





**EDUCATIONAL INSTITUTION** means the use of land, **buildings** or **structures** as a training centre or an elementary or secondary school, private school, university or community college authorized by the Province of Ontario.

**ENDANGERED AND THREATENED SPECIES** means a species that is listed or categorized as an “Endangered” or “Threatened Species” by the Province, as updated and amended from time to time.

**ERECT** means, with reference to a **building** or **structure**, to build, construct, reconstruct, or enlarge, and includes:

- a) any physical operation such as excavating, filling, grading, or draining preparatory of **building**, construction, and reconstruction;
- b) the moving of a **building** or **structure** from one location to another;
- c) any work for the doing of which a building permit is required under the Ontario Building Code;
- d) **erect**, **erected** and **erection** shall have a corresponding meaning.

**ESTABLISHED BUILDING LINE** means the average **setback** from the **street line** of existing buildings on one side of the street.

**EQUESTRIAN ESTABLISHMENT** means a commercial establishment where horses are housed or boarded and are available for riding, riding instruction, agility training or jumping.

**FARM** means land used for the tillage of soil and the growing of vegetables, fruits, grains and other crops and used for livestock raising, dairying, maple sugar harvesting bush or **woodlots**, and includes roadside facilities for the retail sale of produce grown/or raised on the **farm**.

**FINANCIAL ESTABLISHMENT** means a **building** which is used to provide for financial services in which money is deposited, kept, lent, or exchanged, including accessory clerical functions and shall include a bank, trust company, credit union or other similar banking service.

**FISH HABITAT** means areas where known **fish habitat** has been identified and shown on Schedules of the Official Plan or identified through a technical report.

**FLOOD FRINGE** for river, stream and small inland lake systems, means the outer portion of the **flood plain** between the **floodway** and the flooding hazard limit. Depths and velocities of flooding are generally less severe in the **flood fringe** than those experienced in the **floodway**.

**FLOOD PLAIN** for river, stream, and small inland lake systems, means the area, usually lowlands adjoining a **watercourse**, which has been or may be subject to flooding hazards.

**FLOODPROOFING** means a combination of building changes or adjustments incorporated into the basic design, construction, or alteration of individual **buildings** or properties subject to flooding so as to reduce or eliminate flood damages.

**FLOODWAY** for river, stream and small inland lake systems, means the portion of the **flood plain** where **development** and **site alteration** would cause a danger to public health and safety or property damage.

Where the one-zone concept is applied, the **floodway** is the entire contiguous **flood plain**.

Where the *two-zone concept* is applied, the **floodway** is the contiguous inner portion of the **flood plain**, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the *two-zone concept* applies, the outer portion of the **flood plain** is called the **flood fringe**.

**FLOOR AREA** means with reference to a **building**, the total **habitable floor area** within a **building** which area is measured between the exterior faces of the exterior walls or from the centre line of a common or party wall, but excluding any **private garage**, breezeway, **porch**, verandah, balcony, sunroom, **attic**, cellar and any **floor area** with a ceiling **height** less than 2 m. With reference to any other **structure**, means the total **floor area** of the **structure** measured from the exterior edges, walls or posts of that **structure**, and in the case of **shoreline structures** shall also include the area of any projections associated with the **structure**.

**FOOTPRINT** means the area of a **building** or **structure**, measured from the exterior edges, walls or posts of that **building** or **structure**.

**FLOOR AREA, GROSS** means total **floor area** of all **storeys** exclusive of any part of the **building** or **structure** below **finished grade** which is used for heating equipment, the storage or parking or motor vehicles, breezeways, **porches**, verandahs, decks, locker storage and laundry facilities, and other **Accessory Uses**, and enclosed malls when used as a common area between stores.

**FLOOR AREA, GROSS LEASABLE** means 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:

- a) areas used for common facilities for heating, ventilating, air-conditioning or other mechanical purposes;
- b) public washrooms, checkrooms or storage lockers for the use of the public;
- c) maintenance, operation, common storage and garbage collection areas, when designated for the common or mutual operation of the **shopping centre**;

- d) enclosed mall areas, ramps, stairways, sitting areas or other facilities for the circulation and amenity of the public; and
- e) mezzanine areas in conjunction with the **Department store** and **food store** but being non-selling areas.

**FLOOR AREA, GROUND** means the **floor area** of the grade level **storey** of a **building** measured to the outside walls, excluding, in the case of a **dwelling** house, any **private garage, carport, porch**, verandah, sunroom (unless such sunroom is **habitable** at all seasons of the year).

**FOOD MANUFACTURING** means the preparation, manufacture and packaging of finished food products made from unprepared or previously prepared ingredients and foodstuffs, but excluding any outside manufacturing or processing operations, for wholesale and limited retail sales. Up to a maximum of ten per cent of **Gross Floor Area** may be used for retail sales of food products produced on site, but does not include a **Restaurant** or use otherwise defined in this By-law.

**FOOD STORE** means a store where primarily food, as well as other personal, convenience and household items and services, is provided for sale directly to the public and includes a supermarket, butcher shop, bakery shop, produce outlet, delicatessen or farmer's market.

**FOREST MANAGEMENT** means the management of **woodlands**, including **accessory Uses** such as the construction and maintenance of forest access roads and maple syrup production facilities,

- a) for the production of wood and wood products, including maple syrup and artisan products;
- b) to provide outdoor recreation opportunities;
- c) to maintain and, where possible, improve or restore conditions for wildlife; and
- d) to protect water supplies.

**FORESTRY OPERATION** means land used for the development, management and cultivation of timber resources grown on-site and may include the establishment of an accessory portable sawmill. **Forest management** uses are considered to be **forestry operations**.

**FOUNDRY** means an establishment in which metals are cast or an article is made by casting.

**FUEL STORAGE TANK** means a tank for the bulk storage of petroleum gasoline, fuel oil, gas or flammable liquid or fluid but does not include a container for flammable liquid or fluid legally and properly kept in a **retail store** or a tank for storage merely incidental to some other use of the premises where such tank is located.

**GARAGE, PRIVATE** means an attached or detached **accessory building** which is designed or used for the sheltering of a private motor vehicle and storage of household equipment incidental to the residential occupancy and which is fully enclosed and roofed and excludes a **carport** or other open shelter and tent used for the purposes of a **private garage**.

**GARDEN CENTRE** means the use of land, **buildings** or **structures** for the growing, display and retail sale of **trees**, shrubs and plants. A **garden centre** may include the display and sale of landscaping, lawn and garden equipment, furnishings and supplies.

**GARDEN SUITE** means a one-unit detached **dwelling** designed to be portable that is smaller than and ancillary to a principal detached **dwelling** and which is to be used on a temporary basis as an alternative living arrangement for individuals that require some support from the occupants of the principal **dwelling**.

**GAZEBO** means a freestanding unenclosed roofed **accessory structure** which is used for relaxation as opposed to storage or habitation, and which may include an unenclosed deck surround.

**GOLF COURSE** means a public or private area operated for the purpose of playing golf and, without limiting the generality of the foregoing, may include a par 3 **golf course**, driving range, clubhouse and recreational facilities, but does not include a miniature **golf course**.

**GRADE, FINISHED** means the average elevation of the finished surface of ground where it meets the front wall of a **building** opposite the **front lot line**, except that localized depressions not exceeding 20% of the width of the **building** or **structure** or 3 m whichever is the greater such as for vehicle or pedestrian entrances would not be considered in the determination of average levels of finished ground.

**GROUP HOME, RESIDENTIAL** means a detached **dwelling** used for the accommodation of 3 to a maximum of 10 residents, other than staff or the receiving family, who by reason of their emotional, mental, social or physical conditions, or legal status require a group living arrangement and responsible supervision for their well-being, but does not include an **institutional group home**. A group home is licensed or funded under Federal or Provincial Statute.

**GROUP HOME, INSTITUTIONAL** means a detached **dwelling** for the accommodation of 3 to a maximum of 10 residents, other than staff or the receiving family, operated primarily for individuals who are ex-offenders, on probation, on parole, admitted for correctional purposes or recovering from substance abuse and require responsible supervision. An **institutional group home** is licensed or funded under federal or Provincial Statute.

**HABITABLE** means enclosed space that is improved or conditioned for human comfort, and includes areas designed for living, sleeping, eating or food preparation by humans.

**HAZARDOUS FOREST TYPES FOR WILDLAND FIRES** means forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Province, as amended from time to time.

**HAZARDOUS MATERIALS** 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 array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

**HEALTH SERVICES** means an establishment which provides health or medical services such as a chiropractor, optometrist, medical clinic, associations or organizations formed to provide medical or **health services**.

**HEAVY EQUIPMENT RENTAL, SALES AND SERVICE** means the use of land for either the direct distribution of motorized construction equipment (e.g. bulldozers, loaders, backhoes, forklifts, etc.) or including the contracting out of trucks or transports including the **outdoor storage** of this equipment.

**HEAVY INDUSTRIAL USE** means:

- a) the manufacture or processing of products from raw materials;
- b) the production or use of flammable, explosive or other **hazardous materials**;
- c) the storage of these products and materials; and
- d) Class 3 Industry as defined by Ministry of the Environment Guidelines.

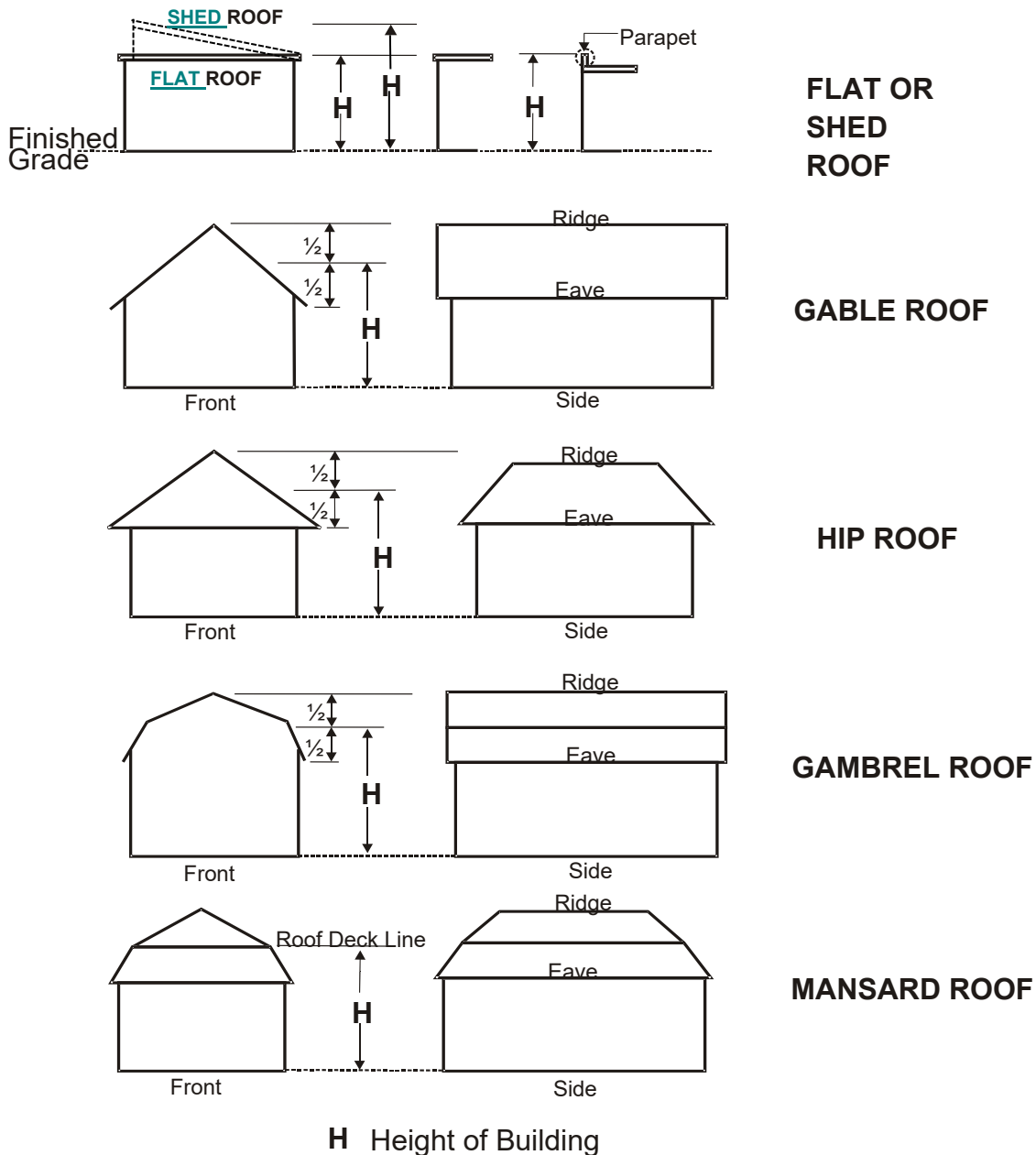
**HEIGHT** means, with reference to a **building**, the vertical distance measured from the average **finished grade** on the side of the **building** facing the **front lot line** or exterior **side lot line**, whichever results in the greater **height** measurement of the **building** or from the side of the **building** facing the shoreline on a **lot** that abuts a **watercourse** to,

- a) in the case of a flat roof or shed-style roof, the highest point of the roof surface, or the **parapet**, but not including glass railings, whichever is the greater;
- b) in the case of the mansard roof, the roof deck line;
- c) in the case of a gable, hip or gambrel roof, the mean **heights** between the eaves and ridge, but in calculating the **height** of a **building**, any construction used as ornament or for the mechanical operation of the **building** such as a mechanical penthouse or a chimney, tower, cupola or steeple is not to be included;

- d) 75% of the **height** of the roof ridge of an A-framed structure. For the purposes of this By-law, A-frame refers to the roof extending from the peak to where it meets the ground (**finished grade**).
- e) With reference to a structure partially or entirely on or over the water, **height** shall be measured from the elevation of the **high water mark**.

Refer to Illustration - **Figure 5.2** below

**Figure 5.2 : Illustration of Building Height**



Note: The above illustrations are for clarification and convenience only and do not form part of the By-Law.

**HENS, BACKYARD** Means the **accessory use** of land or a **structure** used to raise hens (excluding roosters), subject to the following:

- a) a maximum of five (5) hens are permitted on a **lot** equal to and less than 0.4 ha (1 ac) in area;
- b) a maximum of ten (10) hens are permitted on a **lot** greater than 0.4 ha (1 ac) in area;
- c) Hens must be kept in the rear **yard**, in a screened, rodent and predator proofed enclosure located a minimum of 4.5 m from a side or rear property line;
- d) The hens must be maintained in accordance with good animal husbandry practices as defined by the Ministry of Food and Agriculture; and
- e) The hens and eggs shall be for domestic use only and may be sold in accordance with the Home Occupation provisions.

**HIGH WATER MARK** means the present normal or controlled, **high water mark** of a navigable waterway.

**HOBBY FARM** means a residential property that contains a **single detached dwelling**, with accessory farm structures that house not more than five (5) animals, excluding domestic household pets and **backyard hens**.

**HOME IMPROVEMENT CENTRE** means an establishment which provides for the sale of **building**, construction and home improvement materials, hardware, garden equipment and material, paint, glass, curtains and draperies, floor coverings, furniture and household appliances.

**HOME INDUSTRY** means a small scale **light industrial use**, such as a carpentry shop, a metal working shop, a welding shop or an electrical shop that provides services or wares to the community and which is secondary and accessory to the use of a **single detached dwelling** as a private residence and shall require a Community Planning Permit. For the purposes of this By-law, the repairing of motor vehicles, **mobile homes** and trailers is not a **home industry**.

**HOME OCCUPATION** means a gainful occupation conducted in a detached **dwelling** or **accessory building**, which is secondary and accessory to the use of the **dwelling** as a private residence.

**HOSPITAL** means any institution, **building**, or other premises established for the treatment of persons afflicted with or suffering from illness, disease, or injury, or for the treatment of convalescent or chronically ill persons that is approved under the Public Hospitals Act as a public **hospital**.

**INCLINATOR** means an inclined passenger lift for homes built on sites with a steep access.

**INSTITUTIONAL TOURIST ESTABLISHMENT** means the use of land, **buildings** or **structures** for an establishment operated by a private organization that provides recreational, education, health, or spiritual programs, sleeping accommodation on a temporary and reserved basis and centralized facilities associated with such accommodation or programs, or for the provision of administration or dining. An **institutional tourist establishment** may include **accessory buildings, structures** or facilities incidental to the principal use, such as common washrooms, recreational facilities, or a convenience store. An **institutional tourist establishment** does not include a **dwelling unit** other than an accessory dwelling for the owner or operator or staff quarters and does not include a use otherwise defined in this By-law.

**KENNEL** means any **building, structure**, dog run or other facility or part thereof, where:

- a) dogs are kept for breeding or show purposes; or
- b) where domesticated animals are being boarded.

**LANDSCAPED AREA** means that part of a **lot** located outdoors that is available or used for the placement of any or a combination of the following elements:

- a) soft landscaping consisting of **vegetation** such as **trees**, shrubs, hedges, ornamental plantings, grass and ground cover;
- b) hard landscaping consisting of non-vegetative materials such as brick, pavers, rock, stone, concrete, tile and wood, excluding monolithic concrete and asphalt and any area used for parking, and including such features as a walkway, patio, deck or in-ground pool; and
- c) architectural elements consisting of decorative fencing, walls, sculptures, **gazebos**, trellises, planters, benches and other similar features.

**LANDSCAPE STRIP** means a portion of a **lot** where **vegetation** is substantially maintained or re-established in its **natural state** or **vegetation** is planted, or a fence or **barrier** is **erected** for the purpose of obscuring or screening **buildings, structures**, parking or activity on a **lot**.

**LAUNDROMAT** means premises where the service of coin-operated laundry machines, using only water, detergents and additives are made available to the public for the purpose of laundry cleaning.



**LIGHT INDUSTRIAL USE** includes:

- a) warehousing or distribution of finished parts or finished products;
- b) the manufacture from previously prepared materials of finished parts or finished products;
- c) the repair or servicing of such products;
- d) does not produce or use hazardous material; and
- e) Class 1 or Class 2 Industry as defined by Ministry of the Environment Guidelines
- f) but excludes any outside manufacturing or processing operations.

**LINKAGE** means an area identified in a Technical Report, such as an Environmental Impact Study, intended to provide connectivity supporting a range of community and ecosystem processes enabling plants and animals to move between **natural heritage features and areas** over multiple generations.

**LOADING SPACE** means an area of land which is provided and maintained upon the same **lot** or **lots** upon which the principal use is located, and which adequate area is provided for the temporary parking of one commercial motor vehicle while merchandise or materials are being loaded or unloaded from such vehicle, and is not upon or partly upon any street, lane or alley.

**LOT** means:

- a) a parcel of land, the whole of which can be legally conveyed without approval pursuant to the Planning Act, and which is not described in a registered condominium description;  
or
- b) two or more parcels of land which are deemed to be one **lot** by this By-law or pursuant to the Planning Act, or which are required to be transferred together by an agreement made pursuant to the Planning Act; or
- c) a parcel of land described as a whole registered description by the Condominium Act, except for: a vacant land condominium, in which a unit is considered to be a **lot**; or in the case of a resort commercial establishment that includes associated accommodation units within one or more condominium description that share central management and resort amenities on one contiguous area of land, the entire land area of the resort commercial establishment is deemed to be one lot for the purpose of this By-law.

**LOT AREA** means the total horizontal area within the **lot lines** of a **lot** located above the ordinary water's edge but does not include any lands which have been filled or otherwise altered to artificially increase the area above the ordinary water's edge.

**LOT CORNER** means:

- a) a **lot** situated at the intersection of and abutting upon two or more streets where the angle of the intersection does not exceed 135 °; or
- b) a **lot** located on the curve of a street where the angle of intersection of the projection of the tangents of the **street line** does not exceed 135 ° and for which the corner of the two **lot lines** shall be deemed to be the centre point of that part of the arc of the **street line** upon which the **lot** abuts.

**LOT COVERAGE** means the percentage of the **lot area** covered by the **footprint** of all **buildings** and/or **structures**, including cantilevered floor joists and decks, but excluding **parking areas**, driveways and walkways, fences, eaves, bay windows, outdoor pools and playground equipment, leaching beds and other ornamental or safety projections that do not increase the **footprint** at ground level (e.g. sill, cornice, fire escape that does not constitute a stairway, chimney protruding through an exterior wall then extending vertically, and other similar **structures**), and includes any **structure** that projects over or into the water.

**LOT FRONTAGE, STREET** means the straight-line horizontal distance between the **side lot lines**, such distance being determined by a line equal to the minimum front **yard** as measured at the **side lot lines**.

**LOT FRONTAGE, WATERCOURSE** means the straight-line horizontal distance between the two most widely separated points on any one shoreline of a **lot**, except as follows:

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

**LOT INTERIOR** means a **lot** other than a corner lot.

**LOT LINE** means any boundary of a **lot**.

**LOT LINE, FRONT** means the **lot line** that divides the **lot** from the **public street** or from the **high water mark**, except:

- a) in the case of a corner lot, the shorter public **street line** shall be deemed to be the **front lot line** and the longer public **street line** shall be deemed to be the exterior **side lot line**, but,
- b) in the case of a **through lot** abutting the **public street**, the **lot line** abutting the **public street** or **public road** which provides the principal means of access, but,
- c) in the case of a corner lot with two public **street lines** of equal length, the **lot line** that abuts the wider **public street**, shall be deemed to be the **front lot line** and in the case of both public **street lines** being the same width, the Town will designate either public **street line** as the **front lot line**,
- d) in any of the above cases, where one of the streets is a non-public street, the **lot line** abutting the public street, and
- e) in the case of a **lot** abutting a navigable waterway or the unopened **original shore road allowance** along the navigable waterway, the **lot line** directly adjacent or closest to the navigable waterway or unopened **original shore road allowance** shall be deemed to be the **front lot line**, or in the case of a **lot** with more than one **lot line** abutting a navigable waterway or the unopened original shore road allowance, the **lot line** that abuts the navigable waterway or the unopened **original shore road allowance** for the longest distance shall be deemed to be the **front lot line**.

**LOT LINE, REAR** means the **lot line** furthest from and opposite to the **front lot line** or in the case of a triangular lot, shall be that point formed by the intersection of the **side lot lines**.

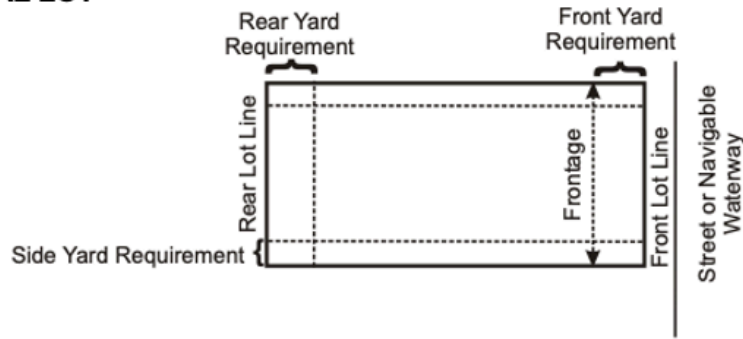
**LOT LINE, SIDE** means a **lot line** other than a front or **rear lot line**.

**LOT, THROUGH**, means:

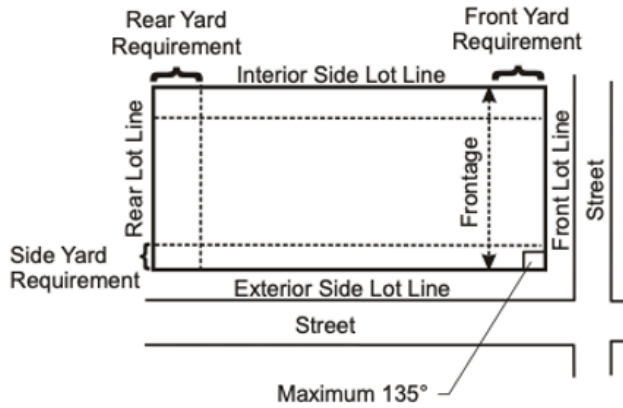
- a) a **lot** other than a corner lot, having separate frontages on two streets;
- b) a **lot** other than a corner lot having separate frontages on a navigable waterway; or
- c) a **lot** other than a corner lot having separate frontages on a street and a navigable waterway.

Figure 5.3: Illustration of Lot and Yard Requirements

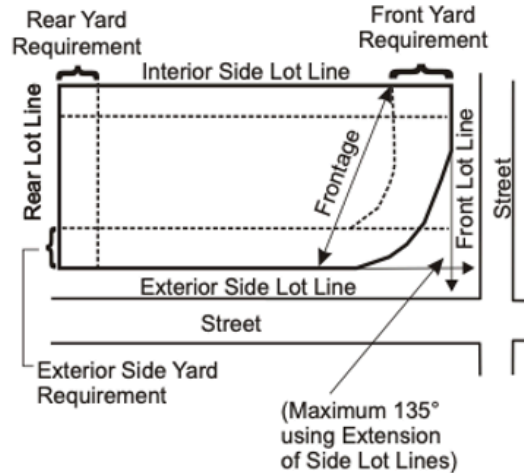
**Figure 5(a)  
TYPICAL LOT**



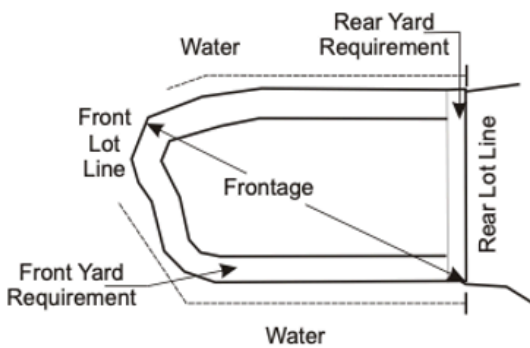
**Figure 5(b)  
CORNER LOT (straight sides)**



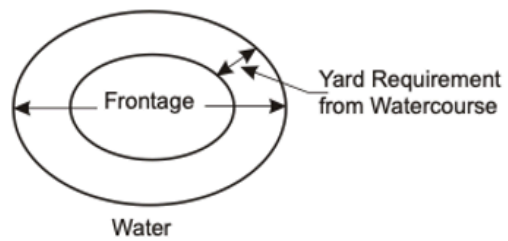
**Figure 5(c)  
CORNER LOT (curved sides)**



**Figure 5(d)  
PENINSULA**



**Figure 5(e)  
ISLAND**



Note: The above illustrations are for clarification and convenience only and do not form part of the By-Law.

**MARINA** means a **building, structure** or place, usually containing docking facilities where boats and boat accessories are stored, serviced, repaired or kept for sale and where facilities for the sale of marina fuels and lubricants may be provided and may include a convenience store or a **building** or **structure** for the sale of refreshments.

**MARKET** means an area of land consisting of **buildings**, stalls, or an open area used primarily for the display and retailing of, and without limiting the generality of the foregoing, farm produce, meat, poultry, foodstuffs, wares, or commodities.

**MATERIAL RECOVERY FACILITY** means the use of a **building** or part of a **building** primarily for the reprocessing of waste recyclable materials directly into usable products or into raw materials for further processing in an ongoing manufacturing or industrial operation. Such facility may also collect, sort and separate materials.

**MINERAL AGGREGATE RESOURCES** means gravel, sand, clay, earth, shale, stone, 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.

**MOBILE HOME** means any residential **structure** that is designed to be mobile and is constructed or manufactured to provide a permanent residence, but does not include a recreational trailer or modular home.

**MOBILE HOME SITE** means an area of land within a **mobile home park** used for the parking of one **mobile home**.

**MOBILE HOME PARK** means a parcel of land used for the parking or storage of **mobile homes** and includes all **accessory buildings** necessary to the operation of said park.

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

**MOTOR VEHICLE DEALERSHIP** means a **building** or **structure** where a dealer displays motor vehicles for sale or rent and in conjunction with which there may be a motor vehicle repair garage, or a **motor vehicle body shop**, service station, and washing establishment, but shall not include any other establishment otherwise defined or classified in this By-law.

**MOTOR VEHICLE SERVICE STATION** means a **building**, or a clearly defined space on a **lot**, where motor vehicle fuel is sold by retail, including a gas bar, and where motor vehicle accessories, parts, and/or repairs may be available for purchase.

**MOTOR VEHICLE WASHING ESTABLISHMENT** means an establishment for washing, cleaning and polishing motor vehicles by means of either production line cleaning methods and/or mechanical devices and includes a coin-operated self-service operation but does not include an automobile service station or gas bar, a public garage or a **motor vehicle dealership** where car washing operations are incidental to the principal activity of business.

**NARROW WATERBODY** means a navigable lake or **watercourse** where:

- a) the distance from shore to shore is 150 m or less;
- b) in the case of a bay, the length of the bay will also be greater than 100 m;
- c) the mouth of an enclosed bay would be considered a **narrow waterbody**, and the majority of the bay is less than 300 m from shore to shore; or
- d) a portion of a river where the general distance from **shoreline** to **shoreline** is less than 30 m.

**NATURAL HERITAGE FEATURES AND AREAS** means features and areas which are important for their environmental and social values as a legacy of the natural landscape of an area and, within Huntsville, include those features and areas considered significant at the Provincial, District, and local level including:

- a) Provincially significant or other **wetlands**
- b) **Fish habitat**;
- c) Habitat of **endangered and threatened species**
- d) Significant **wildlife habitat**;
- e) **AREAS OF NATURAL AND SCIENTIFIC INTEREST (ANSIs)**; and
- f) Muskoka Heritage Areas

**NATURAL HERITAGE SYSTEM** means a system made up of **natural heritage features and areas**, **buffers**, and **linkages** intended to provide connectivity and support natural process which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. Within Huntsville, the **Natural Heritage System** includes **natural heritage features and areas** identified on Schedule C of the Official Plan, unmapped natural features and areas and identified **buffers** and **linkages**, where applicable, as identified in the policies of the Official Plan or a Technical Report.

**NATURAL STATE** means the area maintained in its natural pre-developed state. Where the **natural state** has been altered, the area may be planted with indigenous **trees** and shrubs. Where all or a portion of the **natural state** area is a natural beach or rock outcropping with little or no soil, such shall be deemed to comply.

**NAVIGABLE WATERCOURSE** means any body of water that is capable of affording reasonable passage of watercraft of any description for the purpose of transportation, recreation or commerce and includes any river, stream or lake considered navigable by law.

**NON-COMPLYING** means land, **buildings** or **structures** that do not satisfy one or more standards of this By-law.

**NON-CONFORMING** means a USE that does not conform with the permitted uses of this By-law for the Precincts in which such a USE is located on the date the By-law was passed.

**NOXIOUS** means when used with reference to any use of land, **building** or **structure**, a use which, from its nature, or from the manner of carrying on same, creates or is liable to create, by reason of destructive gas or fumes, dust, objectionable odour, noise or vibration or unsightly storage of goods, wares, merchandise, salvage, junk, waste, or other material, a condition which may become hazardous or injurious with regards to health or safety or which prejudices the character of the surrounding area or interferes with or may interfere with the normal enjoyment of any use of land, **building** or **structure**.

**OFFICE** means a **building** or part of a **building** in which one or more persons are employed in the management, direction or conducting of a business, or where professionally qualified persons and their staff serve clients or patients who seek advice, consultation or treatment.

**OPEN SPACE** means lands that are generally open and free of **buildings** or **structures**, used for passive parkland or recreation, and may include recreational, educational or interpretive facilities or trails.

**ORIGINAL SHORE ROAD ALLOWANCE** means a road allowance reserved along the shore of a navigable waterway by the crown but not an allowance that has become a street.

**OUTDOOR RECREATIONAL USE** means a public or private area operated for the purpose of recreation such as playing golf, driving ranges, miniature golf courses, tennis courts, outdoor skating rinks, **recreational trails**, baseball, soccer, football, **public park**, ski-lifts and similar uses, together with necessary and **accessory buildings** and **structures**, but shall not include a **theme park**.

**OUTDOOR STORAGE** means accessory open-air storage of goods, materials and equipment in a **yard** outside the principal or main **building** on a **lot** of a commercial or industrial establishment.

**PARAPET** means a protective wall along the edge of a **structure**, located on the roof of that **structure**.

**PARK, PRIVATE** means any **open space** or recreational area, other than a **public park**, owned and operated and maintained in whole or in part for profit by an organization for members only, and may include therein one or more swimming, wading, and boat facilities, picnic area, ski area, gardens or refreshment rooms and similar uses, but shall not include any **building** or **structure** greater than 60 m<sup>2</sup> in total **floor area**.

**PARK, PUBLIC** means a public area devoted to recreational and **open space** uses and used for:

- a) passive forms of recreational uses which may include a picnic area, walking trail, swimming area, greenhouse, zoological gardens, botanical gardens, or like or similar uses; or
- b) active forms of recreational uses which may include a baseball diamond, soccer pitch, **docks**, tennis courts, outdoor ice rink, **swimming pool**, fair grounds, athletic fields, field houses, bleachers, bandstands, or other like or similar uses; or
- c) special events which may include, without limiting the generality of the foregoing, social or cultural events, and the temporary display of goods, wares, merchandise, substances, foodstuffs, commodities, or articles of similar kind and the temporary retail sale of goods, wares, merchandise, substances, foodstuffs, commodities or articles of a similar kind to the general public.

**PARKING AREA** means a grouping of **parking spaces** and driveway aisles providing access to the **parking spaces**.

**PARKING SPACE** means an area provided for the parking of motor vehicles and shall be exclusive of any access or driveway and any part of a **public street**. **Parking Space** may include a **private garage**.

**PARKING, TANDEM** means **parking spaces** that are located one behind the other, without access from a separate driveway or aisle.

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**PASSIVE RECREATION USE** means non-motorized outdoor recreational activities, including nature observation and hiking, that requires no **development** or **site alteration**, and has minimal environmental impact.

**PERSONAL SERVICE ESTABLISHMENT** means a **building** or part of a **building**, where services are provided and administered to individuals and their personal needs and where retail sale of



goods accessory to the service provided is permitted and include, but is not limited to, hair care, aesthetics, health and beauty treatment, dressmaking, tailoring, shoeshining and repair, **laundromat** and laundry depot.

**PIT** means a place where unconsolidated gravel, stone, sand, earth, clay, fill, mineral or other material is being or has been removed for commercial purposes by means of an open excavation to supply material for construction, industrial or manufacturing purposes, but does not include a wayside pit, and may include primary processing such as washing, screening or crushing, or storage of the material excavated. Blasting is not permitted.

**PLACE OF ASSEMBLY** means a place designed and used to accommodate gatherings of people such as clubs, reception halls, funeral homes, conference centres, legion halls, community halls and lodges, and for events such as trade shows, banquets, and political or other conventions, museum, library and place of worship.

**PORCH** means a roofed open approach to an entrance to a **building** projecting from the exterior wall of a **building** and having at least fifty percent of the total area of the vertical planes forming the perimeter unobstructed in any manner except by insect-screening from floor to ceiling.

**PRIVACY FENCE** means any **barrier** or **structure** constructed of wood, stone, metal, brick or other similar materials or combinations of such material, which is **erected** for the purpose of screening (e.g. lighting from vehicles, **buildings** and storage of materials), safeguarding, retaining or enclosing property or delineating property lines.

**PROVINCIAL HIGHWAY** means a street under the jurisdiction of the Ministry of Transportation of Ontario.

**PUBLIC AUTHORITY** means,

- a) the Corporation of the Town of Huntsville, the District Municipality of Muskoka, the Government of Ontario, the Government of Canada, or any school board, authority, or commission of any of them; or
- b) any utility company providing telephone, telegraph, electrical, or natural gas services; or
- c) any railway company authorized under the Railway Act of Canada; or
- d) any corporation providing services to the public, that has an operating budget entirely funded by one or more entities described in clause (a).

**PUBLIC USE** means the use of a **lot**, **building** or **structure** by a **public authority**, for the purpose of providing its services to the public, or carrying out its public mandate.

**QUARRY** means a place where consolidated rock has been or is being removed by means of an open excavation to supply material for construction, industrial, manufacturing or other purposes, and may include blasting and primary processing such as washing, screening, crushing, or storage of the material excavated.

**RECREATIONAL TRAIL** means a use which provides access for snowmobiling, hiking, biking, walking, cross-country skiing and any other outdoor recreation that requires the use of trails, and may include a portage.

**RECREATIONAL VEHICLE** means a vehicle which provides sleeping and other facilities for short periods of time, while travelling or vacationing, designed to be towed behind a motor vehicle, or self-propelled, and includes such vehicles commonly known as travel trailers, truck trailers, pickup coaches, motorized campers, fifth wheel trailers motorized homes or other similar vehicles and shall not include a **mobile home**.

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**REFRESHMENT STAND** means a free-standing **accessory building, structure,** or vehicle from which food stuffs and/or refreshments are sold or offered for sale for consumption by the public and which the **building, structure,** or vehicle resides on a premise as not to be removed on a daily basis.

**RESIDENTIAL CARE FACILITY** means an establishment providing supervised or supportive in-house care for those who need assistance with daily living, that may also provide on-going medical or nursing care or counseling and social support services and which may include services such as medical, counseling, and personal services. This definition shall include a nursing home and/or senior citizens home.

**RESTAURANT** means the use of a **building** or **structure** for the preparation and sale of food and beverages for immediate consumption within or outside of the **building** or **structure** and may include ancillary home delivery, catering or take out services, but does not include a **refreshment stand,** or any **building** or part thereof, where food or beverages requiring no further preparation before consumption, are offered for sale.

**RESTAURANT, DRIVE-THROUGH** means a **restaurant** that provides a drive-through function.

**RETAIL STORE** means a **building** or part of a **building** in which goods, wares, merchandise, substances, articles or things are offered or kept for sale or rental at retail, but does not include a use otherwise defined in this By-law.

**ROAD OR STREET, PRIVATE** means a path or way which affords vehicular access to more than one **lot** and is not owned by a **public authority**.

**ROAD OR STREET, PUBLIC** means an improved public highway for vehicular traffic, which is maintained by and under the jurisdiction of a **public authority**.

**SALES AREA, GROSS** means that part of a commercial establishment that is used to display items for sale or rent or is accessory to the sale or rental of any item, including washrooms, corridors and associated **offices**, but shall not include any area used exclusively for the storage of retail or maintenance items and that is not open to the public. In the case of a **Shopping centre**, gross sales areas shall not include any part of a corridor used exclusively for pedestrian access between stores.

**SALVAGE YARD** means an establishment where goods, wares, merchandise, articles or things are processed for further use and/or where such goods, wares, merchandise, articles or things are stored and/or sold and includes a junk **yard**, a scrap metal **yard** and a motor vehicle wrecking **yard** or premises. Such establishment shall include screening of such goods, wares, merchandise, articles or things from view, but shall not include a crusher or a shredder.

**SATELLITE DISH** means a **structure** used, or intended to be used, to receive broadcast signals from satellites, but shall not include those devices that are licensed by the Federal Government.

**SEASONAL OUTDOOR PATIO** means an outdoor eating area used only on a seasonal basis in conjunction with a drive-in eating establishment, a restaurant, or take-out eating establishment, where seating accommodation is provided and where meals or refreshments are served to the public for consumption and which is located entirely within the limits of the lot.

**SEASONAL WATER STRUCTURE** means any raft, floating play **structure**, or other similar **structure** that is not in place from December 1 to March 31; and shall exclude a **dock**.

**SECONDARY RESIDENTIAL DWELLING UNIT** means a self-contained **dwelling unit** within a **dwelling** or within a **structure** ancillary to a **dwelling**.

**SELF-STORAGE FACILITY** means a **building** or group of **buildings** used for the indoor storage of household goods, wares, substances, or articles but shall not include a cartage depot, **transportation depot**, or **warehouse**. A shipping container, truck body, bus coach, streetcar body, railway car, or other similar body or container, whether on wheels or not, shall not be used as part of a **self-storage** facility.

**SENSITIVE LAND USES** 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 may include, but are not limited to: residences, day care centres, and educational and health facilities.

**SERVICE ESTABLISHMENT** means a building or part thereof used for the repair of household articles including radio, television and appliance repair and may include the sale of repaired articles. A **service establishment** does not include the manufacture of articles, goods or materials, or include a use otherwise defined by the By-law.

**SERVICES, FULL** means **lots** serviced with a municipal sanitary sewage system and a municipal water supply.

**SERVICES, PARTIAL** means **lots** serviced with either a municipal sanitary sewage or a municipal water supply.

**SERVICES, PRIVATE** means **lots** serviced with private individual sanitary sewage facilities and domestic water supply.

**SETBACK** means the horizontal distance between a **lot line**, hazard area or feature and the closest part of a **building** or **structure** on a **lot**, whether above or below grade.

**SHOPPING CENTRE** means a retail commercial **development** under coordinated management, consisting of a fully enclosed climate-controlled mall with an interior corridor and may also include a limited number of attached or unattached **buildings** which do not share a common corridor, and which may include a **department store**, a **food store**, and other retail and service commercial uses.

**SHORELINE** means the boundary between the water and the land, or any **lot line** or portion thereof which abuts a lake or river or an **original shore road allowance** abutting a **navigable watercourse/waterway**.

**SHORELINE ACTIVITY AREA** is that portion of lands within 15 m of the controlled highwater mark where the **shoreline buffer** is not applicable, where accessory **shoreline structures** such as **boathouses**, **docks** or other accessory **structures** such as pump houses are located, and where there is access to the water for activities such as swimming or boat launching.

**SHORELINE BUFFER** means a natural area, adjacent to a **shoreline**, maintained or re-established in its natural predevelopment state or improved to an acceptable standard established in a development agreement for the purpose of protecting natural habitat and water quality and minimizing the visual impact of **buildings** and **structures** on a **lot**.

**SHORELINE STRUCTURE** means **accessory building** and **structures** that may be **erected** at or near the **shoreline** in the required **yard** located between the **shoreline** and the **dwelling** subject to the provisions of this by-law. They include **buildings** and **structures** that are attached to the land that forms the bed of a navigable water and specifically include the following: **boathouse, boat port, dryland boathouse, deck, dock, gazebo**, pump house, stairs and ramps.

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**SHORT TERM RENTAL ACCOMODATION** means the commercial use of a **single detached dwelling** that operates or offers a place of temporary residence, lodging or occupancy by way of concession, permit, lease, license, rental agreement or similar commercial arrangement for any period equal to or less than thirty (30) consecutive calendar days, throughout all or any part of the calendar year, unless otherwise prohibited by this or any other By-law of the Town of Huntsville. Short-term Rental Accommodation uses shall not include any other form of residential dwelling (eg. duplex, triplex, or other multi-residential dwellings), or commercial operations such as a bed and breakfast, a hotel, motel, motor hotel, nursing home, private or public hospital, a recreational vehicle park, a tent campground, or similar commercial or institutional use, as defined in the By-law.

**SIGN** means a sign within the meaning of the **Sign** By-law of the District Municipality of Muskoka, Ministry of Transportation of Ontario and the Corporation of the Town of Huntsville.

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**SITE ALTERATION** means activities, such as grading, excavation and the placement of fill that results in a change to the landform or natural vegetative characteristics of a site by more than 0.3 m, and over an area exceeding 10 m<sup>2</sup>, and includes excavation, blasting, filling and grading.

**STEEP SLOPE** means a slope of more than 30% with a vertical drop of 3 m or more.

**STOREY** means the portion of a **building**, other than an **attic** or **basement**, included between any floor level and the floor, ceiling or roof next above it.

**STREET LINE** means the limit of the street or road allowance and is the dividing line between a **lot** and a street or road.

**STRUCTURE** means anything constructed or **erected**, the use of which requires location on or in the ground or attached to something having location on or in the ground.

**SWIMMING POOL** means a tank or body of water permanently located outdoors, contained by artificial means, which has a possible maximum depth greater than 0.6 m and used and maintained for the purpose of swimming, wading, diving or bathing, but does not include an existing natural body of water.

**THEME PARK** means a private commercial **development** where there is a combination of more than two different types of recreational uses, including **accessory buildings** and **structures**, occurring on the property simultaneously (e.g. waterslides, together with batting cages and go-carts).

**TOURIST CAMPING ESTABLISHMENT** means the use of land, **buildings** or **structures** for commercial camping on a short term basis where **campsites** are rented to and used by the travelling public. A **tourist camping establishment** may include **accessory buildings**, **structures** or facilities incidental to the principal use, such as common washrooms, recreational facilities, a convenience store, or an accessory **dwelling unit** for the owner or operator. A **tourist camping establishment** does not include the use of a **campsite** as a **dwelling**, off season storage of tents or **recreational vehicles** on **campsites**, or a use otherwise defined by this By-law.

**TOURIST ESTABLISHMENT** means the use of land, **buildings** or **structures** for the provision of commercial roofed accommodation where commercial accommodation units are offered for rent on a short term or transient basis to the public who is travelling, vacationing, engaged in leisure or recreation, or participating in conventions or meetings. A **tourist establishment** may include **Accessory Uses**, services, equipment or facilities, including a **restaurant**, normally incidental to such accommodation. A **tourist establishment** does not include a **dwelling unit** except for a **dwelling unit** for the owner or operator, or staff quarters that are accessory to the principal use.

**TOURIST HOME** means a **tourist establishment** with between three (3) and ten (10) accommodation units in a private **dwelling** that is owner occupied and operated and that is not part of or used in conjunction with any other **tourist establishment** and in which there are rooms for rent to the travelling or vacationing public, whether rented regularly, seasonally or occasionally and the rooms in which do not contain provisions for cooking.

**TRAILER, SEMI** means a trailer of at least 6 m in length designed to be operated with the forward part of its body or chassis resting upon the body or chassis of a towing body.

**TRANSFER STATION** means the use of land, **buildings** or **structures** owned by or operated for a **public authority**, for the temporary storage of solid waste including recyclable materials and the transferring of such waste from one vehicle to another for transportation to a waste disposal site.

**TRANSPORTATION DEPOT** means a **building, structure** or place where trucks or transports are rented, leased, kept for hire, or stored or parked for remuneration, or from which trucks or transports, stored or parked on the property, are dispatched for hire as common carriers.

**TRANSPORTATION SERVICES** means the use of land, **buildings** or **structures** for the dispatching of motor vehicles.

**TREE** means a self-supporting, woody, perennial plant, including its root system, with a diameter greater than 20 cm where measured at breast **height** (a point of measurement 1.37 m above the highest point on the tree where the ground meets the stump);

**USE** means the purpose for which any land, **building** or **structure** is arranged, designed or intended to be used, occupied or maintained.

**USE, ACCESSORY** means a use that is subordinate, incidental and exclusively devoted to the principal **use** and is located on the same **lot**.

**USE, PRINCIPAL** means the predominant purpose for which any land, **building** or **structure**, or part thereof is used, designed, arranged, occupied or maintained.

**UTILITY SHED** means a detached, enclosed and roofed **accessory structure** that is used for storage ancillary to a dwelling unit, is one-storey in **height**, but does not include any areas designed for human habitation or food preparation and excludes garage or dryland boathouse.

**VARIETY AND CONVENIENCE STORE** means a retail commercial establishment, which serves the daily needs of the residents of the surrounding area, and may include provisions for the sale of confectionary refreshments, snacks, propane or gasoline.

**VEGETATION** means healthy, woody vegetation, which measures at least 1 m in height.

**VEGETATION REMOVAL** means the removal of healthy, woody **vegetation** of at least 1 m in height, but does not include trimming or pruning or removal of such woody **vegetation** if it presents a hazard to life or property.

**VETERINARY CLINIC** means a **building** or part of a **building** used for the purpose of consultation, diagnosis and treatment of animals, birds and pets by a licensed veterinarian and may also include boarding of such animals, birds and pets.

**WAREHOUSE** means a **building** used for the storage of goods or materials and may include wholesale establishments.

**WATERCOURSE** means the natural channel for a perennial or intermittent body of water with well defined banks and a bed, but specifically excludes person-made drainage swales.

**WATERFRONT LANDING** means a mainland parking and docking facility for a commercial property or for four or more residential properties.

**WAYSIDE PIT OR QUARRY** means a temporary **pit or quarry** opened and used by or for a **public authority** solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

**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.

**WILDLIFE HABITAT** means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific **wildlife habitats** of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

**WIND TURBINE, SMALL:** means a rotary engine that extracts energy from the wind to create electricity. A small **wind turbine** is defined as producing no more than 100 kW of electricity.

**WOODLANDS** means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of **wildlife habitat**, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. **Woodlands** include treed areas, **woodlots** or forested areas and vary in their level of significance at the local, regional and provincial levels. **Woodlands** may be delineated according to the Forestry Act definition or the Province's Ecological Land Classification system definition for "forest."

**WOODLAND RETREAT** means a **building** used for recreational activities such as hunting, which provides seasonal or temporary accommodation in a remote location where municipal or community services are usually not available. A **woodland retreat** does not include a **dwelling** or a commercial use. This use is sometimes referred to as a hunt camp.

**WOODLOT** means harvesting or cultivating timber on site for personal use or in association with land subject to a forest management agreement.



**YARD** means that part of a **lot**, above or below grade, which is open, uncovered and unoccupied between a **lot line** or the **shoreline** and a **building** or **structure**, other than **accessory buildings, structures** or uses which are specifically permitted by this By-law within a **yard**.

**YARD, EXTERIOR SIDE** means a **yard** extending from the **front yard** to the **rear yard** of a **lot**, between the **side lot line** immediately adjoining a **public street** or **road** and the nearest part of the **principal building, structure** or nearest open storage on a **lot**.

**YARD, FRONT** means a **yard** extending across the full width of the **lot** between the **front lot line** of the **lot** and the nearest part of the **building, structure** or nearest open storage on the **lot** except where a **lot** abuts a **watercourse**, the **front yard** shall be measured from the **high water mark**, which may include all, or a portion of, an **original** unopened **shore road allowance**.

**YARD, INTERIOR SIDE** means a **yard** extending from the **front yard** to the **rear yard** of a **lot**, between a **side lot line** and the nearest part of the **building, structure** or nearest open storage on the **lot**.

**YARD, REAR** means a **yard** extending across the full width of a **lot** between the **rear lot line** and the nearest part of the **building, structure** or nearest open storage on the **lot**.

**YARD, REQUIRED** means the minimum horizontal distance required by this By-law from the **lot line** or **shoreline** to the nearest part of the **building** or **structure** on the **lot**.

## 6.0 Site-Specific Exceptions

6.1 Notwithstanding any provisions to the contrary in the CPP By-law (By-law 2022-97), the following provisions apply to the properties identified in the specific exception noted in **Table 6.1**.

6.2 In all other respects, the provisions of the CPP By-law (By-law 2022-97) continue to apply.

**Table 6.1 –Site-Specific Exceptions**

Precinct	Exception No.	By-law No.	Location	Schedule No.	Provisions
Urban Residential – Low	0001	(new)	Pt Lot 1 on RCP547 and Pt Part 3 and Part 4 on Plan 35R4356	F-8	A Residential Care Facility and a Day Nursery are additional permitted discretionary uses. The maximum permitted height for buildings associated with these Discretionary Uses shall be 19m and a minimum of 100 parking spaces will be required.
Institutional	0002	(new)	Pt Lot 32, Con 14, Stephenson	G-5, G-6	A Transfer Station shall be an additional permitted discretionary use
Development	0003	(new)	Pt Lot 14, Con 14, Brunel, designated Part 1 on Plan RD914	G-8	The following uses are additional permitted discretionary uses accessory to single detached dwelling: <ul style="list-style-type: none"> <li>• Backyard hens</li> <li>• Private cabin</li> <li>• Outdoor Storage;</li> <li>• Forest Operation;</li> <li>• Group Home (Residential);</li> <li>• Hobby Farm;</li> <li>• Farm;</li> <li>• Kennel;</li> <li>• Park, Private;</li> <li>• Secondary Residential Dwelling Unit;</li> <li>• Kennel;</li> <li>• Veterinary Clinic;</li> </ul>

Precinct	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>• Woodland Retreat;</li> <li>• Bed and Breakfast</li> <li>• Boarding House;</li> <li>• Artisan Studio;</li> <li>• Day Nursery;</li> <li>• Home Occupation;</li> <li>• Home Industry;</li> <li>• Short Term Rental Accommodation; and</li> <li>• Tourist Home</li> </ul> <p>Recreational vehicles may be used for the occasional accommodation of guests, a maximum of two (2) detached garages are permitted, and a carport is permitted.</p>
Urban Residential – Medium	0004	(new)	Pt Lot 14, Con. 1, Chaffey, designated Part 1 on Plan RD586	G-8	A multiple dwelling residential building with a maximum of four (4) dwelling units shall be an additional permitted discretionary use
Development	0005	(new)	Pt Lot 20, Con. 7 Stephenson	J-4	A contractor’s establishment and an outdoor storage use as existed on the date of passing of this By-law are permitted as additional permitted uses.
Recreational Resort Residential (RRR)	0006	OLT Order	Pt Lot 26 and 27, Con. 1, Lots 25 and 26 Con. 2, Chaffey	F-10	<p>In addition to any other relevant requirements in the CPP Bylaw being appropriately addressed, a Community Planning Permit shall not be issued for development to proceed on the property unless the Director of Development Services is satisfied that the following conditions have been met:</p> <ul style="list-style-type: none"> <li>• An Environmental Impact Study (EIS), Functional Servicing Report (FSR), and Traffic Impact Study (TIS) shall be completed to the satisfaction of the Town of Huntsville and District Municipality of Muskoka, and any other relevant approval authority;</li> <li>• All significant natural heritage features and areas, and any natural hazards, along with relevant buffers, linkages, and setbacks, as</li> </ul>

Precinct	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<p>identified in the EIS, shall be protected by conditions attached to the permit and/or through implementation of recommendations in an agreement entered into with the Town of Huntsville;</p> <ul style="list-style-type: none"> <li>• It shall be demonstrated to the satisfaction of the Town of Huntsville and District Municipality of Muskoka that the proposed development can be adequately serviced with water, sewer, stormwater systems, roads and transportation infrastructure in accordance with the relevant policies of the Town of Huntsville and District of Muskoka Official Plans;</li> <li>• It shall be demonstrated to the satisfaction of the Town of Huntsville and District Municipality of Muskoka that the proposed development can be adequately serviced with water, sewer, stormwater systems, roads and transportation infrastructure in accordance with the relevant policies of the Town of Huntsville and District of Muskoka Official Plans;</li> <li>• The provision of adequate infrastructure shall be constructed or secured, and any necessary agreements are entered into with the Town of Huntsville and District of Municipality of Muskoka.</li> </ul>
Community Residential (CR)	0007	OLT Order	Pt of Lot 21, Con 5, Stephenson.	K-4	<p>In addition to any other relevant requirements in the CPP Bylaw being appropriately addressed, a Community Planning Permit shall not be issued for development to proceed on the property unless the Director of Development Services is satisfied that the following conditions have been met:</p> <ul style="list-style-type: none"> <li>• An Environmental Impact Study (EIS), Functional Servicing Report (FSR), and Traffic Impact Study (TIS) shall be completed to the satisfaction of the Town of Huntsville and District Municipality of Muskoka, and any other relevant approval authority;</li> <li>• All significant natural heritage features and areas, and any natural hazards, along with relevant buffers, linkages, and setbacks, as</li> </ul>

Precinct	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<p>identified in the EIS, shall be protected by conditions attached to the permit and/or through implementation of recommendations in an agreement entered into with the Town of Huntsville;</p> <ul style="list-style-type: none"> <li>It shall be demonstrated to the satisfaction of the Town of Huntsville and District Municipality of Muskoka that the proposed development can be adequately serviced with water, sewer, stormwater systems, roads and transportation infrastructure in accordance with the relevant policies of the Town of Huntsville and District of Muskoka Official Plans;</li> </ul> <p>The provision of adequate infrastructure shall be constructed or secured, and any necessary agreements are entered into with the Town of Huntsville and District of Municipality of Muskoka.</p>
Waterfront Residential – 120 m (WR2)	0008 <b>Amended</b>	2023-54 (Cheetham)  2024-41	Part Lot 34, Con 4, Chaffey	E-11	<p>Notwithstanding any provisions of Community Planning Permit By-law 2022-97P, as amended, the following exceptions shall apply:</p> <ul style="list-style-type: none"> <li>Allow development within 30m of an At Capacity Lake Trout Lake;</li> <li>Permit a 1.52m increase in height to a legal non-complying building;</li> <li>Permit a 39 m<sup>2</sup> increase in area to a legal non-complying building;</li> <li>Reduce the front yard setback from 30 m to 13 m for a 27 m<sup>2</sup> dwelling addition to a legal non-complying building;</li> <li>Reduce the front yard setback from 30 m to 9 m for a 12 m<sup>2</sup> attached deck and stairway addition to a legal non-complying building;</li> <li>Increase primary lot coverage from 7.2% to 7.6%.</li> <li>Increase the shoreline activity area width from 7.5m to 13.5m.</li> <li>Accessory lot coverage shall not exceed 2.8%.</li> </ul>
Waterfront Residential 60 m (WR1)	0009	2023-63 (Bigelow)	Part of Lot 9, Con 11, Designated as Part 2, 3 and 4 on Plan 35R-19168, Brunel	I-7	<p>Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the following shall apply:</p> <ul style="list-style-type: none"> <li>Permit a secondary residential dwelling unit only within a detached garage;</li> </ul>

Precinct	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>• Increase the gross floor area of a secondary residential dwelling unit from 75 m<sup>2</sup> to 84 m<sup>2</sup>; and</li> <li>• Increase the footprint of a two-storey detached garage within a waterfront residential precinct from 60 m<sup>2</sup> to 84 m<sup>2</sup></li> </ul>
Waterfront Residential – 60 m (WR1)	0010	2023-73 (OLT-22-004427)  (2596701 Ontario Inc) OLT Order	Part of Lot 24, Con 1, Brunel,	M-9	<p>Notwithstanding any provisions of Community Planning Permit By-law 2022-97P, as amended, the following exceptions shall apply:</p> <ul style="list-style-type: none"> <li>• The only permitted use is a waterfront landing;</li> <li>• There shall be two (2) parking spaces for each property served, plus one (1) visitor parking space for every three (3) properties served by the Waterfront Landing; and</li> <li>• A maximum of 10 docking slips shall be permitted.</li> </ul>
Waterfront Commercial (WC)	0011	2023-74 (OLT-22-004427)  (2596701 Ontario Inc) OLT Order	Lot 7, Plan M247, Brunel,	M-9	<p>Notwithstanding the provisions of By-law 2022-97, as amended, the following shall apply:</p> <ul style="list-style-type: none"> <li>• The following additional uses are permitted:                             <ul style="list-style-type: none"> <li>○ A Tourist Establishment; and</li> <li>○ A Waterfront Landing use together with applicable accessory structures;</li> </ul> </li> <li>• For the purposes of determining setbacks from side lot line extensions, the lot line extension shall be a line drawn perpendicular to the shoreline from the point where the side lot line meets the shoreline.</li> <li>• There shall be two (2) parking spaces for each property served, plus one (1) visitor parking space for every three (3) properties served by the Waterfront Landing.</li> <li>• The shoreline buffer can be crossed by two (2), 1.0 m wide paths and a 4.0 m wide access road.</li> <li>• The setback from the stream shall be 15 m in width and be maintained in a natural state provided that:                             <ul style="list-style-type: none"> <li>a) a technical report is submitted to the satisfaction of the Town to</li> </ul> </li> </ul>

Precinct	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<p>demonstrate that a 15 m vegetated setback is appropriate,</p> <p>b) existing buildings and parking areas within the setback are removed and</p> <p>c) disturbed areas resulting from the removal are revegetated to a natural state.</p> <p>Where the above criteria is not addressed to the satisfaction of the Town,</p> <ul style="list-style-type: none"> <li>• the setback to the stream shall be 20 m in width and shall be maintained in a vegetated state; and</li> <li>• The existing side yards are recognized.</li> </ul>
Waterfront Backlot (WB)	0012	2023-79 (Salverda & Beattie)	Part Lot 25, Con 14, Stisted	A-5	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, a Secondary Residential Dwelling Unit shall be permitted as an additional accessory use in the existing 74 m <sup>2</sup> single detached dwelling on the lot.
Rural Residential (RR)	0013	2023-80 (Cripps)	Lot 20, Con 3, Stephenson	L-4	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the following shall apply: Recognize Stephenson Road 2 East as the front lot line for the purpose of measuring lot frontage.
Rural Residential (RR)	0014	2023-80 (Cripps)	Lot 20, Con 3, Stephenson	L-4	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the following shall apply: Recognize an existing 152m <sup>2</sup> detached garage as a complying accessory structure.
Development (D)	0015	2023-109 (1000133565 Ontario Inc)	Part of Lot 16, Con 3, Chaffey	E-8	<p>Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the following shall apply:</p> <ul style="list-style-type: none"> <li>• Permit a 149.3 m<sup>2</sup> single detached dwelling with 46.8 m<sup>2</sup> attached garage only on a lot serviced by individual onsite water and sewage services;</li> <li>• Deem the yard requirements and lot coverage standards contained in the Urban Residential — Low (URI) precinct to be applicable to the lands, except that the minimum required rear yard setback is reduced from 7.5 m to 7 m for a single detached dwelling;</li> </ul>

Precinct	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>•Require a Community Planning Permit to be issued prior to development proceeding on the lot; and</li> <li>•Require that a Community Planning Permit shall not be issued for development to proceed on the property unless the Director of Development Services is satisfied that the following condition has been met:                             <ul style="list-style-type: none"> <li>a) Confirmation from a qualified professional that the lot is suitable for the installation of individual on-site water and sewage services, the on-site sewage disposal system is designed in a manner that facilitates future connection to municipal services, and availability of sufficient hauled sewage capacity exists; and</li> </ul>                             Confirmation being provided that the parcel has been registered as a legally conveyable lot                         </li> </ul>
Rural Residential (RR)	0016	2023-110	Part of Lots 31-32, Con 1; Part of Lots 31- 32, Con 2; As In DM125459; Stisted,	F-5	The minimum lot frontage shall be 100 m
Rural Residential (RR)	0017	2023-110	Part of Lots 31-32, Con 1; Part of Lots 31-32, Con 2; As In DM125459; Stisted,	F-5	The minimum lot frontage shall be 120 m
Rural Residential (RR)	0018	2023-110	Part of Lots 31- 32, Con 1; Part of Lots 31- 32, Con 2; As In DM125459; Stisted,	F-5	The minimum required lot frontage shall be 128.3 m
Waterfront Residential (WR1)	0019	2023-132	Part lot 10, Con.4 Chaffey	E-7	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the frontage and area shall be deemed to comply.
Urban Residential Low (UR1)	0020	2023-133	Part Lot 80, RCP 50, Chaffey, designated Part 1 on Plan 35R-21644	F-9, F-9-1	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the minimum required lot frontage for a semi detached dwelling shall be 10 m.



Precinct	Exception No.	By-law No.	Location	Schedule No.	Provisions
Urban Residential Low (UR1)	0021	2023-133	Part Lot 80, RCP 50, Chaffey, designated Part 1 on Plan 35R-21644	F-9, F-9-1	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the minimum required setback to a cold-water stream shall be 15 m.
Waterfront Residential 120 m (WR2)	0022	2024-12	Part of Lot 10, Con. 5, Parts 5, & 7 of RP 35R-16079, Stitsed	E-2	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, only the existing uses and structures as existing on the date of passing this bylaw shall be permitted; all as shown on Schedule II, attached hereto
Development (D)	0023	2024-10	Part of Lot 9, Con 11, Being Part 5 on Plan 35R-13394, Designated as Part 2 &3 on Plan 35R-10496, Brunel	G-7	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, only a 216m2 storage building, office trailer and outdoor storage as discretionary uses on the portion of the subject lands as shown on Schedule 1, attached hereto. In addition to any other relevant requirements in the CPP Bylaw being appropriately addressed, a Community Planning Permit shall not be issued for development to proceed on the property unless a planting plan is provided to the satisfaction of the Town to address the required revegetation and vegetated screening.
Development (D)	0024	2024-10	Part of Lot 9, Con. 11, Being Part 5 on Plan 35R-13394, Designated as Part 2 &3 on Plan 35R-10496, Brunel	G-7	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, only outdoor storage shall be permitted as a discretionary use on the portion of the subject lands as shown on Schedule I, attached hereto. • In addition to any other relevant requirements in the CPP Bylaw being appropriately addressed, a Community Planning Permit shall not be issued for development to proceed on the property unless a planting plan is provided to the satisfaction of the Town to address the required revegetation and vegetated screening.
Central Business District (CBD)	0025	2024-11	Portion of Lot 87, Plan 2, Chaffey	G-8	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the existing physical development of the lands shall be deemed to conform, and a short-term rental accommodation unit shall be a permitted use within the existing detached accessory structure

Precinct	Exception No.	By-law No.	Location	Schedule No.	Provisions
Rural Residential (RR)	0026	2024--19	Part of Lot 26, Con. 11, Stephenson	H-5	The minimum lot frontage shall be 107 m.
Urban Residential – High (UR3)	0027	2024-40	Part of Lot 29, RCP528, Chaffey, Designated as Part 1 on Plan 35R25202	F-9-1	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, to: <ul style="list-style-type: none"> <li>• Permit a twenty-four (24) unit stacked townhouse development consisting of three (3), eight (8) unit, two (2) storey multiple residential dwelling buildings;</li> <li>• Reduce the easterly interior side yard setback from 6m to 5m for the stacked townhouse multiple residential dwelling buildings;</li> <li>• Reduce the rear yard setback from 7.5m to 5m for the stacked townhouse multiple residential dwelling buildings;</li> <li>• Reduce the setback from a lot line abutting a street from 9m to 6.2m for a refuse collection area;</li> <li>• Reduce the minimum requirement for parking spaces with a minimum width of 3m from 20% to 0%;</li> <li>• Require that hydraulic modelling of both water and sewer services be completed, and any required improvements or modifications be implemented to the satisfaction of the District Municipality of Muskoka prior to the issuance of a Community Planning Permit; and</li> <li>• Require the recommendations and mitigation measures outlined in the Environmental Impact Study, prepared by FRICorp Ecological Services dated August 2016 and addendum report dated August 2021, be implemented through a Community Planning Permit.</li> </ul>
Rural (RU) and Rural Residential (RR)	0028	2024-48 (Tambos)	Part of Lot 20, Concession 9, Stisted	C-4	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended; <ul style="list-style-type: none"> <li>• Buckhorn Road shall be deemed to be the front lot line; and</li> <li>• No development shall proceed on the lands until the actions and recommendations of the Natural Heritage Evaluation prepared by Krystawyn Consulting, dated November 2023, are implemented to the satisfaction of the Town of Huntsville through a Community Planning Permit</li> </ul>
Rural (RU) and Rural Residential (RR)	0029	2024-48 (Tambos)	Part of Lot 20, Concession 9, Stisted	C-4	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the only permitted use shall be a woodland retreat

Precinct	Exception No.	By-law No.	Location	Schedule No.	Provisions
Urban Business Employment (UBE)	0030  <b>Amended</b>	2024-51 (Grys)  2025-48	Lot 13, RCP 509, Chaffey	G-7-1	<p>Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, to:</p> <ul style="list-style-type: none"> <li>• Permit a maximum of eight (8) dwelling units on the property with no more than two (2) dwelling units being on the ground floor</li> <li>• Reduce the landscape buffer along the parking area abutting the southerly side lot line from 1.5m to 0m for the two (2) storey building;</li> <li>• Reduce the northern interior side yard setback from 5m to 4.8m for the 247 m<sup>2</sup> two (2) storey building</li> </ul> <ul style="list-style-type: none"> <li>• Permit four (4) dwelling units with one (1) being at -grade and three (3) being in the second storey;</li> <li>• Reduce the landscape buffer along the parking area abutting the southerly side lot line from 1.5m to 0m for the two (2) storey building; and</li> <li>• Reduce the northern interior side yard setback from 5m to 4.8m for the two (2) storey building</li> </ul>
Urban Residential – Low (UR1)	0031	2024-52	Part of Lot 16, Concession 4, Chaffey, Designated as Parts 1, 2, 3, 10, 11, 12, 16 on Plan 35R-26535	E-8	<p>Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended:</p> <ul style="list-style-type: none"> <li>- The minimum lot frontage shall be 90m and a minimum lot area shall be 0.30ha: and</li> <li>- A Community Planning Permit shall be required prior to development proceeding on the property to implement lot design which facilitates future connection to municipal sewers and the conditions as outlined in CN comments dated April 26th, 2024., as well as a development agreement with the District Municipality of Muskoka to require connection to full municipal service when they become available</li> </ul>
Urban Residential – Low (UR1)	0032	2024-52	Part of Lot 16, Concession 4, Chaffey, Designated as Parts 1, 2, 3, 10, 11, 12, 16 on Plan 35R-26535	E-8	<p>Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended:</p> <ul style="list-style-type: none"> <li>-The minimum lot frontage shall be 30m and a minimum lot area shall be 0.33ha: and</li> <li>- A Community Planning Permit shall be required prior to development proceeding on the property to implement lot design which facilitates future connection to municipal sewers and the conditions as outlined in CN comments dated April 26th, 2024., as well as a development agreement</li> </ul>

Precinct	Exception No.	By-law No.	Location	Schedule No.	Provisions
					with the District Municipality of Muskoka to require connection to full municipal service when they become available
Urban Residential – Low (UR1)	0033	2024-52	Part of Lot 16, Concession 4, Chaffey, Designated as Parts 1, 2, 3, 10, 11, 12, 16 on Plan 35R-26535	E-8	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended: - The minimum lot frontage shall be 20m and a minimum lot area shall be 3.9ha: and - A Community Planning Permit shall be required prior to development proceeding on the property to implement lot design which facilitates future connection to municipal sewers and the conditions as outlined in CN comments dated April 26th, 2024., as well as a development agreement with the District Municipality of Muskoka to require connection to full municipal service when they become available
Rural (RU)	0034	2024-53 (Cantelon)	Lot 25, Concession 1, Stisted	G-4	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, to: <ul style="list-style-type: none"> <li>Recognize the existing garden centre use along with accessory retail store, office and special event uses; and</li> <li>Permit a refreshment stand as an additional permitted accessory use</li> </ul>
Rural Residential (RR)	0035	2024-49	Part of Lots 28 to 30, Concession 6 and part of Shore Road Allowance, Stephenson, Designated as Parts 2 to 4 and 9 on Plan 35R-9674	K-5	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, to: <ul style="list-style-type: none"> <li>No development shall proceed on the lot prior to issuance of a Community Planning Permit; and</li> <li>No Community Planning Permit shall be issued until the Director of Development Services is satisfied that suitable stormwater management and construction mitigation measures are implemented to address potential negative impacts resulting from the development, including but not limited to, impacts on private roads within and adjacent to the lot</li> </ul>
Urban Mixed Use (UM)	0036	2024-50	Part of Lot 13, Concession 2, Chaffey, Designated as Part 11 on Plan RD 1982	F-8-3	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, to: <ul style="list-style-type: none"> <li>The maximum permitted gross floor area for permitted uses on the lot shall be 475 m<sup>2</sup>, with the exception of a permitted dwelling unit;</li> <li>The minimum required width for a double traffic lane providing access to the parking lot shall be 6.2 m<sup>2</sup>;</li> <li>A Community Planning Permit shall be required to amend or replace registered development agreements on the lands to reflect onsite parking requirements, signage respecting public access to water, and the ongoing</li> </ul>

Precinct	Exception No.	By-law No.	Location	Schedule No.	Provisions
					use of adjacent Town -owned land to accommodate 5 overflow parking spaces for 23 Dairy Lane
Waterfront Backlot (WB)	0037	2024-71 (Hill)	Part of Lot 4, Concession 1, Parts 1 to 3 on 35R-19539, Chaffey	G-6	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the maximum gross floor area of a Secondary Residential Dwelling Unit within a detached accessory building shall be 103 m <sup>2</sup>
Urban Residential – Shoreline (URS)	0038	2024-72 (Trousdale)	Part of Lot 16, Concession 1, Lot 44 on Plan 25, Huntsville	G-8-2	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended; a Short -Term Rental Accommodation within the second storey of a 45 m <sup>2</sup> legal non-conforming and non-complying boathouse shall be permitted as an additional permitted accessory use provided there are no other Short Term Rental Accommodations on the lot.
Recreation Resort Residential (RRR)	0039	2024-73 (Ziolkoski)	Part of Lot 32, Concession 1 Lot 12 to 15 and Part Block A on Plan 4, Part 4 to 6 on 35R-4180, Chaffey	G-11	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended; the lot area of 9,504 m <sup>2</sup> shall be deemed to comply
Recreation Resort Residential (RRR)	0040	2024-73 (Ziolkoski)	Part of Lot 32, Concession 1 Lot 12 to 15 and Part Block A on Plan 4, Part 4 to 6 on 35R-4180, Chaffey	G-11	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended; the lot area of 9,068 m <sup>2</sup> shall be deemed to comply
Rural Residential (RR) Rural (RU)	0041	2024-74 (Menard)	Part of Lot 29, Concession 8, Parts 2, 6, 7, & 8 on RP 35R-26894, Stisted	C-5	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, <ul style="list-style-type: none"> <li>• Hoodstown Road shall be deemed to be the front lot line;</li> <li>• Development shall be prohibited until appropriate development control techniques to mitigate negative impacts on Deer Wintering Habitat are implemented to the satisfaction of the Town of Huntsville through a Community Planning Permit</li> </ul>
Community Residential (CR)	0042	2024-70 (Gareau)	Part of Lot 23, Concession 7, Stephenson, Designated as Part 2 on Plan 35R-6301	J-4	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the following provisions apply: <ul style="list-style-type: none"> <li>• A motor vehicle and trailer repair shop contained within a 140m<sup>2</sup> detached accessory building shall be an additional permitted accessory use subject to the following provisions being met: <ul style="list-style-type: none"> <li>o The motor vehicle and trailer repair shop use shall be clearly secondary to the main residential use of the property and shall not change the residential character of the property;</li> </ul> </li> </ul>

Precinct	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>o The motor vehicle and trailer repair shop use shall not be a nuisance with regard to noise, odour, dust, vibration, etc., and shall not interfere with television or radio reception of others in neighboring buildings or structures;</li> <li>o No more than three (3) vehicles associated with the use shall be located on the property at any one time;</li> <li>o No derelict or un-plated vehicles shall be stored on the property outside the garage;</li> <li>o No motor vehicle or trailer repair or related work shall take place outside of the 140m<sup>2</sup> accessory building;</li> <li>o A 3m vegetative buffer shall be maintained along all side yards that abut residential development;</li> <li>o A minimum 10m setback shall be maintained between all buildings, structures, and ancillary uses associated with any motor vehicle and trailer repair shop use on the lot and all side lot lines;</li> <li>o The use shall be conducted by a person or persons residing in the dwelling;</li> <li>o No employee who does not live in the dwelling shall be employed on site; and</li> <li>o There shall be no display to indicate that any part of the property is being used for a use other than residential except for an unlit sign of not more than 0.5 m<sup>2</sup></li> </ul>
Urban Business Employment (UBE)	0043	2024-83 (2674264 Ontario Inc)	Lot 1, Concession 13; Brunel. Designated as Part 1 on Plan 35R-12397; Part of lot 1, Concession 14, Designated as Part 1 on Plan 35R-15721	G-6	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, no development shall be permitted until such time as appropriate development control techniques to mitigate potential negative impacts are implemented in accordance with the Deer Habitat Assessment prepared by Palmer, dated May 3rd, 2024, to the satisfaction of the Town of Huntsville through a Community Planning Permit
Rural Residential (RR)	0044	2024-99 (Wood)	Part of Lot 19, Concession 9 and 10, Part 1 on 35R-17477, Stephenson	I-3	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the minimum frontage shall be 61 m.
Rural Residential (RR)	0045	2024-100 (Burse)	Part of Lot 19, Concession 9 and 10, Part 1 on 35R-17477, Stephenson	D-8	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the minimum lot frontage shall be 57 m and a minimum lot area shall be 1.47 ha

Precinct	Exception No.	By-law No.	Location	Schedule No.	Provisions
Rural Residential (RR)	0046	2024-100 (Burse)	Part of Lot 19, Concession 9 and 10, Part 1 on 35R-17477, Stephenson	D-8	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the minimum lot frontage shall be 60 m and a minimum lot area shall be 1.47 ha.
Waterfront Residential – 60 m (WR1)	0047	2024-101 (Skidmore and Checkley)	Parts of Lots 1 and 2, Concessions 4 and 5, Chaffey, and Part of Road Allowance between Concessions 4 and 5 in front of Lots 1 and 2, Chaffey, designated as Parts 1 and 2 on Plan 35R-23836; Part 1 on Plan 35R-26002; and Part 3 on Plan 35R-26002	E-6	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the boathouse as it exists on the date of passing of this By-law shall be permitted to remain.
Waterfront Residential – 60 m (WR1)	0048	2024-101 (Skidmore and Checkley)	Parts of Lots 1 and 2, Concessions 4 and 5, Chaffey, and Part of Road Allowance between Concessions 4 and 5 in front of Lots 1 and 2, Chaffey, designated as Parts 1 and 2 on Plan 35R-23836; Part 1 on Plan 35R-26002; and Part 3 on Plan 35R-26002	E-6	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, <ul style="list-style-type: none"> <li>• The minimum required western interior side yard setback shall be reduced from 6 m to 1.5 m for an existing gazebo; and</li> <li>• A 1.6 m encroachment within the western interior side yard setback shall be permitted for an existing deck.</li> </ul>
Urban Business Employment (UBE)	0049	2024-109 (2435426 Ontario Inc)	Lot 9 -10, Plan 2	G-8-1	A dental office shall be a permitted primary use on the lot, and <ul style="list-style-type: none"> <li>• The following uses shall be additional permitted primary uses on the lot;                             <ul style="list-style-type: none"> <li>o Artisan's Studio;</li> <li>o Educational Institution;</li> <li>o Financial Establishment;</li> <li>o Food Store;</li> <li>o Garden Centre;</li> <li>o Health Services;</li> <li>o Laundromat/Dry Cleaners;</li> <li>o Market;</li> <li>o Nursing Home;</li> <li>o Office;</li> <li>o Personal Service Establishment;</li> <li>o Place of Assembly;</li> <li>o Residential Care Facility;</li> <li>o Restaurant;</li> <li>o Retail Store;</li> <li>o Service Establishment;</li> <li>o Tourist Establishment;</li> <li>o Tourist Home;</li> <li>o Variety &amp; Convenience Store;</li> <li>o Veterinary Clinic;</li> <li>o Other Similar Uses</li> </ul> </li> </ul>
Waterfront Residential – 120 m (WR2)	0050	2024-123 (Monkman)	Part of Lot 23-36, Plan 3; Except Part 1 on Plan 35R-16139 & DM323255; Part of Lot 22, Plan 3; Part 3 on Plan 35R-6167; Part of	M-11	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended; <ul style="list-style-type: none"> <li>• The front yard setback for a cold -water lake shall be 20m.</li> <li>• Development shall only be permitted in the building envelope shown on Schedule I except for permitted shoreline structures and associated site</li> </ul>

Precinct	Exception No.	By-law No.	Location	Schedule No.	Provisions
			Lot 31, Concession 2; Part 1 on 35R-6167, Brunel,		alterations. <ul style="list-style-type: none"> <li>Development shall be prohibited until the actions and recommendations of the Slope and Setback Assessment prepared by RiverStone Environmental Solutions Inc., dated August 11, 2024, are implemented to the satisfaction of the Town of Huntsville through a Community Planning Permit</li> </ul>
Waterfront Residential – 60 m (WR1)	0051	2024-123 (Monkman)	Part of Lot 23-36, Plan 3; Except Part 1 on Plan 35R-16139 & DM323255; Part of Lot 22, Plan 3; Part 3 on Plan 35R-6167; Part of Lot 31, Concession 2; Part 1 on 35R-6167, Brunel,	M-11	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended; <ul style="list-style-type: none"> <li>The lot area shall be deemed to comply</li> <li>Development shall only be permitted in the building envelope shown on Schedule I except for permitted shoreline structures and associated site alterations.</li> <li>Development shall be prohibited until the actions and recommendations of the Slope and Setback Assessment prepared by RiverStone Environmental Solutions Inc., dated August 11, 2024, are implemented to the satisfaction of the Town of Huntsville through a Community Planning Permit</li> </ul>
Urban Residential – Low (UR1)	0052	2024-124 (Tinkler)	Parcel 20259, Section Muskoka; Part Lot 11, Concession 3, Part 5 on BR -1048, Chaffey,	F-7-2	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended; <ul style="list-style-type: none"> <li>The front lot line shall be deemed to be along Ravenscliffe Road</li> </ul>
Rural (RU)	0053	2024-125 (Honderich and Carnochan)	Part of Lot 31-32, Concession 3; Part of Road Allowance Between Concession 2 & Concession 3; In Front of Lot 32; Part of Lot 1 & 10 on Plan 35R-14073; (Closed by By-law DM254352); Except Part 1 on Plan 35R-16761; Chaffey, and Part of Lot 32, Concession Parts 2-7 on Plan 35R-14073 Except Part 1 on Plan 35R-16761;	F-11	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, to recognize the existing private functions venue and outdoor recreational use as permitted accessory uses on the lot. For the purposes of this by-law, a Private Functions Venue shall mean an accessory use of lands, buildings, and structures as existed on the date of passing of this by-law, as a venue for private functions, such as weddings, receptions, family reunions, retirement parties, community events, or similar private events for a maximum of 70 guests.



Precinct	Exception No.	By-law No.	Location	Schedule No.	Provisions
			Chaffey, and Part of Lot 33, Concession 2; Parts 1-7 on Plan 35R-14074 Except Part 1 on 35R-27300; Chaffey		
WR2	0054	2024-137	Parcel 23842, Section Muskoka; Part of Lot 35, Concession 4; Chaffey; Designated as Part 20 on BR967;	E-11	<p>Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the following exceptions shall apply:</p> <ul style="list-style-type: none"> <li>• Development shall be permitted within 30m of an At -Capacity Lake Trout Lake;</li> <li>• Development shall be permitted within Stratum 1 Deer Wintering Habitat;</li> <li>• For the enclosed deck addition:                             <ul style="list-style-type: none"> <li>o the front yard setback is 8m;</li> <li>o the eastern side yard setback is 5m;</li> <li>o the setback to a Type 1 Fish Habitat is 8m;</li> <li>o the setback to a cold -water watercourse is 8m;</li> </ul> </li> <li>• For the dwelling addition:                             <ul style="list-style-type: none"> <li>o the front yard setback is 16m;</li> <li>o the eastern side yard setback is 5m;</li> <li>o the setback to a Type 1 Fish Habitat is 16m;</li> <li>o the setback to a cold -water watercourse is 9m;</li> </ul> </li> <li>• For the porch addition:                             <ul style="list-style-type: none"> <li>o the eastern side yard setback is 5m</li> <li>o the setback to a Type 1 Fish Habitat is 21 m;</li> <li>o the setback to a cold -water watercourse is 13.5m;</li> </ul> </li> <li>• A 3m encroachment is permitted within the front yard setback for the stairway attached to the enclosed addition; and</li> <li>• A consent application is required to be completed to ensure the subject lands are separately conveyable</li> </ul>
UR3	0055	2024-139	Part of Lot 18, Concession 2, Chaffey; Designated as Part 1 on Plan 35R-16568;	F-9-1	<p>Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the following exceptions shall apply:</p> <ul style="list-style-type: none"> <li>• A ten (10) unit, two (2) storey multiple dwelling building shall be permitted;</li> <li>• The minimum rear yard setback for the multiple dwelling building shall be 3m;</li> <li>• The minimum required number of parking spaces shall be 12 spaces;</li> </ul>

Precinct	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>• The minimum required aisle width for a double traffic lane shall be 6m;</li> <li>• A parking area associated with a multiple dwelling shall be permitted within 1 m of a lot line abutting an Urban Residential — Low (UR1) precinct;</li> <li>• The minimum width of the required landscaped buffer not abutting a street along the northern property line shall be 0m;</li> <li>• The width of the required landscaped buffer not abutting a street along the eastern property line shall be 1m;</li> <li>• A Community Planning Permit is required to be issued prior to development proceeding on the lot</li> </ul> <p>A Community Planning Permit shall not be issued unless the Director of Development Services is satisfied that the following matters have been addressed in addition to all other applicable requirements of the Community Planning Permit By-law:</p> <ul style="list-style-type: none"> <li>o A Functional Servicing Report shall be submitted to the satisfaction of the Town of Huntsville and District of Muskoka;</li> <li>o A Storm Water Management and Construction Mitigation Plan shall be submitted to the satisfaction of the Town of Huntsville and the District of Muskoka;</li> <li>o A Landscaping Plan shall be submitted to the satisfaction of the Town of Huntsville;</li> <li>o Written confirmation shall be provided from the District of Muskoka to demonstrate that a commercial entrance permit can be issued for access onto the District Road; and</li> <li>o A connection permit shall be obtained from the District of Muskoka prior to connect to municipal services, or written confirmation is provided from the District of Muskoka to demonstrate that a connection permit can be issued to authorize connection to municipal services</li> </ul>
RU	0056	2024-138	Part Lot 11-12, Concession 8; Brunel,	J-8	<p>Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended;</p> <ul style="list-style-type: none"> <li>• The frontage along a Class A District Road shall be 115m</li> </ul>
RU	0057	2024-136	Lots 1-4, Concession 11 and Lots 2-3 Concession 12, Stisted	B-1	<p>Notwithstanding any provisions of the Community Planning Permit By-law 2022-97, as amended, the following provisions apply:</p> <ul style="list-style-type: none"> <li>• Development of a 116m<sup>2</sup> single detached dwelling and a 743m<sup>2</sup> detached accessory building shall be permitted on the lot;</li> </ul>

Precinct	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>• A Community Planning Permit shall be issued prior to development proceeding on the lot; and</li> <li>• A Community Planning Permit shall not be issued unless the Director of Development Services is satisfied that the following matters have been addressed in addition to all other applicable requirements of the Community Planning Permit By-law:                             <ol style="list-style-type: none"> <li>1. A Site Plan Drawing shall be submitted to the satisfaction of the Town of Huntsville to demonstrate that all development is sufficiently set back from all natural and hazard constraints located on the lot;</li> <li>2. An agreement shall be entered into between the Owner(s) and Town of Huntsville, to be registered on title to the lands, acknowledging that access will be on a non-year round maintained road, no municipal services will be available, and the dwelling will be fully sprinklered or include other appropriate fire suppression or mitigation measures to the satisfaction of the Town</li> </ol> </li> </ul>
UR1	0058	2025-8	Part Lot 20, Concession 3; Chaffey	F-9-1	<p>Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended;</p> <ul style="list-style-type: none"> <li>• The following uses shall be additional permitted uses:                             <ol style="list-style-type: none"> <li>1. a contractor's establishment; and</li> <li>2. a light industrial use that includes buildings, structures and uses associated with manufacturing of building, construction, and home improvement products and construction equipment rentals;</li> </ol> </li> <li>• The south lot line shall be recognized as the front lot line;</li> <li>• The existing lot frontage shall be deemed to comply;</li> <li>• A Community Planning Permit shall be required to authorize existing non-conforming uses and any new development on the property; and</li> <li>• The following matters shall be addressed to the satisfaction of the Town prior to the issuance of a Community Planning Permit:                             <ol style="list-style-type: none"> <li>1. Engineering drawings and plans, including grading, drainage and construction phasing and mitigation plans, are prepared by a qualified professional to detail off-site private access lane improvements works needed to address emergency access requirements in accordance with applicable development standards;</li> <li>2. Tree preservation and landscape plans, including measures to protect and establish permitter treed buffers and stabilize banks, are prepared by a qualified</li> </ol> </li> </ul>

Precinct	Exception No.	By-law No.	Location	Schedule No.	Provisions
					professional, to implement recommendations contained in the Scoped Environmental Impact Study and Arborist Report, prepared by Palmer, dated November 1, 2024; 3. The Owner entering into an agreement with the Town, to be registered on title to the lands, with provisions for financial securities, to confirm that any works, including offsite road improvement works, will be completed and maintained in accordance with the final approved plans; • For the additional permitted uses noted herein only, the following shall be required: 1. A 9m wide treed vegetative buffer established and maintained along the southern lot line and a 3m wide treed vegetative buffer to be established along all other lot lines; 2. A minimum front yard setback of 9m; 3. A minimum interior side yard setback of 5m or 15m if lot line abuts a residential use; 4. A minimum rear yard setback of 15m; and 5. A maximum lot coverage of 20%.
WB C	0059	2025-24	Part of Lot 6, Concession 11, Chaffey, Designated as Part 1 on Plan 35R-15250, Except Part 1 on Plan 35R-17909	B-7	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the following uses shall be permitted: A Kennel and accessory uses, including agility training, dog shows and other similar uses.
WB	0060	2025-23	Part Lot 1, Concession 3, Brunel,	L-6	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended; • Development shall be permitted on a lot that does not front upon nor have direct access from a year-round municipally maintained public road. • No development shall be permitted on the lands prior to the issuance of a Community Planning Permit. • The following shall be addressed to the satisfaction of the Director of Development Services prior to the issuance of a Community Planning Permit: o the owner entering into an agreement with the Town to acknowledge that access will be on a non-year round maintained road; that no municipal services will be available; and that the dwelling must be fully sprinklered or include other suitable fire suppression measures to the satisfaction of the Town

Precinct	Exception No.	By-law No.	Location	Schedule No.	Provisions
	0061				
WR2	0062	2025-36	Part Lot 12, Concession 5, Parcel 12441, Section Muskoka, Part Broken Lot 11, Concession 5; Brunel	K-7 K-8	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended; <ul style="list-style-type: none"> <li>• The number of permitted accessory structures shall be 8, for one (1) existing detached garage and seven (7) existing utility sheds only;</li> <li>• Development shall only be permitted to the building envelope on the Schedule attached to the By-law; and</li> <li>• Development shall be prohibited until the actions and recommendations of the Environmental Impact Study prepared by Riverstone Environmental Solutions Inc., dated October 2, 2024, are implemented to the satisfaction of the Town of Huntsville through a Community Planning Permit</li> </ul>
WR2	0063	2025-36	Part Lot 12, Concession 5, Parcel 12441, Section Muskoka, Part Broken Lot 11, Concession 5; Brunel	K-7 K-8	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended; <ul style="list-style-type: none"> <li>• Development shall only be permitted to the building envelope on the Schedule attached to the By-law; and</li> <li>• Development shall be prohibited until the actions and recommendations of the Environmental Impact Study prepared by Riverstone Environmental Solutions Inc., dated October 2, 2024, are implemented to the satisfaction of the Town of Huntsville through a Community Planning Permit</li> </ul>
RR	0064	2025-36	Part Lot 12, Concession 5, Parcel 12441, Section Muskoka, Part Broken Lot 11, Concession 5; Brunel	K-7 K-8	Notwithstanding any provisions of Community Planning Permit Bylaw 2022-97, as amended; <ul style="list-style-type: none"> <li>• The lot frontage shall be deemed to comply.</li> <li>• Development shall only be permitted to the building envelope on the Schedule attached to the By-law; and</li> <li>• Development shall be prohibited until the actions and recommendations of the Environmental Impact Study prepared by Riverstone Environmental Solutions Inc., dated October 2, 2024, are implemented to the satisfaction of the Town of Huntsville through a Community Planning Permit</li> </ul>
UM	0065	2025-47	Part Lot 9, Concession 1, Part 1 on #5R-18158, Chaffey		Notwithstanding any provisions of Community Planning Permit Bylaw 2022-97, as amended <ul style="list-style-type: none"> <li>• Transportation Services and Warehouse shall be additional permitted uses on the property.</li> </ul>

Precinct	Exception No.	By-law No.	Location	Schedule No.	Provisions
UR3	0066	2025-49	Part of Block A, Plan M528; Designated as Part 2 on Plan 35R-23818	G-7-2	<p>Notwithstanding any provisions of Community Planning Permit Bylaw 2022-97, as amended, the following exceptions shall apply;</p> <ul style="list-style-type: none"> <li>• A sixteen (16) unit multiple dwelling development consisting of two (2) connected, eight (8) units, two (2) storey buildings with a covered amenity area and an accessory building shall be permitted;</li> <li>• The permitted encroachment into the front yard setback for attached decks only shall be 2 m;</li> <li>• Prior to development occurring on the lot, hydraulic modelling of water and sewer services shall be completed to the satisfaction of the District of Muskoka and any required improvements or modifications shall be implemented through a Community Planning Permit; and</li> <li>• Prior to development occurring on the lot, a landscaping plan shall be submitted to the satisfaction of the Town of Huntsville to address landscaping, landscaping features, and/or fencing to address impacts from headlights prior to the issuance of a Community Planning Permit.</li> </ul>
WB	0067	2025-46	Part Lot 8, Concession 11, Brunel, Designated as Part 14 on Plan 35R-17462, except Part 1 on Plan 35R-27089	H-7	<p>Notwithstanding any provisions of Community Planning Permit Bylaw 2022-97, as amended, the following provisions apply;</p> <ul style="list-style-type: none"> <li>• The existing farm shall be a permitted use;</li> <li>• The existing agricultural related uses including a petting farm, agricultural and outdoor education, and a farm store as existing on the date of passage of this bylaw shall be permitted accessory uses;</li> <li>• The following shall be additional permitted accessory uses: <ul style="list-style-type: none"> <li>○ Private functions such as weddings, receptions, family reunions, retirement parties, holiday gatherings and similar type celebrations;</li> <li>○ Community events such as a farm and artisan market, and the showcasing of artistic talent; and</li> </ul> </li> <li>• The above additional accessory uses shall be restricted to the areas, buildings and structures as shown on Schedule "II" attached hereto, and subject to the following criteria; <ul style="list-style-type: none"> <li>○ Outdoor event tents will only be permitted between May 1<sup>st</sup> and October 31<sup>st</sup> of each year; and</li> <li>○ Parking for the accessory uses shall be limited to 57</li> </ul> </li> </ul>

Precinct	Exception No.	By-law No.	Location	Schedule No.	Provisions
					regular spaces, plus 3 accessible spaces, as shown on Schedule "II" attached hereto.
CRBE	0068	2025-50	Part of Lot 3, Concession 14, Brunel, Part 1 on Plan 35R3796 and Parts 3 to 5, 7 & 9 on Plan 35R-19428	G-6	Notwithstanding any provisions of Community Planning Permit Bylaw 2022-97, as amended, the following exceptions shall apply: <ul style="list-style-type: none"> <li>• Light metal fabricating and after market sales and services of motor vehicle products shall be additional permitted uses; and</li> <li>• For the purposes of this by-law, light metal fabricating shall mean a non-toxic, low effluent establishment which shall include but not be limited to the following: producers of motor vehicle and recreational vehicle exhaust systems and accessories, producers of heating and cooling equipment and shall include the installation of such components.</li> </ul>
CRBE	0069	2025-50	Part of Lot 3, Concession 14, Brunel, Part 1 on Plan 35R3796 and Parts 3 to 5, 7 & 9 on Plan 35R-19428	G-6	Notwithstanding any provisions of Community Planning Permit Bylaw 2022-97, as amended, the following exceptions shall apply: <ul style="list-style-type: none"> <li>• A powder coating spray line facility shall be an additional permitted use; and</li> <li>• For the purpose of this by-law, a powder coating spray line facility shall mean a light industrial facility that includes application of powder coating to components and products..</li> </ul>
RU	0070	2025-59	Parcel 5570, Section Muskoka; Lot 23, Concession 12; Former Geographic Township of Chaffey; Town of Huntsville; The District Municipality of Muskoka	B-9	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the following uses shall be permitted: <ul style="list-style-type: none"> <li>• Development shall be permitted on a lot that does not front upon nor have direct access from a year-round municipally maintained public road.</li> <li>• No development shall be permitted on the lands prior to the issuance of a Community Planning Permit.</li> <li>• The following shall be addressed to the satisfaction of the Director of Development Services prior to the issuance of a Community Planning Permit:                             <ul style="list-style-type: none"> <li>○ the owner entering into an agreement with the Town to acknowledge that access will be on a non-year round maintained road; that no municipal services will be available; and that the dwelling must be fully sprinklered or include other suitable fire suppression measures to the satisfaction of the Town.</li> </ul> </li> </ul>
WR1	0071	2025-57	Lots 25 and Part of Lots 23 and 24, Plan 5, Chaffey,	G-11	Notwithstanding any provisions of Community Planning Permit Bylaw 2022-97, as amended, the following exceptions shall apply:

Precinct	Exception No.	By-law No.	Location	Schedule No.	Provisions
			designated as Part 14 on Plan 35R-25128		<ul style="list-style-type: none"> <li>• The minimum required setback for Type 1 Fish Habitat and An At Capacity Lake Trout Lake shall be 0 m for a 71.2 m<sup>2</sup> flat-roofed boathouse;</li> <li>• The maximum projection of a dock and a boathouse shall be 20 m for a 234.8 m<sup>2</sup> dock with attached 71.2 m<sup>2</sup> flat roofed boathouse.</li> <li>• The minimum required setback for Type 1 Fish Habitat and an At Capacity Lake Trout Lake shall be 4.86 m for a 4 m<sup>2</sup> canoe rack;</li> <li>• The minimum required setback for an At Capacity Lke Trout Lake shall be 4.42 m for a 9.2 m<sup>2</sup> dryland boathouse; and</li> <li>• The minimum required setback for Type 1 Fish Habitat shall be 8.34 m for a 9.2 m<sup>2</sup> dryland boathouse.</li> </ul>
UR3	0072	2025-71	Part of Lot 15, Concession 2, Designated Part of Lot 1 on RCP 547, Chaffey, Town of Huntsville	F-8 F-8-3 F-8-4	<p>Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the following shall apply:</p> <ul style="list-style-type: none"> <li>• Street townhouse dwellings and block townhouse dwellings shall be additional permitted uses;</li> <li>• A maximum of 600 dwelling units shall be permitted overall within development blocks 1 to 6, as shown on Schedule "I" to this By-law;</li> <li>• The minimum required front yard setback shall be 10m;</li> <li>• The minimum required rear yard setback shall be 10m;</li> <li>• The minimum required interior side yard setback shall be 6m;</li> <li>• The minimum required exterior side yard setback shall be 10m;</li> <li>• The front lot line shall be along the proposed subdivision road;</li> <li>• A 5m wide treed buffer will be maintained in a natural state within exterior side yards;</li> <li>• A minimum of 30% of any development block shall include soft landscaping, consisting of vegetation such as trees, shrubs, hedges, ornamental plantings, grass and ground cover;</li> <li>• Development shall be prohibited unless authorized through a Community Planning Permit;</li> <li>• In addition to any other requirements in the By-law, a Community Planning Permit shall not be issued for Development to proceed within any development block unless the Director of Development Services, or designate, is satisfied that the following detailed plans have been satisfactorily submitted, where necessary, for the development block:</li> </ul>



Precinct	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>○ Landscape Plan;</li> <li>○ Tree Preservation Plan;</li> <li>○ Stormwater Management Plan;</li> <li>○ Construction Mitigation Plan;</li> <li>○ Grading Plan;</li> <li>○ Servicing Plan; and</li> <li>○ Photometric Plan</li> </ul>
UR3	0073	2025-71	Part of Lot 15, Concession 2, Designated Part of Lot 1 on RCP 547, Chaffey,	F-8 F-8-3 F-8-4	<p>Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the following shall apply:</p> <ul style="list-style-type: none"> <li>• In addition to any other requirements in the By-law, a Community Planning Permit shall not be issued for Development to proceed within any development block unless the Director of Development Services, or designate, is satisfied that the following matters have been satisfactorily addressed: <ul style="list-style-type: none"> <li>○ A detailed Grading Plan and Tree Preservation Plan has been submitted demonstrating that grading changes and/or vegetation removals are minimized, to the extent feasible, with the conservation of natural grades, landforms and vegetation being prioritized, particularly within areas of steep slopes; or</li> <li>○ Failing this, the following detailed plans are satisfactory submitted, where necessary, for the development block: <ul style="list-style-type: none"> <li>▪ a Slope Stability Assessment; and</li> <li>▪ a Visual Impact Assessment.</li> </ul> </li> </ul> </li> </ul>
UR3	0074	2025-71	Part of Lot 15, Concession 2, Designated Part of Lot 1 on RCP 547, Chaffey,	F-8 F-8-3 F-8-4	<p>Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the following shall apply:</p> <p>In addition to any other requirements in the By-law, a Community Planning Permit shall not be issued for Development to proceed within the development block unless the Director of Development Services, or designate, is satisfied that a Trail Connection Plan has been satisfactorily submitted for the development block and an agreement has been entered into with terms satisfactory to the Town, including provisions for financial securities, to confirm that the actions and recommendations in this Plan will be implemented and public access to the trail will be granted.</p>
UR1	0075 (DUPLICATED)	2025-73	Part Lot 16, Concession 4, Part of Lot 2 on Plan 35R-20359;	E-8	<p>Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the following uses shall be permitted:</p>

Precinct	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>• The minimum lot frontage shall be 38m and the minimum lot area shall be 0.4ha;</li> <li>• A single detached dwelling serviced by a private individual onsite water and sewage services shall be permitted on a lot; and</li> <li>• A Community Planning Permit shall be required prior to development proceeding and the following be addressed to the satisfaction of the Director of Development Services:                             <ul style="list-style-type: none"> <li>• Confirmation shall be provided from a qualified professional to demonstrate that the lot is suitable for installation of individual onsite water and sewage services and that the lot and onsite sewage disposal system is designed in a manner that facilitates future connection to municipal services</li> </ul> </li> </ul>
UBE	0075	2025-72	Part Lot 15, Concession 9, Part 1 to 5 on 35R-16262; Brunel	I-8	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended: <ul style="list-style-type: none"> <li>• A maximum of four (4) "Staff Accommodation Units" shall be permitted as an accessory use within the existing 115 m<sup>2</sup> building on the lands.</li> </ul> For the purposes of this bylaw, Staff Accommodation Units shall be defined as being accommodations which may contain cooking facilities for employees of the primary kennel business.
UR1	0076 (DUPLICATED)	2025-73	Part of Lot 16, Concession 4, Part of Lot 2 on Plan 35R-20359;	E-8	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the following uses shall be permitted: -The minimum lot frontage shall be 38m and the minimum lot area shall be 0.4ha; and -A single detached dwelling shall be permitted on a lot serviced by private individual onsite water and sewage services.
RU	0076	2025-89	Parcel 678, Section Muskoka; Lot 4, Concession 11; Brunel	H-6	Notwithstanding any provisions of Community Planning Permit Bylaw 2022-97, as amended, the following uses shall be permitted: <ul style="list-style-type: none"> <li>• Development shall be permitted on a lot that does not front upon nor have direct access from a year-round municipally maintained public road.</li> <li>• No development shall be permitted on the lands prior to the issuance of a Community Planning Permit.</li> <li>• The following shall be addressed to the satisfaction of the Director</li> </ul>

Precinct	Exception No.	By-law No.	Location	Schedule No.	Provisions
					of Development Services prior to the issuance of a Community Planning Permit; <ul style="list-style-type: none"> <li>o The Owner entering into an agreement with the Town to acknowledge that access will be on a non-year round maintained road; that no municipal services will be available; and that the dwelling must be fully sprinklered or include other suitable fire suppression measures to the satisfaction of the Town.</li> </ul>
CRBE	0077	2025-84	Part Lot 31, Concession 1, Part 1 on 35R-18304; Stisted	G-5	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended: <ul style="list-style-type: none"> <li>• The following shall be the only permitted Principal Uses on the subject lands:                             <ul style="list-style-type: none"> <li>o Artisan’s Studio;</li> <li>o Single Detached Dwelling;</li> <li>o Food Store;</li> <li>o Health Services;</li> <li>o Market;</li> <li>o Office;</li> <li>o Personal Service Establishment;</li> <li>o Restaurant;</li> <li>o Retail Store;</li> <li>o Service Establishment;</li> <li>o Variety and Convenience Store;</li> <li>o Veterinary Clinic; and</li> <li>o Warehouse.</li> </ul> </li> <li>• The following shall be the only permitted Discretionary Principal Uses on the subject lands:                             <ul style="list-style-type: none"> <li>o Educational Institution;</li> <li>o Garden Centre;</li> <li>o Outdoor Recreational Use;</li> <li>o Place of Assembly; and</li> <li>o Other Similar Uses</li> </ul> </li> </ul>
UR1	0078	2025-87	Part of Lot 16, Concession 3, Chaffey, Part of Lot 16,	E-8	Notwithstanding any provisions of Community Planning Permit Bylaw 2022-97, as amended, the following uses shall be permitted:

Precinct	Exception No.	By-law No.	Location	Schedule No.	Provisions
			Concession 4, As in DM247035		<ul style="list-style-type: none"> <li>• The minimum lot area shall be 0.3 ha</li> <li>• A single detached dwelling serviced by a private individual onsite water and sewage services shall be permitted; and</li> <li>• A Community Planning Permit shall be required prior to development proceeding and the following be addressed to the satisfaction of the Director of Development Services:                             <ul style="list-style-type: none"> <li>○ Confirmation shall be provided from a qualified professional to demonstrate that the lot is suitable for installation of individual onsite water and sewage services and that the lot and onsite sewage disposal system is designed in a manner that facilitates future connection to municipal services; and</li> <li>○ Restrict vegetation removal to a maximum of 50% of the total lot area.</li> </ul> </li> </ul>
UR1 UR2	0079	2025-90 (OLT)	Part Lot 12, Concession 1, Chaffey; Part 2 and 3 35R-3006, Except Part 1-6 35R-11252, Part 1-6 35R-21522; S/T Easement Over Part 5 and 6 35R-14517 as in DM 256162; S/T Easement over Part 2 35R-3006 as in DM100440	G-8 G-8-1	Notwithstanding any provisions of Community Planning Permit Bylaw 2022-97, as amended, the following shall apply: <ul style="list-style-type: none"> <li>• A 3 m wide treed buffer shall be required along the rear lot lines</li> </ul>
UR1	0080	2025-90 (OLT)	Part Lot 12, Concession 1, Chaffey; Part 2 and 3 35R-3006, Except Part 1-6 35R-11252, Part 1-6 35R-21522; S/T Easement Over Part 5 and 6 35R-14517 as in DM 256162; S/T Easement over Part 2 35R-3006 as in DM100440	G-8 G-8-1	Notwithstanding any provisions of Community Planning Permit Bylaw 2022-97, as amended, the following shall apply: <ul style="list-style-type: none"> <li>• The minimum required front yard shall be 7 m; and</li> <li>• A 3 m wide treed buffer shall be required along rear lot lines</li> </ul>
UR2	0081	2025-90 (OLT)	Part Lot 12, Concession 1, Chaffey; Part 2 and 3 35R-3006, Except Part 1-6 35R-11252, Part 1-6 35R-21522; S/T Easement Over Part 5 and 6 35R-14517 as in DM 256162; S/T Easement over Part 2 35R-3006 as in DM100440	G-8 G-8-1	Notwithstanding any provisions of Community Planning Permit Bylaw 2022-97, as amended, the following shall apply: <ul style="list-style-type: none"> <li>• The lot area for Lots 8 to 10, 12 to 15, 18 to 21, and 30 to 32 is deemed to comply;</li> <li>• The maximum footprint for an interior unit townhouse shall be 78.4 m<sup>2</sup>; and</li> <li>• The maximum footprint for an end unit townhouse on Lots 11, 12, and 32 shall be 112 m<sup>2</sup></li> </ul>

Precinct	Exception No.	By-law No.	Location	Schedule No.	Provisions
C	0082	2025-90 (OLT)	Part Lot 12, Concession 1, Chaffey; Part 2 and 3 35R-3006, Except Part 1-6 35R-11252, Part 1-6 35R-21522; S/T Easement Over Part 5 and 6 35R-14517 as in DM 256162; S/T Easement over Part 2 35R-3006 as in DM100440	G-8 G-8-1	<p>Notwithstanding any provisions of Community Planning Permit Bylaw 2022-97, as amended, the following shall apply:</p> <ul style="list-style-type: none"> <li>• Conservation lands contain wetland feature including surrounding 15 m protective buffer; and</li> <li>• Limited passive recreation trails and a future road in compliance with all applicable by-law requirements shall be permitted.</li> </ul>
UR1	0083	2025-90 (OLT)	Part Lot 12, Concession 1, Chaffey; Part 2 and 3 35R-3006, Except Part 1-6 35R-11252, Part 1-6 35R-21522; S/T Easement Over Part 5 and 6 35R-14517 as in DM 256162; S/T Easement over Part 2 35R-3006 as in DM100440	G-8 G-8-1	<p>Notwithstanding any provisions of Community Planning Permit Bylaw 2022-97, as amended, the following shall apply:</p> <ul style="list-style-type: none"> <li>• Development and site alteration shall be prohibited unless authorized through a Community Planning Permit; and</li> <li>• Prior to the issuance of a Community Planning Permit, a Scoped Wetland Impact Mitigation Plan shall be prepared by a qualified biologist and submitted to the satisfaction of the Town which shall detail how the mitigation recommendations contained in the Scoped EIS prepared by Riverstone Environmental Solutions, dated August 14, 2022 will be implemented respecting the removal of wetland features.</li> </ul>
CRBE	0084	2025-96	Part Lot 18, Concession 5, Part 2 on 35R-16865; Stephenson	K-3	<p>Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the following shall apply;</p> <ul style="list-style-type: none"> <li>• A single detached dwelling shall be permitted as an accessory use.</li> <li>• Development on the property shall be prohibited until authorized through a Community Planning Permit;</li> <li>• A Community Planning Permit shall not be issued unless the Director of Development Services is satisfied that the following conditions have been met: <ul style="list-style-type: none"> <li>○ Legal access being established for the subject lands; and</li> <li>○ Any wetland and cold water stream adjacent to the proposed development be assessed by a qualified professional through an appropriate technical report and all actions and recommendations outlined therein are to be implemented;</li> </ul> </li> <li>• The following uses shall not be permitted due to the high water usage nature of the use:</li> </ul>

Precinct	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>○ Nursery or Garden Centre;</li> <li>○ Laundromat;</li> <li>○ Restaurant exceeding maximum occupancy of 30 persons (as per Building Code);</li> <li>○ Car Wash;</li> <li>○ Hospital</li> </ul>
WB	0085	2025-99	Part of Lot 16, Concession 14, Brunel, as in DM140694; Except Part 1 on Plan 35R-7013;	G-8-4	<p>Notwithstanding any provisions of Community Planning Permit By-law 2022-97,as amended:</p> <ul style="list-style-type: none"> <li>•Construction of a single detached dwelling on lands not directly accessible from a road maintained year-round by a public authority shall be permitted;</li> <li>•A 10m wide treed buffer along the frontage of the property except in the location of a maximum 9m wide driveway shall be required;</li> <li>•Development on the property shall be prohibited until authorized through a Community Planning Permit;</li> <li>• A Community Planning Permit shall not be issued unless the Director of Development Services is satisfied that the following matters have been addressed in addition to all other applicable requirements of the Community Planning Permit By-law:                             <ol style="list-style-type: none"> <li>1. An Agreement is entered into between the Owner(s) and the Town of Huntsville, to be registered on title to the lands, acknowledging that access will be on a private road, no municipal services will be available, and the dwelling will be fully sprinklered or include other appropriate fire suppression or mitigation measures to the satisfaction of the Town.</li> </ol> </li> </ul>
RU	0086	2025-98	Part of Lot 5, Concession 12; Chaffey; As in DM310466;	A-6, A-7, B-6, and B-7	<p>Notwithstanding any provisions of Community Planning Permit By-law 2022-97,as amended:</p>

Precinct	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>•Construction of a single detached dwelling on lands not directly accessible from a road maintained year-round by a public authority shall be permitted;</li> <li>•Development on the property shall be prohibited until authorized through a Community Planning Permit;</li> <li>• A Community Planning Permit shall not be issued unless the Director of Development Services is satisfied that the following matters have been addressed in addition to all other applicable requirements of the Community Planning Permit By-law:                             <ol style="list-style-type: none"> <li>1. An Agreement is entered into between the Owner(s) and the Town of Huntsville, to be registered on title to the lands, acknowledging that legal access will be secured over the unopened road allowance and/or private lands, as necessary, no municipal services will be available, and the dwelling will be fully sprinklered or include other appropriate fire suppression or mitigation measures to the satisfaction of the Town; and</li> <li>2. Confirmation is provided by the applicant that access has been appropriately secured.</li> </ol> </li> </ul>
UR3	0087	2025-100	Part Lot 12, Concession 1, Chaffey; designated as Lots 55, 56, 57, 70 - 82 and Part Block D on Plan 21	G-8, G-8-1	<p>Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the following exceptions shall apply:</p> <ol style="list-style-type: none"> <li>1. The maximum number of residential dwelling units shall be 150 units;</li> <li>2. A minimum of 124 parking spaces shall be provided;</li> <li>3. A maximum height of 14m shall be permitted for a 78-unit, 2075m2 multiple residential building only;</li> <li>4. The setback from the top of bank of a steep slope shall be 5m along the northerly lot line and 11m along the easterly lot line;</li> </ol>

Precinct	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<p>5. Development shall be prohibited on the property until authorized through a Community Planning Permit;</p> <p>6. In addition to any other relevant requirements of the By-law being addressed, the following matters shall be addressed to the satisfaction of the Director of Development Services or designate prior to Community Planning Permit issuance:</p> <ol style="list-style-type: none"> <li>1. An agreement shall be entered into between the Town of Huntsville and the MCLT, to be registered on title to the lands, with terms to the satisfaction of the Town of Huntsville to confirm that development will proceed in accordance with final approved plans, require implementation of actions and recommendation outlined in final approved technical reports, and require a minimum of forty (40) per cent of units to be provided as affordable housing units;</li> <li>2. Availability of water and sewer capacity shall be confirmed to the satisfaction of the District Municipality of Muskoka;</li> <li>3. Hydraulic modelling shall be undertaken to the satisfaction of the District of Muskoka all required improvements shall be appropriately implemented;</li> <li>4. The following technical reports and plans shall be submitted:               <ol style="list-style-type: none"> <li>1. A Tree Preservation and Landscape Plan;</li> <li>2. A Noise and Vibration Study prepared to the satisfaction of CN;</li> <li>3. A Offsite Improvement Plan to implement recommendations of technical reports as appropriate, including but not limited to, the Traffic Impact Letter prepared by JD Northcote, dated August 13, 2025;</li> <li>4. A Functional Servicing Report (FSR) prepared to the satisfaction of the District Municipality of Muskoka;</li> </ol> </li> </ol>



Precinct	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<p>5. A Stormwater Management and Construction Mitigation Plan; and</p> <p>6. A Slope Stability Assessment.</p>
WR2	0088	2025-108	Part Lot 32, Concession 4; Chaffey,	E-11	<p>Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the following shall apply;</p> <ul style="list-style-type: none"> <li>• Development shall be permitted within an identified natural heritage feature and area, being Stratum 1 Deer Wintering Habitat;</li> <li>• Development shall be permitted within 30 m of an At Capacity Lake Trout Lake;</li> <li>• A 22 m<sup>2</sup> private cabin shall be permitted on the property;</li> <li>• The front yard setback for a 22 m<sup>2</sup> private cabin shall be 1.5 m; and</li> <li>• A 22 m<sup>2</sup> private cabin shall be permitted closer to the shoreline than the principle dwelling on a lot.</li> </ul>
RU	0089	2025-123	Part of Lot 32, Concession 6, Stephenson, as in DM270419;	K-6	<p>Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the following shall apply: The minimum required frontage shall be 138m.</p>
UR2	0090	2025-136	Part Lot 53-54, Plan 8; Chaffey; Part 2 on Plan 35R-26832,	K-8	<p>Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the following shall apply:</p> <ul style="list-style-type: none"> <li>•the minimum required rear yard setback for a duplex shall be 5m; and</li> <li>•the minimum required landscaped buffer between the parking area and the northern lot line shall be 0.8m.</li> </ul>
RU	0091	2025-138	Part Lot 15, Concession 7; Brunel; Parts 1, 2 & 3 on 35R-7721 and Parts 1 & 2 on 35R-22570	K-8	<p>Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the following provisions shall apply.</p> <ul style="list-style-type: none"> <li>• A Tourist Camping Establishment with a maximum of thirty-nine (39) accessory buildings or structures shall be permitted including.             <ol style="list-style-type: none"> <li>1. up to thirty (30) camping structures;</li> <li>2. staff accommodation buildings;</li> <li>3. an owner's residence building;</li> <li>4. maintenance, utility, storage and amenity buildings including but not limited to:                 <ol style="list-style-type: none"> <li>a) food and beverage preparation and serving buildings,</li> <li>b) a clubhouse building,</li> <li>c) spa, sauna, shower and bath house, steam room facilities, and</li> <li>d) a yoga pavilion.</li> </ol> </li> </ol> </li> </ul>

Precinct	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>• Development shall be permitted within 3m of the unopened road allowance;</li> <li>• The following matters shall be addressed to the satisfaction of the Director of Development Services or their designate, prior to the issuance of a Community Planning Permit:                             <ol style="list-style-type: none"> <li>1. A 3m wide road widening shall be dedicated to the District of Muskoka across the entire frontage of the property for road widening purposes;</li> <li>2. A Traffic Impact Brief and Drainage Plan shall be prepared by a qualified professional and submitted to the satisfaction of the District of Muskoka</li> </ol> </li> </ul>
RR	0092	2025-140	Part Lot 15, Concession 2, as in DM171208; except Part 1 on 35R-8886; Brunel	M-8	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended ; <ul style="list-style-type: none"> <li>• The lot frontage shall be deemed to comply;</li> <li>• A 15m treed vegetative buffer shall be maintained or established along the public road , except in the location of an approved entrance and driveway; and</li> <li>• The front yard setback shall be 20m.</li> </ul>
WR1	0093	2025-137	Part Lot 16, Concession 13; Brunel; Parts 1 to 5, Plan 34R-19178	H-8	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended, the following shall apply: A Secondary Residential Dwelling Unit shall be permitted as a temporary accessory use in an existing 240m 2 two-storey detached accessory building for a period not exceeding 3 years from the date of passage of this by-law, after which time the use shall cease
RR	0094	2025-139	Lot 15, Concession 9; Chaffey	C-8	Notwithstanding any provisions of Community Planning Permit By-law 2022-97, as amended; <ul style="list-style-type: none"> <li>• Development shall be permitted on a lot that does not front upon nor have direct access from a year-round municipally maintained public road.</li> <li>• No development shall be permitted on the lands prior to the issuance of a Community Planning Permit.</li> <li>• The following shall be addressed to the satisfaction of the Director of Development Services prior to the issuance of a Community Planning Permit:                             <ul style="list-style-type: none"> <li>o the owner entering into an agreement with the Town to acknowledge that access will be on a non-year round maintained road; that no municipal services will be available; and that the dwelling must be fully sprinklered or include other suitable fire</li> </ul> </li> </ul>

Precinct	Exception No.	By-law No.	Location	Schedule No.	Provisions
					suppression measures to the satisfaction of the Town.

## Appendix A – Study Requirement

The following materials and technical reports may be required to be submitted at the time of application to the satisfaction of the Town:

- a) A planning rationale/justification report which evaluates the proposal against the relevant goals, objectives, policies and general purpose and intent of the Town of Huntsville Official Plan, the District of Muskoka Official Plan and the Provincial Policy Statement;
- b) a technical report;
- c) an ecological site assessment;
- d) a site assessment by a specialist in or within 1.5 km of areas mapped as Stratum 2 winter deer habitat;
- e) a **fish habitat** assessment;
- f) a wildland fire risk assessment;
- g) a traffic impact study;
- h) a shadow study;
- i) a wind study;
- j) a cultural heritage resource study;
- k) an archaeological assessment;
- l) a D4 (waste disposal) study;
- m) a municipal water and wastewater servicing study;
- n) a master drainage plan;
- o) a functional servicing study;
- p) a stormwater management study;
- q) a natural hazard study;
- r) a hydrology study;
- s) surface water quality analysis, including consideration for the Lake System Health policies of the District of Muskoka Official Plan;
- t) a settlement capability study;
- u) an agricultural impact study including a Minimum Distance Separation (MDS) analysis;

- v) environmental site assessment and record of site condition as applicable;
- w) a noise and vibration study;
- x) a dust and/or odour study;
- y) a retail impact study;
- z) a geotechnical study including slope stability;
- aa) an urban design study;
- bb) an extractive industrial site development plan and rehabilitation plan;
- cc) a community facility analysis;
- dd) a community needs analysis;
- ee) a salt management plan;
- ff) an active transportation study;
- gg) a tree inventory and preservation plan including identification of **trees** on the site five (5) years prior to the application;
- hh) a visual impact study;
- ii) a water conservation plan;
- jj) a boating impact study; and
- kk) re-vegetation plan

## Appendix B – List of Conditions of Approval or Provisional Approval

Conditions of Approval or Provisional Approval may include, but are not limited to, the following matters:

- a) the proposed **development** shall be required to be undertaken in accordance with a Community Planning Permit, including plans and drawings, and provisions for the maintenance or restoration of **shoreline** vegetation;
- b) road widenings required to the extent established in the Town and Muskoka Official Plans;
- c) in the case of commercial or industrial **development**, facilities may be required to provide access to and from the **lot**, such as **access ramps**, curbs, turning lanes and traffic direction **signs**;
- d) lighting facilities in accordance with the Outdoor Lighting By-law (By-law # 2016-3), and designed to minimize the impacts on lake views, night skies and environmental features;
- e) walls, fences, hedges, **trees**, shrubs or other ground cover or facilities for the landscaping of the lands or the protection of adjoining lands which include green infrastructure and pervious permeable surfaces;
- f) in the case of commercial or industrial facilities, garbage storage facilities with appropriate screening;
- g) easements in favour of the municipality for the construction, maintenance or improvement of **watercourses**, ditches, land drainage works and other public utilities;
- h) facilities for the disposal of storm, surface and wastewater from the land and from any **buildings** or **structures** thereon such as low impact development principles and green infrastructure;
- i) the dedication of parkland or the payment of cash-in-lieu, equal to 2% of the land for commercial **development** and 5% of the land for all other **development**;
- j) maintenance of any of the works described in subsections (a) to (h) above;
- k) in the case of a **lot** with development constraints, as set forth in the Official Plan and further defined in this By-law, exist, a site evaluation;
- l) in the case of **development** which is suspected to be within an area prone to flooding or erosion, a natural hazard engineering report or technical report to determine the compatibility of the proposed land use and to recommend mitigation measures;
- m) in the case of **development** within 400 m of the design limit of a sewage lagoon facility, a technical report recommending mitigation measures;
- n) in the case of **development** within 300 m of a licensed pit or 500 m of a licensed **quarry**, an impact assessment to determine the compatibility of the proposed land use and to recommend mitigation measures;

- o) in the case of a **lot** which has suspected soil contamination constraints or hazardous sites, an environmental site assessment;
- p) a noise and/or vibration report where development is likely to have an impact on adjacent uses, or where a sensitive land use is proposed in the vicinity of a noise generator such as a railway, highway, commercial or industrial use, in accordance with the District of Muskoka Official Plan;
- q) a technical report where a **development**:
  - i. is located within 120 m of a provincially significant wetland, or within 30 m of any other wetland,
  - ii. proposes a reduced **setback** from that required in this By-law;
  - iii. is located within a deer wintering area, and
  - iv. is located within a natural heritage feature or area;
- r) in the case of a **lot** containing or abutting Type 1 Fish Habitat or unknown **Fish Habitat**, a Fish Habitat Impact Assessment if development is proposed within the **shoreline yard**, or if a variation to the **shoreline yard** is requested;
- s) where **shoreline vegetation** has been removed, or the required shoreline buffer is non-complying, a re-vegetation plan by a qualified professional for re-establishment of a **buffer**;
- t) in the case of **buildings, structures** or works extending beyond the normal or controlled **high water mark** or located at the **shoreline**, studies will be provided to demonstrate, and plans for construction will be designed in a manner which addresses the following matters:
  - i. navigation,
  - ii. fish and **wildlife habitat**,
  - iii. the natural flow of the water,
  - iv. potential damage from water levels and ice heaving,
  - v. natural landscape and terrain,
  - vi. narrow water body constraints,
  - vii. access from the land and water, and
  - viii. privacy and views, as a result of projecting property lines onto the water;
- u) in the case of a **golf course**, a hydrogeological assessment, a surface water impact assessment, a pesticide and chemical management plan and an operation and management plan;
- v) a visual impact analysis;
- w) a lighting impact analysis;
- x) a land use compatibility analysis;
- y) a **site alteration** plan to demonstrate alteration or restoration of the grade of land and the placing or dumping of fill;

- z) a plan for the identification, protection, maintenance and enhancement of existing **trees** and other vegetation, including the restoration or replacement of **vegetation** where removed;
- aa) a requirement to close, stop up and purchase an original shore road allowance or original road allowance;
- bb) actions and recommendations as set out in any approved study submitted to support the application;
- cc) an agreement with the Town and/or any regulating bodies, to be registered on title, to confirm that **development** will proceed in accordance with the Community Planning Permit, including the provision of financial securities.
- dd) Storm Water Management and construction mitigation plans where construction abuts any **watercourse**;
- ee) a plan showing that residential uses shall be **setback** a minimum of 200 m from a sanitary sewage disposal site;
- ff) a plan showing that non-residential uses shall be **setback** a minimum of 150 m from a sanitary sewage disposal site;
- gg) a plan showing that all uses will be **setback** a minimum of 400 m from a waste stabilization pond (i.e. sewage lagoon);
- hh) In the case of **development** and/or lot creation for water access only lots, demonstration that suitable arrangements for mainland parking have been made, including confirmation of any applicable authorization for such parking, planning approvals and/or agreements where necessary to secure such parking;
- ii) a preliminary technical report or comprehensive technical report where new **development** is proposed within 500 m of an operating or non-operating waste disposal site or waste management system;
- jj) **development** will not be permitted within 1000 m of a municipal water supply intake or sanitary sewage outfall, unless the proponent provides a study containing sufficient data to demonstrate no negative impacts of any proposed **development**;
- kk) a Record of Site Condition; and
- ll) in the case where action is recommended by a technical report, conditions which address the recommendations, including siting requirements that exceed minimum requirements, may be imposed.
- mm) in the case of a development being approved with reductions in parking for affordable and rental residential proposals, a development agreement with the Town, to be registered on title, to confirm the provisions around the reductions in parking.



## Appendix C – Previous Site Specific Exceptions from Section 6 of Huntsville Zoning By-law 2008-66P, as amended

C.1 Notwithstanding any provisions to the contrary in the CPP By-law, the following provisions apply to the properties identified in the specific exception noted in Table C.1.

C.2 In all other respects, the provisions of the CPP By-law shall apply.

**Table C.1 – Previous Site Specific Exceptions**

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
C2	0001	2009-18P	Pt. Lot 17, Con. 14, Stephenson	L-3	Notwithstanding the requirements of Exception 1143, the maximum gross floor area for all buildings shall not exceed 1250 m <sup>2</sup> .
RR	0002	2008-66P	Pt Lot 33, Con 13, Stephenson,	G-6, H-6	A recreational vehicle storage facility is a permitted use on the property.
SR1, O2, C	0003	2019-33	Norvern Shores  Lots 25, 26, 27 & 28, Con 4 & 5, Stisted	E-4, E-5,  F-4, F-5	<ul style="list-style-type: none"> <li>• The lot area and frontage shall be as it exists on the date of passing of this by-law.</li> <li>• The only permitted use shall be 127 land lease sites, each of which could be developed with a land lease home and associated accessory structures.</li> <li>• The general layout of the land lease sites shall be in accordance with Schedule 9-60.</li> <li>• “Land lease site” shall be defined as: the area of land leased for the use, or intended use, as a site for a land lease home.</li> <li>• “Land lease home” shall be defined as: a dwelling unit that is a permanent structure, where the owner of the dwelling unit leases the land used, or intended for use, as the site for the dwelling unit, but does not include a mobile home.</li> <li>• The following regulations apply to each land lease site:                             <ul style="list-style-type: none"> <li>• Minimum area of 0.4 ha.</li> </ul> </li> </ul>

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					<ul style="list-style-type: none"> <li>• Minimum frontage of 40 m on an internal private road.</li> <li>• Each site shall be serviced by a private individual well and septic system.</li> <li>• Notwithstanding the above, all other provisions of the SR1 zone shall apply to each land lease site, and for the purpose of this by-law, each land lease site will be considered a 'lot'.</li> <li>• As of the date of passing of this by-law, the area and frontage of existing developed land lease sites identified on Schedule 9-60 are deemed to comply.</li> <li>• For the area identified on Schedule 9-60 as 'Shoreline Amenity Area'; the following shall apply:                         <ul style="list-style-type: none"> <li>• a maximum cumulative width of up to 259 m of the contiguous shoreline is permitted to be used for shoreline structures and amenity areas;</li> <li>• the maximum projection for a dock shall be of 43.0 m;</li> <li>• the maximum number of shoreline structures shall be 5; all as shown on Schedule '9-56'.</li> </ul> </li> </ul>
M1	0004	2008-66P	Pt. Lot 12, Con. 3, Chaffey	F-8-1	The minimum side and rear yard shall be 5 m (16 ft).
C1	0005	2008-66P	Pt. Lot 16, Con. 6 & 7, Stephenson	K-3	A recreational vehicle sale, repair and maintenance facility shall be an additional permitted use.
SR4	0006	74-8	Pt. Lot 6, Con. 9, Brunel	I-7 J-7	Permits the erection of one Seasonal dwelling on one leasehold lot.  (1) Setbacks: min. side yard 3 m (10 ft.) - min. ext. side yard 6 m (20 ft.)  (2) Lot Requirements: - min. lot frontage 30 m (100 ft.) - min. lot area 1,394 m <sup>2</sup> (15,000 ft <sup>2</sup> ) - min. floor area 69.7 m <sup>2</sup> (750 ft <sup>2</sup> )
IN	0007	2008-66P	Pt. Lot 15, Con. 12, Stephenson	H-3	The only permitted use shall be a place of assembly.

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
O2-H	0008	2009-35P	Pt Lot 7-10, Con. 14, Brunel	G-7-3 G-7-4	Table 5.8.2 of Zoning By-law 2008-66P, as amended, is amended by including “amphitheatres”, “indoor and outdoor recreational uses” as additional permitted uses on the subject lands.
M3	0009	2008-66P	Pt. Lot 23, Con. 8, Stephenson	J-4	A concrete or asphalt product manufacturing plant is permitted in addition to the uses in an M3 Zone.
R3	0010	2009-27P	Pt. Lot 14, Con. 2, Chaffey	F-8-3	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended: a) The minimum frontage requirement shall be 5.5 m; b) The minimum lot area shall be 135 m <sup>2</sup> ; c) The maximum lot coverage, including an attached deck shall be 55% for the principal structure and 2.5% for all accessory structures; d) The minimum front yard shall be 4.0 m, 5.0 m or 6.0 m; e) The minimum rear yard shall be 5.0 m; f) The minimum interior side yard shall be 0.0 m; g) The minimum length for a parking space in the front yard shall be 5.5 m; and, h) One parking space shall be permitted in the front yard; all as shown on Schedule “9-35”, attached hereto.
SR1	0011	2009-26P	Pt. Lot 25, Con. 7, Stephenson	J-8	Notwithstanding the provisions of Zoning By-law 2008-66P, as amended, the minimum lot frontage shall be 23 m, the minimum lot area shall be 1,800 m <sup>2</sup> and the minimum side yard setbacks for a dwelling shall be 3 m.
SR1	0012	75-38	Pt. Lot 22, Con. 1, Lots 1-6, M-467, Brunel	M-9	Permits the development of one dwelling on each of the six lots where the existing lot sizes and frontages are exempt from the provisions of the Shoreline Residential One Zone.
RU1	0013	78-101	Pt. Lot 16, Con. 10, Pts. 1-3, 35R-10448, Brunel	I-8	A mobile home is an additional permitted use.
C	0014	2009-35P	Pt Lot 7-10, Con. 14, Brunel	F-8-1	Notwithstanding Table 5.8.2 of Zoning By-law 2008-66P, “golf course fairway crossings, cart paths, pedestrian trails and roads” are the only permitted uses.
O3	0015	2009-35P	Pt Lot 7-10, Con. 14, Brunel	F-8-1	Notwithstanding any provisions of Zoning By-law 2008-66P to the contrary, development of the golf course shall only be permitted upon submission and approval by the Ministry of Environment and Town of Huntsville of a hydrogeological report for any taking of

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					water from ground water sources and impacts on any natural features on site.
R2	0016	2009-41P	Pt. Lot 12, Con. 2, Chaffey	F-8-3	Notwithstanding the provisions of Zoning By-law 2008-66P, as amended, the rear yard setback of the existing dwelling is deemed to comply, as shown on Schedule “9-37”.
R2	0017	2009-41P	Pt. Lot 12, Con. 2, Chaffey	F-8-3	Notwithstanding the provisions of Zoning By-law 2008-66P, as amended, the rear yard setback shall be 7 m, as shown on Schedule “9-37”.
R2	0018	2009-41P	Pt. Lot 12, Con. 2, Chaffey	F-8-3	Notwithstanding the provisions of Zoning By-law 2008-66P, as amended, the rear yard setback shall be 7 m and the minimum lot area shall be 422 m <sup>2</sup> , as shown on Schedule “9-37”.
SR1	0019	2009-42P	Pt. Lot 12, Con. 7, Stephenson	J-2	Notwithstanding the provisions of Zoning By-law 2008-66P, as amended, the lot frontage, area, and the existing structures are deemed to comply, as shown on Schedule “I”, attached hereto.
SR1	0020	2009-44P	Pt. Lot 30, Con. 2, Brunel	M-10	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, Part of Lot 30, Con 2, Brunel, Town of Huntsville, designated as 3255 South Portage Road, shall be deemed to be one lot for development purposes. Further, all lot lines abutting South Portage Road shall be deemed to be exterior side lot lines; the lot frontage and area are deemed to comply with minimum requirements; lot coverage for the principal use shall be calculated using the waterfront portion of the property only; and, a maximum of 5 roofed accessory structures not to exceed a total of 8% of the total lot coverage, shall be permitted.
RR	0021	2009-52P	Pt. Lot 11, Con. 1, Stephenson	M-2	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the minimum lot frontage shall be 80 m.
C3	0022	2009-61P	Pt. Lot 22, Con. 8, Stephenson	J-4	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the following uses, provided they are low water users and are non-toxic and low effluent producing in nature, are the only permitted uses in this C3 Zone: Artisan’s Studio, Contractor’s Establishment, Garden Centre, Outdoor Recreation, Personal Service Establishment, Self Storage Facility, Service Establishment, Veterinary Clinic, Warehouse, and Private Garage as a principal use; no residential use is permitted. The lot area and frontage are deemed to comply with zoning requirements; the minimum front yard setback shall be 15 m; and, the minimum rear yard

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					setback shall be 17.5 m. All property shown hatched, on Schedule “I” attached, shall be subject to site plan control.
SR1	0023	2009-63P	Pt. Lot 23 and 24, Con 1, Brunel	M-9	Notwithstanding the requirements of Zoning By-law 2008-66P: <ul style="list-style-type: none"> <li>• The minimum yard requirements for all structures shall be as shown on Schedule 9-38;</li> <li>• The maximum lot coverage, minimum shoreline buffer and maximum width of shoreline structures and amenity areas shall be as shown on Schedule 9-38;</li> <li>• Part of Lots 23 and 24, Con 1, Brunel, Town of Huntsville, designated as Parts 1, 2, and 3, Plan 35R-15040, shall be deemed to be one lot for development purposes; and,</li> <li>• All lands shown hatched on Schedule “I” attached hereto shall be subject to site plan control, said application to be accompanied by a re-vegetation plan to be prepared by a qualified professional.</li> </ul>
R4	0024	2009-66P	Pt. Lot 11, Con 1, Chaffey	G-7-2	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, <ul style="list-style-type: none"> <li>• The maximum number of residential units shall be 16.</li> <li>• The westerly side yard setback shall be 4 m.</li> <li>• The maximum building height shall be 9 m.</li> <li>• A 3 m wide buffer strip shall be located along the northerly lot line and the easterly lot line.</li> <li>• Townhouses shall not be a permitted use.</li> </ul>
MU2	0025 <b>AMENDED</b>	2009-67P 2017-59 Kaylan	Pt. Lots 17 & 18, Con 2, Chaffey	F-8-4	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended: <ul style="list-style-type: none"> <li>• A Sporting Goods Retail store is an additional permitted use on the subject lands.</li> <li>• A retail store is an additional permitted use on the subject lands.</li> </ul>
RU1	0026	2009-79P	Pt. Lot 25, Con 5, Chaffey	E-10	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the minimum lot frontage shall be 110 m.
SR1	0027	2009-78P	Pt. Lot 26, Con 2, Brunel	M-10	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended: <ul style="list-style-type: none"> <li>• The lot area and frontage are deemed to comply with zoning requirements;</li> <li>• The maximum permitted lot coverage for accessory structures shall be 6%;</li> </ul>

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					<ul style="list-style-type: none"> <li>• The maximum cumulative width of shoreline developments shall be 29.4%;</li> <li>• The minimum shoreline buffer shall be 71.6%;</li> <li>• A boathouse and dock, which projects to a depth of 1.0 m with a total length of 25 m shall be permitted; and,</li> <li>• No site alteration shall be permitted within 3 m of the limit of any Natural Resource Zone.</li> </ul>
SR1	0028	2009-76P	Pt. Lot 5, Con 1, Stisted	G-1	<p>Notwithstanding any requirements of Zoning By-law 2008-66P, as amended:</p> <ul style="list-style-type: none"> <li>• Recognize the existing lot area and frontage as being in compliance;</li> <li>• Reduce the southerly side yard from 6 m to 2.7 m;</li> <li>• Reduce the northerly side yard setback from 6 m to 0.7 m;</li> <li>• Recognize the existing front yard setback of 8.4 m;</li> <li>• Permit a total lot coverage of 17.25% for all buildings and structures;</li> <li>• Increase the maximum cumulative width of all shoreline structures and amenity areas to 27.5% of the shoreline;</li> <li>• Reduce the minimum shoreline buffer from 75% to 72.5%; and</li> <li>• The lands will be subject to site plan control, said application is to be accompanied by a re-vegetation plan and a drainage plan, to be prepared by a qualified professional.</li> </ul>
RR	0029	78-41	Pt. Lot 9, Con. 10, Stisted	B-2	Permits the erection of a single-wide mobile home.
SR2	0030	2009-88P	Pt. Lot 12, Con 10, Chaffey	B-8	Notwithstanding the requirements of Zoning By-law 2008-66P, a tile bed is not a permitted use.
SR2	0031	2009-88P	Pt. Lot 12, Con 10, Chaffey	B-8	Notwithstanding the requirements of Zoning By-law 2008-66P, the minimum front yard shall be 30 m. Alteration of natural vegetation shall not be permitted, save and except the removal of dead and decaying trees posing a safety hazard, a 2 m wide meandering pedestrian walkway to the shoreline constructed of permeable natural materials, and minor accessory water-related structures having a total maximum area of 15 m <sup>2</sup> .

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
C	0032	2009-88P	Pt. Lot 12, Con 10, Chaffey	B-8	Notwithstanding the requirements of Zoning By-law 2008-66P, the only permitted uses shall be a tile bed for the tertiary sewage disposal system and a driveway. Alteration of the natural vegetation and native soil mantle shall not be permitted, save and except where required for a permitted use of the removal of dead and decaying trees posing a safety hazard.
SR4	0033	2009-83P	Pt. Lot 10, Con 6, Stephenson	K-2	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended: <ul style="list-style-type: none"> <li>• The minimum front yard setback shall be 15 m;</li> <li>• The minimum northerly side yard setbacks for the dwelling shall be as shown on Property Detail Schedule “9-40”; and</li> <li>• The lands shall be subject to site plan control, said application to be accompanied by a re-vegetation plan and a drainage plan, to be prepared by a qualified professional.</li> </ul>
NR, RR	0034	2009-84P	Pt. Lot 13, Con 11, Brunel	H-9	Notwithstanding the provisions of Zoning By-law 2008-66P, as amended, all openings in all habitable buildings and structures shall be located above the Regulatory Flood Elevation of 282.7 m G.S.C. datum, the northerly lot line shall be the front lot line, and the minimum front yard setback shall be 7.4 m for the dwelling.
SR2	0035	2009-86P	Pt. Lot 7, Con 13, Brunel	G-7-3, H-7	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the property shall be subject to site plan control and no site alteration, save and except for the removal of dead, decaying, or hazardous trees, shall be permitted until such time that the site plan is registered on the title of the lands.
RR	0036	2009-87P	Pt. Lot 22, Con 8, Brunel	L-8, M-8	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, site alteration shall be prohibited within 120 m of the southernmost boundary of the lot.
RR	0037	2009-89P	Pt. Lot 7, Con 6, Chaffey	E-7	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the minimum lot area shall be 0.8 ha (2 ac).
RR	0038	2009-107P	Pt. Lot 13, Con 2, Stephenson	L-3, M-3	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the minimum lot frontage shall be 110 m. All lands shown on Schedule “I” attached hereto shall be subject to site plan control, pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended.

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RU2	0039	2009-108P	Pt. Lot 18, Con 10, Stephenson	I-3	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the minimum lot frontage shall be 60 m.
R4	0040	76-62 2019-48 <b>Amended</b>	Pt. Lots 27, 28, 29, 30, 31, Con. 1 & 2, Chaffey 35R-18128, Pts. 1 & 5	F-10 F-11	These lands may be used only for the construction of twenty-five (25) townhouse dwelling units contained in five (5) buildings, each of which is divided vertically into five (5) dwelling units, together with accessory buildings and recreational facilities including, but not limited to tennis court and a swimming pool provided that the 25 dwelling units are used for seasonal vacation and recreational purposes only. Staff housing trailers, to accommodate up to 49 people, including a trailer containing cooking facilities, shall be an additional permitted use, for a period not exceeding 3 years from the date of passage of this by-law; after which time the use shall cease. The lands shall be subject to site plan control.
C3	0041	2009-112P	Pt. Lots 32 and 33, Conc. 1, Stisted	G-6	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the following shall be additional permitted uses: <ol style="list-style-type: none"><li>1. Boat manufacturing;</li><li>2. Pipe and fittings manufacturing;</li><li>3. Dock building;</li><li>4. Plastic fabrication;</li><li>5. Service and storage of fusion machines;</li><li>6. A sales office; and</li><li>7. Screened outside storage of pipes and docks.</li></ol>
MU4	0042	2009-110P	Pt. Lot 13, Con 2, Chaffey	F-8-1	Notwithstanding the requirements of Zoning By-law 2008-66P, a “Dwelling, Semi-detached” is an additional permitted use.
RR	0043	2009-117P	Pt Lot 11, Con 6, Stephenson	K-2	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the lot area and frontage are deemed to comply with zoning requirements.
RR	0044	2009-117P	Pt Lot 11, Con 6, Stephenson	K-2	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the minimum northerly side yard shall be 1.45 m to recognize the location of the existing accessory structure only.
NR2	0045	2009-116P	Pt. Lots 7 & 8, Con 4, Chaffey	E-7	Notwithstanding the provisions of Zoning By-law 2008-66P, as amended, one residence without a basement may be permitted in the location shown provided: <ul style="list-style-type: none"><li>• All building envelopes are above 286.7 m;</li></ul>



**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>• All electrical, heating, ventilation, air conditioning and water supply systems are flood-proofed above 286.7 m;</li> <li>• A raised bed with distribution pipes at a minimum elevation of 286.4 m be constructed for sewage disposal;</li> <li>• The access driveway and parking area to be at 286.4 m with slopes of 1:5 or less, stabilized with vegetation;</li> <li>• A 1.2 m diameter culvert is installed under the driveway; and,</li> <li>• All lands shown on Schedule “I” attached hereto shall be subject to site plan control, which implements the recommendations of the Floodplain Report dated May 2007, as amended, and the RiverStone Environmental report dated July 31, 2009, pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended.</li> </ul>
SR4	0046	2009-126P	Part Lot 34, Con 4, Chaffey	E-11	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the lot coverage shall be 11% and the front yard setback shall be 13 m for the dwelling only.
SR1	0047	2009-138P	Part Lot 33, Con 4, Chaffey	E-11	<p>Notwithstanding any requirements of Zoning By-law 2008-66P, as amended,</p> <ul style="list-style-type: none"> <li>• The lot frontage and area shall be deemed to comply with zoning requirements;</li> <li>• The minimum southerly side yard setback shall be 1 m for the existing dwelling and garage;</li> <li>• The minimum southerly side yard shall be 0 for the eaves and gutters on the existing dwelling and garage;</li> <li>• The rear yard setback for the existing dwelling and garage shall be 8 m;</li> <li>• The rear yard setback for a shed shall be 2 m;</li> <li>• The minimum southerly side yard setback shall be 0 for the existing shed;</li> <li>• The existing shed shall be permitted closer to the water than the dwelling;</li> <li>• The minimum front yard setback for the existing shed shall be 5.7 m;</li> <li>• The lot coverage for the existing garage and dwelling shall be as exists on the date of passage of this By-Law.</li> </ul>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
SR1	0048	2009-138P	Part Lot 33, Con 4, Chaffey	E-11	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the lot frontage and area shall be deemed to comply with zoning requirements.
SR	0050	2009-142P	Part Lot 29 & 30, Con 14, Chaffey	A-10	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the following shall apply: <ul style="list-style-type: none"> <li>• The minimum front yard setback shall be 1.75 m for the existing deck only;</li> <li>• The maximum cumulative width of the shoreline activity amenity area shall be 18.5 m; and</li> <li>• No additional buildings or structures shall be permitted within 30 m of the high water mark, with the exception of one private cabin.</li> </ul>
RU1	0051	2009-143P	Part Lot 6, Con 7, Brunel	J-7, K-7	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the existing frontage (of which 28 m is maintained year round by the Town of Huntsville) shall be deemed to comply.
C7	0052	2009-144P	Part Lots 73 and 78, Plan 2	G-8-1	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the following shall be deemed to comply: <ul style="list-style-type: none"> <li>• The minimum landscape buffer abutting a residential zone shall be 0;</li> <li>• The minimum landscape buffer for the perimeter of a parking lot, on lands abutting a road, shall be 0;</li> <li>• The minimum landscape buffer for the perimeter of a parking lot, on lands not abutting a road, shall be 0;</li> <li>• The minimum landscaped area shall be 0;</li> <li>• The minimum number of on-site parking spaces shall be 16;</li> <li>• One residential unit shall be permitted at the rear of the ground floor, provided that the portion of the building facing Main Street continues to be used for commercial purposes.</li> </ul>
SR4	0053	2009-148P	Part Lot 11, Con 7, Stephenson	J-2, K-2	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the minimum frontage shall be 40 m.
SR4	0054	2009-148P	Part Lot 11, Con 7, Stephenson	J-2, K-2	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the front yard setback shall be 7.0 m for the existing dwelling only, and 16.6 m for the existing privy only.
RU1	0055	2010-09	Part Lots 18-20, Con 10, Chaffey	B-9	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the minimum frontage shall be 70 m.

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RU1	0056	2010-10	Part of Lots 13 and 14, Cons 11 and 12, Brunel	H-8	A minor dent removal and paint repair business within an accessory structure no larger than 150 m <sup>2</sup> , for a maximum of 3 vehicles at any one time, with outside screened storage for an additional 3 vehicles, shall be permitted as a Home Industry.
SR1	0057	2010-11	Part Lot 4, Con 9, Brunel	I-6	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the following shall apply: <ul style="list-style-type: none"> <li>• The existing lot frontage and area shall be deemed to comply with zoning requirements;</li> <li>• The minimum front yard setback for a single family dwelling (including decks) shall be 26 m;</li> <li>• The minimum setback from a watercourse for a septic system shall be 25 m; and,</li> <li>• The existing shoreline amenity area (15.5 m in width) shall be deemed to comply with zoning requirements, provided a 75% shoreline buffer is maintained</li> </ul>
R4	0058	77-32	Lot 14, Con. 2, Chaffey, Pt. 1, 35R-3977	F-8-3	The minimum exterior north-west side yard shall be 3 m (10 ft).
SR5	0059	2010-14	Part Lot 10, Con 11, Chaffey	B-7	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the following shall apply: <ul style="list-style-type: none"> <li>• The minimum yard requirements for all structures shall be as shown on Schedule 9-42;</li> <li>• The maximum shoreline activity area shall be as shown on Schedule 9-42, provided 75% of the shoreline buffer is maintained; and,</li> <li>• All lands shown hatched on Schedule "I", attached hereto, shall be subject to site plan control, said application to be accompanied by a re-vegetation plan to be prepared by a qualified professional.</li> </ul>
RR	0060	2010-23	Part Lots 22 and 23, Con 10, Stephenson	I-4	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the lot minimum frontage and area shall be as shown on Plan 35R-23068 as Part 1.
RR	0061	2010-32	Part of Lot 30, Con 5, Chaffey	E-10, E-11	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the lot frontage is deemed to comply with zoning requirements.
RU1, RR	0062	2010-47	Part of Lot 11, Con 12, Brunel	H-7	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the lot frontage and area is deemed to comply with zoning requirements.

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
R2 (H)	0063	2010-48	Part Lots 17 & 18, Con 2, Chaffey	F-8-2, F-9-1	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, street townhouses shall be an additional permitted use and the maximum number of total units shall be 150.
C4, NRF2	0064  <b>OMB DECISION</b>	2010-49  2011-82	Part Lots 32 & 33, Con 1, Chaffey  APPEALED – OMB DECISION	F-11	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, the following exceptions shall apply; <ul style="list-style-type: none"> <li>• The maximum dock projection shall be 35 m from the high water mark;</li> <li>• The existing cumulative width of all shoreline activity amenity areas, buildings and structures is deemed to comply, with the exception of any areas identified as areas to be revegetated by a qualified professional; through an Environmental Site Assessment Report, to be completed by a qualified professional, to the satisfaction of the Town of Huntsville;</li> <li>• The number of existing shoreline buildings and structures are deemed to comply; and</li> <li>• The setback from a Type One Fish Habitat shall be 20 m.</li> </ul>
RR	0065	2010-62	Pt. of Lots 18 & 19, Con. 11, Chaffey	B-9	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the lot area shall be deemed to comply.
RU1	0066	2010-62	Pt. of Lots 18 & 19, Con. 11, Chaffey	B-9	The minimum lot frontage shall be 60 m
RU1	0067	2010-63	Pt. of Lot 22, Con. 2, Brunel	L-9, M-9	The minimum frontage shall be 90 m
RR	0068	77-117	Lot 14, Con. 13, Brunel, 35R-5357, Pts. 1 & 3	H-8	A frontage of 19.42 m (63.72 ft.) and an area of 1,289 m <sup>2</sup> (13,871 ft <sup>2</sup> .) are permitted.
RR	0069	77-126	Lot 11, Con. 6, Stephenson, 35R-6175, Pt. 1	K-2	The minimum lot area shall be 2,334 m <sup>2</sup> (25,125 ft <sup>2</sup> .) and the minimum frontage shall be 22.86 m (75 ft).
RU1	0070	2010-68	Lot 2 & Pt. Lot 1, Con. 6, Brunel	K-6	The minimum frontage shall be 60 m
SR4	0071	2010-69	Pt. of Lot 2, Con. 13, Stephenson	G-1	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the following shall apply: <ul style="list-style-type: none"> <li>• The frontage shall be 9 m for the proposed dwelling addition only;</li> <li>• The location of the Bunkie shall be deemed to comply with zoning requirements;</li> <li>• The cumulative width of all shoreline buildings, structures, and activity amenity areas, is deemed to comply;</li> </ul>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>• The lot coverage of all accessory buildings, structures is deemed to comply;</li> <li>• Additional structural development within 30 m of the shoreline shall be prohibited;</li> <li>• Additional site alteration within 15 m of the shoreline shall be prohibited, with the exception of the removal any dead, decaying or hazardous vegetation and trees;</li> <li>• The shoreline buffer shall be deemed to comply, subject to the recommendations of the Environmental Impact Statement, prepared by RiverStone Environmental Solutions Inc., dated February 2, 2010, and on file with the Town.</li> </ul>
RR	0072	2010-78	Pt. of Lot 24, Con. 7, Stisted	D-4	The frontage of the subject lands shall be measured at the front lot line.
R2	0072A	2010-67	Pt. of Lot 12, Con. 2, Chaffey	F-8-3	The minimum frontage shall be 13 m and the setback from the CN rail property shall be 7 m from the front lot line.
R2	0073	2010-67	Pt. of Lot 12, Con. 2, Chaffey	F-8-3	The minimum frontage shall be 13 m and the setback from the CN rail property shall be 7 m from the front lot line and the location of the existing buildings and structures shall be deemed to comply.
NR	0074	2010-80	Part of Lts. 22 & 23, Con. 14, Brunel	G-9	<p>Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the following exceptions shall apply:</p> <ul style="list-style-type: none"> <li>• the setback from Type 1 fish habitat for all buildings and structures shall be a minimum of 20 m,</li> <li>• the dwelling, floating dock with attached decking, septic system and two (2) accessory structures shall be permitted uses;</li> <li>• the existing location of the existing floating dock with attached decking, septic system and two (2) accessory structures shall be deemed to comply;</li> <li>• the minimum front yard setback for the dwelling, including all decks and porches, shall be 20 m;</li> <li>• the minimum southerly side yard setback for the dwelling, including all decks and porches, shall be 3 m;</li> <li>• the minimum northerly side yard setback for the dwelling, including all decks and porches, shall be 8 m;</li> </ul>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>• the minimum rear yard setback for the dwelling, including all decks and porches, shall be 10 m;</li> <li>• the maximum cumulative width of all shoreline amenity areas, including all buildings and structures, shall be 20 m;</li> </ul> <p>No development or site alteration shall be permitted prior to a site plan being registered on the property.</p>
R3	0075	2010-81	Lot 185, Plan 11, Town of Huntsville	G-8-1	<p>Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the following shall apply:</p> <ul style="list-style-type: none"> <li>• The minimum number of parking spaces per unit shall be 0.7;</li> <li>• The minimum width of a 2-way traffic lane shall be 3.5 m;</li> <li>• The minimum setback for a driveway from a residential lot line shall be 0;</li> <li>• The minimum setback for parking from the residential zone to the rear shall be 0;</li> <li>• The minimum parking setback from the residential zone abutting the easterly lot line shall be 3 m;</li> <li>• The maximum allowable number of units in a multiple dwelling unit shall be 7;</li> <li>• The minimum lot area per dwelling unit shall be 73 m<sup>2</sup>;</li> <li>• The minimum front yard setback shall be 2.9 m for the existing dwelling;</li> <li>• The minimum front yard setback shall be 0 for the existing stairs and porch; and</li> <li>• The setback for a garbage enclosure will be a minimum of 1.7 m from a public street.</li> </ul>
C-1	0077	2010-82	Plan 2, Lot 87, Chaffey	F-8-3, G-8-1	<p>Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, the following shall apply:</p> <ul style="list-style-type: none"> <li>• The lot frontage shall be deemed to comply;</li> <li>• The minimum lot area for the zone shall be 408 m<sup>2</sup></li> <li>• The maximum lot coverage for the zone shall be 29%;</li> <li>• The minimum interior side yard requirement shall be 1.2 m;</li> <li>• The parking setback from a residential zone shall be as exists;</li> </ul> <p>The only permitted principal uses on the subject lands shall be the following:</p>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>○ Single family dwelling;</li> <li>○ Duplex;</li> <li>○ Artisan’s studio;</li> <li>○ Bed and Breakfast;</li> <li>○ Day Nursery;</li> <li>○ Health services;</li> <li>○ Office;</li> <li>○ Retail store;</li> <li>○ Personal service establishment;</li> <li>○ Variety and convenience store; and</li> <li>○ Tourist home with a maximum of 5 units.</li> </ul> <p>The only permitted accessory uses on the subject lands shall be the following:</p> <ul style="list-style-type: none"> <li>○ A home occupation, accessory to a single family dwelling only; and</li> <li>○ A maximum of 2 accessory dwelling units, accessory to a permitted use on the property.</li> </ul> <ul style="list-style-type: none"> <li>● The lands will be subject to site plan control.</li> </ul>
R2	0078	2010-94	Part Lot 18, Con. 3, RCP 525, Lots 34 & 39, Chaffey	E-8, E-9	Notwithstanding the requirements of Section 5.2.4 (xii) of Zoning By-Law 2008-66P, as amended, the front yard setback shall be 137.16 m.
R2	0079	2010-94	Part Lot 18, Con. 3, RCP 525, Lots 34 & 39, Chaffey	E-8, E-9	Notwithstanding the requirements of Section 5.2.4 (xii) of Zoning By-Law 2008-66P, as amended, the front yard setback shall be 10.2 m.
RU1	0080	2010-90	Part Lot 12, Con. 2, Stephenson	M-2, M-3	<ul style="list-style-type: none"> <li>● Notwithstanding the requirements of Section 3.5 of Zoning By-law 2008-66P, as amended, the minimum setback from Type 1 fish habitat for the dwelling shall be 16.5 m;</li> <li>● Notwithstanding the requirements of Section 3.5 and Section 3.1.8.2 of Zoning By-law 2008-66P, as amended, the minimum setback from Type 1 fish habitat for the deck shall be 12 m;</li> <li>● Notwithstanding Section 5.8.4 (xix) of Zoning By-Law 2008-66P, as amended, the minimum setback from a cold water stream shall be 16.5 m for the dwelling;</li> <li>● Notwithstanding Section 5.8.4 (xix) and Section 3.1.8.2 of Zoning By-Law 2008-66P, as amended, the minimum setback from a cold water stream shall be 12 m for the deck;</li> </ul>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>• Notwithstanding Section 3.1.16.1 of Zoning By-Law 2008-66P, as amended, the minimum setback from the high-water mark for a leaching bed shall be 15 m;</li> <li>• Notwithstanding the requirements of Section 3.1.8.2 of Zoning By-Law 2008-66P, as amended, the maximum disturbed area within the 15 m buffer area is shown on property detail Schedule “9-45”;</li> <li>• Notwithstanding the requirements of Section 3.1.18.5 of Zoning By-Law 2008-66P, as amended, the maximum cumulative width of all shoreline buildings, structures, and amenity areas shall be 60 m, save and except for the areas to be left in a natural state or the areas to be left to regenerate. All as indicated in the report dated June 22, 2010, prepared by RiverStone Environmental Solutions Inc., and on file with the Town, as shown on property detail Schedule “9-45”; and</li> <li>• The lands shall be subject to Site Plan Control, through which the conclusions and recommendations of the report entitled “Trask Report–Site Evaluation Report”, dated June 22, 2010, prepared by RiverStone Environmental Solutions Inc., and on file with the Town, shall be adhered to.</li> </ul>
M1	0081 <b>AMENDED</b>	78-24 2014-104	Acme Planing Mills Lot 10, Con 2, Chaffey	F-7-2, F-7-4	<p>Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply:</p> <ul style="list-style-type: none"> <li>• The parking requirement for a Home Improvement Centre shall be 1 space for each 50 m<sup>2</sup> of gross floor area of commercial space, PLUS 1 space for each 100 m<sup>2</sup> of gross floor area of storage space.</li> <li>• The parking requirement for a Light Industrial Use (millwork shop) shall be 1 space for each 50 m<sup>2</sup> of gross floor area.</li> </ul>
NR	0082	2010-90	Part Lot 12, Con. 2, Stephenson	M-2, M-3	<p>Notwithstanding the requirements of Section 3.1.8.2 of Zoning By-Law 2008-66P, as amended,</p> <ul style="list-style-type: none"> <li>• the maximum disturbed area within the 15 m buffer area is shown on property detail Schedule “9-45”;</li> <li>• Notwithstanding the requirements of Section 3.1.18.5 of Zoning By-Law 2008-66P, as amended, the maximum cumulative width of all buildings, structures and amenity areas shall be 60 m, save and except for the areas to be left in a natural state or the areas</li> </ul>



**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<p>to be left to regenerate. All as indicated in the report dated June 22, 2010, prepared by RiverStone Environmental Solutions Inc., and on file with the Town, as shown on property detail Schedule “9-45”; and</p> <ul style="list-style-type: none"> <li>The lands shall be subject to Site Plan Control, through which the conclusions and recommendations of the report entitled “Trask Report–Site Evaluation Report”, dated June 22, 2010, prepared by RiverStone Environmental Solutions Inc., and on file with the Town, shall be adhered to.</li> </ul>
SR1	0083	78-46	Lot 32, Con 3, Brunel; Pt. Lots 1-4, 6, 7 on Plan M544, 35R-18143	L-11	The minimum side yard for any buildings or structures, including docks, boathouses, boat ports and other accessory structures shall be 15 m (50 ft.). This requirement shall not apply to any such buildings or structures existing on the date of approval of this by-law.
RU1	0084	2010-91	Part of Lot 23, Con. 4, Chaffey	E-9	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, a motor vehicle repair and/or certification garage shall be a permitted use, provided no more than one (1) vehicle is being worked on at a time, and no more than two (2) vehicles are in a cue for servicing.
RU1	0085	2010-91	Part of Lot 23, Con. 4, Chaffey	E-9	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, a landscaping and excavation business and wood processing business are additional permitted uses. For the purpose of this By-law, wood processing shall include the processing of logs from an off-site source. All activities related to the additional uses shall be setback a minimum of 30 m from the existing cold-water stream.
SR1	0086	2010-92	Part of Lot 20, Con. 13 & 14 and Lot 21, Con. 12 & 14, Brunel	G-9, H-9	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the following shall apply: <ul style="list-style-type: none"> <li>The minimum easterly side yard setback for the existing boathouse only shall be 3 m.</li> </ul>
SR2	0087	2010-92	Part of Lot 20, Con. 13 & 14 and Lot 21, Con. 12 & 14, Brunel	G-9, H-9	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the following shall apply: <ul style="list-style-type: none"> <li>The existing 69.7 m<sup>2</sup> (750 ft<sup>2</sup>) private cabin shall be deemed to comply.</li> <li>The existing location of the private cabin is deemed to comply.</li> </ul>

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
C	0088	2010-92	Part of Lot 20, Con. 13 & 14 and Lot 21, Con. 12 & 14, Brunel	G-9, H-9	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the following shall apply: <ul style="list-style-type: none"> <li>• No buildings, structures or activity areas shall be permitted, save and except for a dock, a boathouse, a pump house, and a 2 m-wide meandering pathway leading from the dwelling to the dock and boathouse. All other areas are to remain in a natural state; and</li> <li>• A boathouse may have a maximum projection of 12 m from the high-water mark, including a 2 m long walkway leading from the shore to the boathouse.</li> </ul>
SR1	0089	2010-95	Part of Lot 12, Con. 11, Brunel	H-8	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the following shall apply: <ul style="list-style-type: none"> <li>• All setbacks as shown on Property Detail Schedule 9-46 shall be deemed to comply;</li> <li>• The lot coverage for the zone shall be a maximum of 50%;</li> <li>• The lot area is deemed to comply for the zone;</li> <li>• The lands shall be subject to site plan control, through which the conclusions and recommendations of the Fish habitat Assessment, prepared by RiverStone Environmental Solutions Inc., dated July 27, 2010, and on file with the Town, and the Engineering Report, dated June 29, 2010, prepared by Duke Engineering, and on file with the Town, shall be implemented.</li> </ul>
R3	0090	2010-99	Part of Lot 13, Con. 1, Huntsville	F-8-3	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, Health Services shall be an additional permitted use, the front yard setback shall be 5 m, and a minimum 2 m high privacy fence shall be installed and maintained along the entire rear yard.
RU1 NR	0091	2010-109  2010-97 <i>(repealed)</i>	Part of Lot 25, Con 3, Brunel	L-10	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, a dry land marina will be an additional permitted use. No activity related to the dry land marina will be permitted within 15 m of any side yard property line
SR4	0092	2010-98	Part of Lot 33, Con 5, Chaffey	E-11	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, a front yard setback of 7.5 m, a rear yard setback of 0 m will

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					be permitted and each separate part of 59 and 65 Ena Drive are to be joined as one for development purposes.
MU4	0093  <b>AMENDED</b>	2011-68  2014-112	Part of Lot 13, Con 2, Chaffey	F-8-3	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply: <ul style="list-style-type: none"> <li>• The only permitted Principal Uses shall be: Food Manufacturing, Health Services, Office, Private Park, Dwelling Street Townhouse, Service Establishment, Variety &amp; Convenience Store.</li> <li>• A Restaurant shall be permitted as an Accessory Use.</li> <li>• A Loading Space shall be permitted in the Front Yard.</li> </ul>
SR1	0094	2010-111	Lot 5, Plan 5, Brunel	L-10	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, <ul style="list-style-type: none"> <li>• The front yard setback shall be 18.1 m from the high water mark for a deck only;</li> <li>• The lot coverage for the dwelling shall be 17.6%; and</li> <li>• The westerly side yard setback for a garage only shall be 5.3 m.</li> </ul>
SR2	0095	2010-113	Part of Lot 13, Con 12, Chaffey	A-8  B-8	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the following shall apply: <ul style="list-style-type: none"> <li>• The setback from the limits of any Type One fish habitat shall be a minimum of 20 m;</li> <li>• The setback for a leaching bed from the high watermark shall be a minimum of 20 m;</li> <li>• The setback from the limits of the peat bog shall be a minimum of 9 m; and</li> <li>• The minimum depth of a shoreline vegetative buffer shall be 20 m extending from the high watermark. Said buffer is to remain in a natural state, save and except for the removal of hazard trees and a 2 m wide meandering pathway leading to the dock.</li> </ul>
SR5	0096	2010-113	Part of Lot 13, Con 12, Chaffey	A-8  B-8	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the following shall apply: <ul style="list-style-type: none"> <li>• The front yard setback shall be a minimum of 20 m;</li> <li>• The lot area is deemed to comply with zoning requirements;</li> <li>• The lot frontage is deemed to comply with zoning requirements;</li> </ul> and

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					<ul style="list-style-type: none"> <li>The minimum depth of a shoreline vegetative buffer shall be 20 m extending from the high watermark. Said buffer is to remain in a natural state, save and except for the removal of hazard trees and a 2 m wide meandering pathway leading to the dock.</li> </ul>
CS1	0097	2010-114	Part of Lot 25, Con 2, Brunel	L-10 M-1	<p>Notwithstanding any requirements of Zoning By-law 2008-66P, as amended,</p> <ul style="list-style-type: none"> <li>The maximum cumulative width of all shoreline activity amenity areas, including buildings and structures, shall be 28 m;</li> <li>Two cottages shall be permitted on the subject lands, one as shown as exists, and one within the defined building envelope, as identified on Property Detail Schedule 9-48;</li> <li>A boathouse shall be permitted within the defined boathouse envelope, as shown on Property Detail Schedule 9-48; and</li> <li>The boathouse shall have a maximum projection into the lake of 15 m, except where the 15 m projection of the boathouse ends in a water depth of less than 0.75 m from the normal or controlled high water mark, the boathouse may be extended until a water depth of 0.75 m is achieved at the end of the boathouse, to a maximum projection of 30 m. The depth of the water is to be confirmed by a qualified Ontario Land Surveyor.</li> </ul>
R2(H)	0098	2011-6	Part of Lots 19 and 20, Con 2, Chaffey.	F-9-3	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, the minimum number of residential units to be created through the vacant land condominium description process shall be 8; except one dwelling is permitted prior to final registration of the vacant land condominium description
RU1	0099	2011-9	Part of Lot 6, Con 5, Chaffey.	E-7	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the minimum lot frontage shall be 60 m.
RR	0100	2011-52	Part of Lot 19, Con 5, Chaffey	E-9	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, the lot areas and frontages are deemed to comply as shown on Schedule “I”.
CS3	0101	78-113	Lot 9, Con. 10, Brunel (south of Muskoka River)	I-7	A children’s camp and a place of assembly are the only permitted uses.

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
RR	0102	2015-50	Part Lot 15, Con 4, Chaffey	E-8	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply: <ul style="list-style-type: none"> <li>• The permitted uses of the Open Space – Golf Course (O3) Zone shall be permitted (Private Club, Golf Course, Outdoor Recreational Use, Private Park and Place of Assembly)</li> <li>• The lot frontage is deemed to comply</li> </ul>
RU1	0103	2015-50	Part Lot 15, Con 4, Chaffey	E-8	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply: <ul style="list-style-type: none"> <li>- The permitted uses of the Open Space – Golf Course (O3) Zone shall be permitted (Private Club, Golf Course, Outdoor Recreational Use, Private Park and Place of Assembly)</li> </ul>
C	0104 <b>AMENDED</b>	2011-34 2020-12 (Muskoka Bible Centre)	Part Lots 6 & 7, Cons 9 & 10, Brunel	I-7, J-7	Notwithstanding all other requirements of Zoning Bylaw 2008-66P as amended three (3) picnic shelters, each with a maximum area of 60 m <sup>2</sup> (645.8 ft <sup>2</sup> ), will be permitted in the Conservation Zone.
CS3	0105	2011-34	Part Lots 6 & 7, Cons 9 & 10, Brunel	I-7, J-7	Notwithstanding all other requirements of Zoning Bylaw 2008-66P as amended in this Zone an “Institutional Tourist Establishment” means the use of land, buildings or structures operated by a private organization that only permits a maximum of 305 seasonal trailers, existing ancillary buildings and uses and a maximum 20 site tent area that has access to recreational, education, health or spiritual programs and centralized facilities associated with the dwelling units such as programs, administration, dining, washrooms, recreational facilities and retail facilities. In addition to the trailer as a permitted use a maximum 37.2 m <sup>2</sup> (400 ft <sup>2</sup> ) “Florida Room” is also permitted but does not include a use otherwise defined in this Bylaw. For the purpose of this Bylaw a “Florida Room” shall mean: “A maximum 37.2 m <sup>2</sup> (400 ft <sup>2</sup> ) stand alone non-habitable accessory structure, located along side a park model trailer save and accept, for attachment to the trailer by means of flashing and temporary and limited mechanical

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					fastening to the side of the trailer. The construction will consist of pre-fabricated panels or shingles for the roof and pre-fabricated panels for the wall with screens or single paned windows designed specifically for seasonal use. It would not contain HVAC or plumbing systems, but may have limited electrical for lighting. The support structure (foundation) is typically a wood deck constructed on grade not to exceed 8 in in height.”
RR	0106	2011-46	Part of Lots 26 and 27, Con 9, Stephenson	I-5, J-5	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, the minimum lot area shall be deemed to comply.
RU1	0107	2011-46	Part of Lots 26 and 27, Con 9, Stephenson	I-5, J-5	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, the minimum lot frontage shall be deemed to comply.
RR	0108 <b>AMENDED</b>	79-3 2021-95 (Degazio)	Lot 3, Con. 1, Chaffey, 35R-6291, Pt. 2, 35R-15028, Pts. 2 & RD 881, Pts. 15 & 16	G-6	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the following shall apply: <ul style="list-style-type: none"> <li>• the minimum lot frontage shall be 20 m (66 ft.);</li> <li>• two (2) secondary dwelling units shall be permitted within the detached garage as existed as of the date of passage of this By-law;</li> <li>• the maximum permitted floor area of a secondary residential dwelling unit shall be 148 m<sup>2</sup>; and</li> <li>• no secondary dwelling unit shall be permitted within the single detached dwelling.</li> </ul>
SR4	0109	2011-44	Part of Lots 24 and 25, Con 14, Brunel	G-9, G-10	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, the minimum westerly side yard setback for all shoreline buildings and structures and shoreline activity amenity areas shall be 11 m and the minimum easterly side yard setback for all shoreline buildings, structures, and shoreline activity amenity areas shall be 35 m. The setback from the limits of the identified fish habitat shall be 0 for shoreline buildings and structures only. All other provisions apply.
RU1	0110	2011-45	Part of Lot 26, Con 10, Stephenson	I-5	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the lot frontage shall be deemed to comply.
RR	0111	2011-62	Part of Lot 28, Con 3, Stephenson	L-5	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, the minimum lot area shall be deemed to comply.

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
C4	0112	2011-65	Part of Lot 21, Con 2, Chaffey	F-9-3	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, a) Retail store, Restaurant and Office shall be additional permitted uses; b) The minimum westerly side-yard setback shall be 1.5 m (5.0 ft); and c) The minimum parking requirement shall be 28 spaces.
SR4	0113 <b>OMB DECISION</b>	2011- OMB Decision (Croteau)	Lot 1, Con 13, Parts 1 & 2, RP BR758, Stephenson	H-1	See OMB decision: To allow a boathouse with a maximum width of 13.2 m and a maximum length of 6.4 m for the new slip.
R1	0114	79-28	Lot 22, Con. 7, Stephenson, Plan M545, Lots 6, 7 & 14	J-4	Lots 6, 7 and 14, Plan M545 are hereby deemed to comply in area and frontage.
R4 (H)	0115	2011-73	Part Lot 15, Con 2, Chaffey	F-8-4	Notwithstanding the requirements of Zoning By-Law 2008-66P, as amended, the maximum height for a multiple dwelling shall be 15 m. For the purpose of this By-Law, the first floor of any building that is 15 m in height shall only be used for parking, garbage pickup and storage, and a lobby. No dwelling units shall be permitted on the first floor.
MU3	0116 <b>AMENDED</b>	79-42  2011-77	Part Lots 19 & 20, Con 2, Chaffey	F-9-3	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, retail shall be an additional permitted use.  Notwithstanding any requirement of Zoning By-Law 2008-66P, as amended, the primary and accessory uses contained in the Highway Commercial Zone (C3) shall be additional permitted uses, save and except for the following uses, which shall not be permitted:  <ul style="list-style-type: none"> <li>• Adult Entertainment Establishment;</li> <li>• Contractor’s Establishment;</li> <li>• Heavy Equipment Rentals;</li> <li>• Kennel;</li> <li>• Transportation Services;</li> <li>• Motor Vehicle Body Shop;</li> <li>• Self Storage Facility; and</li> <li>• Tourist Camping Establishment.</li> </ul>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RU1	0117	2011-76	Part of Lot 14, Con 19, Brunel	I-8, J-8	Notwithstanding the requirements of Zoning By-Law 2008-66P, as amended, the lot frontage and area shall be deemed to comply. A water filtration, storage, and dispensing facility shall be the only permitted use. The lands shall be subject to site plan control.
SR1	0118	2011-74	Part Lot 15, Con 13, Brunel	G-8-4	Notwithstanding the requirements of Zoning By-Law 2008-66P, as amended the following provisions shall apply: a) Increase the coverage for the principle building from 10% to 12.25%; b) Reduce the front yard setback from Fish 1 Habitat from 30 m to 20 m for the Principle house and bunkie; c) Reduce the front yard setback from Fish 1 Habitat from 30 m to 0 m for the dryland boathouse and docks; d) Permit the dryland boathouse to be located in front of the principle building; and e) Increase the maximum size of a boathouse from 100 m <sup>2</sup> to 183.3 m <sup>2</sup> .
SR1	0119	2012-53	Part of Lot 31, Con 6, Stephenson	K-5	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the frontage and area shall be deemed to comply. All development shall be limited to that shown on Schedule 9-49.
RU2	0121	79-54	Pt. Lot 10, Con. 4, Chaffey	E-7	A golf driving range without floodlighting is a permitted use.
C4, NR	0122  <b>OMB DECISION</b>	2011-82	Part Lot 32 & 33, Con 1, Chaffey	F-11	<ul style="list-style-type: none"> <li>• The maximum dock projection shall be as shown on property detail schedule 9-49 attached to this by-law;</li> <li>• The maximum length of a finger dock shall not exceed 6.7 m (22 ft);</li> <li>• The minimum setback from Type One Fish Habitat shall be 17 m;</li> <li>• The minimum southerly side yard requirement shall be 40 m;</li> <li>• The maximum number of boat slips shall not exceed 32;</li> <li>• The maximum cumulative width of the dock area shall not exceed 61 m;</li> <li>• The permitted uses shall be limited to the mooring of boats using docks, existing buildings and structures, parking, a private park and outdoor recreational amenities, including a beach, play area and a volleyball court, and specifically a marina is not a permitted use.</li> <li>• Notwithstanding any other provisions of zoning by-law 2008-66P, as amended to the contrary, the number and location of existing</li> </ul>



<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					<p>shoreline building and structures shall be deemed to comply, but does not preclude the reconstruction of any existing structures so long as they are re-constructed in the existing location, with the same height and volume.</p> <p>For the purposes of this by-law the definition of a DOCK means a structure built, founded or anchored near or at the shoreline extending over the water at which boars may be berthed or secured, consisting of the existing fixed pier and extension east to accommodate a dock that runs parallel with the shoreline in a north-south direction as specifically shown on property detail schedule 9-49 attached to this by-law.</p> <p>For the purposes of this by-law a FINGER DOCK means a structure built, founded or anchored near or at the shoreline or DOCK defined in this by-law extending over the water at which boats may be berthed or secured where the maximum width is 1.2 m and maximum length is 6.7 m from said DOCK or the shoreline as shown on property detail schedule 9-49 attached to this by-law.</p>
SR3	0123	2011-110	Part of Lot 12, Con 11, Brunel	H-8; I-8	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the minimum lot frontage shall be as shown on Schedule “I” attached hereto.
SR2	0124	2012-2	Part Lots 1 & 2, Con 4, Chaffey	E-6	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, a minimum lot area of 0.9 ha shall be deemed to comply.
RR	0125	2012-5	Part of Lot 7, Con 10, Chaffey	B-7, C-7	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the minimum frontage shall be 103 m.
RU1	0126	2012-5	Part of Lot 7, Con 10, Chaffey	B-7, C-7	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the minimum frontage shall be 60 m.
R2	0127	2012-4	Part of Lot 14, Con 1, Chaffey	G-8-1	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the minimum lot frontage shall be deemed to comply.
R2	0128	2012-4	Part of Lot 14, Con 1, Chaffey	G-8-1	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the minimum front yard setback for an unenclosed deck shall be 3.44 m and the minimum front yard setback for the dwelling shall be 6 m.

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
C1	0129	2012-10	Part of Lot 4, Con 1, Chaffey	G-6	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the only permitted use shall be a telecommunications tower and related accessory structures.
C	0130	2012-11	Part of Lots 4&5, Con 5, Chaffey	E-6, E-7	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, no site alteration or structures shall be permitted
RU1	0131	2012-20	Part of Lot 33, Con 13, Stephenson	G-6	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply: <ul style="list-style-type: none"> <li>• The minimum lot frontage shall be 121 m</li> <li>• No dwelling shall be permitted within 400 m of a sewage lagoon facility</li> </ul>
M3 (H)	0132	2012-22	Part of Lot 19, Con 5, Chaffey	E-9	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, the maximum effluent produced on the property be 2,000 L per day and the max water consumed on the property be limited to 2,000 L per day.
C2	0133	2012-31	Lot 153, Plan 12, Huntsville	G-8-1	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the front and side yard setbacks shall be deemed to comply.
SR1	0134	80-20	Lot 4, Con. 2, Brunel, Lots 4 & 5, Con. 3, Brunel, being Pts. 1-28, 35R-6137 and Pts. 29-54, 35R-6138, Pts. 1, 6, 8 & 10, 35R-8235	L-6, M-6 L-7, M-7	<ul style="list-style-type: none"> <li>i) detached seasonal residences are permitted.</li> <li>ii) For the purpose of this By-law, Pt. 27, 35R-6137 and Pts. 53 &amp; 54, 35R-6138 are deemed to be “Improved Private Roads”.</li> <li>iii) For the purpose of this By-law, Parts 1 - 24 inclusive and Pt. 28, 35R-6137 as well as Pts. 29-44 inclusive and Pts. 47-52 inclusive and combined Pts. 45 &amp; 46, 35R-6138 are deemed to be lots conforming to this By-law, on each of which may be located one of 49 single family detached seasonal residences.</li> <li>iv) All buildings constructed or located on the “lots” described above must conform to the SR1 Zone requirements.</li> <li>v) The lands described above shall front on an “Improved Private Road.”</li> </ul>
RR	0135	2012-32	Part of Lot 23, Con 1, Stisted	G-4	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the minimum lot frontage shall be deemed to comply. A 6 m (19.7 ft)

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					natural buffer will be maintained around the boundaries of the subject lands.
RR	0136	2012-32	Part of Lot 23, Con 1, Stisted	G-4	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the minimum southerly interior side yard setback shall be 30 m.
SR1	0137	80-23	Lot 9, Con. 2, Chaffey, Pt. 3, 35R-6619	F-7-4	The frontage is deemed to comply.
CS3	0138	2012-52	Part Lot 31, Con 2, Stephenson	L-5	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the following new facilities shall be permitted in association with the Institutional Tourist Establishment on the subject property: a. An additional 132 beds to be accommodated in a combination of a lodge and tent platforms; b. A new dining hall; c. Associated washrooms; d. Associated septic field; and e. Associated accessory structures
R4	0139	80-30	Lot 14, Con. 2, Chaffey, Plan M564, Blk A	F-8-3	The only use permitted is a multiple dwelling at the density not greater than 25 units per gross .4 ha (0.99 ac).
RU1	0140	2012-42	Part Lot 29, Con. 5, Stephenson	K-5	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the minimum lot frontage shall be deemed to comply.
SR2	0141 <b>OMB DECISION</b>	2012-41	Lot 1, Con. 11, Lots 1&2, Con. 2, Stephenson	H01, I-1	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the minimum setback from Fraser Lake shall be 4.2 m.
R1	0142	2012-52	Lots 39 and 40, RCP 534, Chaffey	G-8-1	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the minimum lot frontage shall be deemed to comply.
R1	0143	2012-52	Lot 40, RCP 534, Chaffey	G-8-1	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the minimum interior side yard setback for a single family dwelling shall be 0.65 m.
M1	0144	2012-66	Part Lot 13, Con 12, Brunel	H-8	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, an accessory dwelling unit shall be permitted on the main floor.
R4 (H)	0145	2012-67	Part of Lots 7, 8 and 9, Conc. 14, Brunel	G-7-3,	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the minimum frontage requirement for a townhouse exterior

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
				G-7-4	unit shall be 8.5 m and the interior side yard setback for a townhouse shall be 3 m.
SR2	0146	2012-89	Gang of Five	H-6, I-6	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply: In each lot or vacant land unit, eight-tenths (80%) of the lot or vacant land unit shall be maintained in a Natural State as defined in by-law 2008-66P. A dwelling unit shall be permitted only within the envelope of 10,000 ft <sup>2</sup> as delineated in Schedule "I".
RU1	0147	2012-89	Gang of Five	H-6, I-6	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply: The lot frontage shall be deemed to comply with Section 3.19.1 and S. 5.8.4. The permitted uses shall be limited to the following: Farm, Indoor/Outdoor Storage, Small Wind Turbine, and Woodlot, as defined in by-law 2008-66P, and a photovoltaic installation, subject to Site Plan Control.
RR	0148	2012-89	Gang of Five	H-6, I-6	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply: In each lot or vacant land unit, eight-tenths (80%) of the lot or vacant land unit shall be maintained in a Natural State as defined in by-law 2008-66P.
C	0149	2012-89	Gang of Five	H-6, I-6	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply: In addition to the uses permitted in a Conservation Zone, as listed in S.5.9.2 of by-law 2008-66P, a private road shall be permitted.
C	0150	2012-89	Gang of Five	H-6, I-6	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply: The permitted uses shall be limited to a private road and septic system.
O2	0151	2012-89	Gang of Five	H-6, I-6	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply: Eight-tenths (80%) of the lands within the zone boundaries shall be maintained in a Natural State as defined in by-law 2008-66P.

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
O2	0152	2012-89	Gang of Five	H-6; I-6	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply: Eight-tenths (80%) of the lands within the zone boundaries shall be maintained in a Natural State as defined in by-law 2008-66P. The maximum cumulative shoreline width shall be a maximum of 30 m to permit the existing dock and landing and a maximum 19 m <sup>2</sup> deck/dock located along the shoreline of Mary Lake. In addition to the above permitted uses one gazebo/deck limited to a maximum 60.2 m <sup>2</sup> a minimum of 30 m from the high water mark as shown on Schedule I shall be permitted.
R1	0152A	2014-33	Pt Lot 25 Con. 5, Stephenson	K-4	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the minimum lot area shall be 0.55 ha; and the minimum lot frontage shall be 75 m.
R1	0153	2012-74	Pt Lot 25 Con. 5, Stephenson	K-4	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, a dock shall be a permitted principal use.
RR	0154	2012-75	Pt Lot 17, Con. 10, Chaffey	B-8, C-8	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the minimum lot frontage shall be 52 m.
RR	0155	2012-75	Pt Lot 17, Con. 10, Chaffey	B-8, C-8	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the minimum lot area shall be 0.567 ha.
SR	0156	2012-77	Pt Lot 23, Con. 2, Stephenson	L-4	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply: <ul style="list-style-type: none"> <li>• The minimum lot area shall be 1312 m<sup>2</sup></li> <li>• The minimum setback from Type 1 fish habitat shall be 20 m</li> <li>• The minimum interior side yard setback shall be 3 m</li> </ul>
RR	0157	2012-87	Pt Lot 28, Con. 11, Stephenson	H-5	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, a <i>Motor Vehicle Body Shop</i> and <i>Motor Vehicle Service Station</i> shall be permitted as additional accessory uses where no more than ten (10) motor vehicles can be on the subject lands at any given time (RR-Exception). The subject property is also subject to site plan control.
C4	0158	2012-90	Lot 31 and 32 Con 1, Chaffey	G-11	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the following exceptions apply:

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					1. Permit a maximum building height of 20 m; 2. Permit a maximum height of accessory buildings or structures of 5 m; 3. Permit a maximum lot coverage of 20%; 4. Permit a total of 173 structural units comprised of both residential dwelling units or accommodation units with a turnover frequency that exceeds twelve times per year; 5. Permit a 45.00 m <sup>2</sup> minimum gross floor area for a unit 6. Require a minimum 20 m setback from the shoreline except for accessory structures and uses related to marine and recreational uses; 7. Require a parking ratio of 1.2 spaces per unit; and 8. Permit a maximum of 30% of the required parking to being the form of overflow parking on a reinforced grass surface.
RR	0159	80-93	Lot 11, Con. 6, Stephenson; Pts. 1 & 2, BR-528	K-2	The area and frontage are deemed to comply.
CS3	0160	2012-94	Part Lots 27 - 29 Con. 9, Part Lots 27-28 Con. 10, Stisted,	C-5	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, a structure for staff quarters is a permitted use and the front yard setback for the proposed staff quarters will be 24.6 m
R3	0162	2018-81	Part Lot 20, Con 2, Chaffey	F-9-1 F-9-3	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended: <ul style="list-style-type: none"> <li>• The minimum front yard shall be 4.5 m for the habitable portion of a dwelling and/or porch, and 6.0 m for a garage;</li> <li>• The minimum interior side yard for an end dwelling unit shall be 1.2 m;</li> <li>• The minimum rear yard shall be 7.0 m;</li> <li>• Decks may encroach into the required rear yard a maximum distance of 3.5 m, provided that the structure is not more than 2.0 m above finished grade and is no closer than 3.0 m to the rear lot line;</li> <li>• The maximum lot coverage shall be 50%.</li> </ul>

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
R3	0163	2012-101	Part Lot 20, Con 2, Chaffey	F-9-1 F-9-3	<p>Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply:</p> <ul style="list-style-type: none"> <li>• The minimum front yard shall be 4.5 m for the habitable portion of the dwelling and/or porch, and 6.0 m for the garage;</li> <li>• Where a townhouse dwelling shares a common wall with another townhouse dwelling, there shall be no required interior side yard on the side with the common wall;</li> <li>• The minimum interior side yard for end dwellings shall be 1.2 m on the side of the exterior wall;</li> <li>• Decks may encroach into the required rear yard a maximum distance of 3.5 m, provided that such use is not more than 2.0 m above finished grade and is no closer than 3.0 m to the rear lot line;</li> <li>• The maximum lot coverage shall be 50%.</li> </ul>
R3(H)	0164	2012-101	Part Lot 20, Con 2, Chaffey	F-9-1 F-9-3	<p>Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply:</p> <ul style="list-style-type: none"> <li>• The minimum front yard shall be 4.5 m for the habitable portion of the dwelling and/or porch, and 6.0 m for the garage;</li> <li>• Where a townhouse dwelling shares a common wall with another townhouse dwelling, there shall be no required interior side yard on the side with the common wall;</li> <li>• The minimum interior side yard for end dwellings shall be 1.2 m on the side of the exterior wall;</li> <li>• The minimum rear yard shall be 7.0 m;</li> <li>• Decks may encroach into the required rear yard a maximum distance of 3.5 m, provided that such use is not more than 2.0 m above finished grade and is no closer than 3.0 m to the rear lot line;</li> <li>• The maximum lot coverage shall be 60% for single-storey dwellings;</li> <li>• The maximum lot coverage shall be 50% for two-storey dwellings.</li> </ul>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
R3(H)	0165	2012-101	Part Lot 20, Con 2, Chaffey	F-9-1 F-9-3	<p>Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply:</p> <ul style="list-style-type: none"> <li>• The front lot line is deemed to be the property boundary that divides the lot from Street 'A';</li> <li>• The minimum front yard shall be 4.5 m for the habitable portion of the dwelling and/or porch, and 6.0 m for the garage;</li> <li>• Where a townhouse dwelling shares a common wall with another townhouse dwelling, there shall be no required interior side yard on the side with the common wall;</li> <li>• The minimum interior side yard for end dwellings shall be 1.2 m on the side of the exterior wall;</li> <li>• Decks may encroach into the required rear yard a maximum distance of 3.5 m, provided that such use is not more than 2.0 m above finished grade and is no closer than 3.0 m to the rear lot line;</li> <li>• Maximum lot coverage shall be 50%.</li> </ul>
C1	0166	81-33	Pt. Lot 15, Con 7, Stephenson	J-3, K-3	One residential unit is permitted on the ground floor of a commercial building.
M1	0167	81-35	Lot 19, Con. 3, Chaffey, Pt. 1, 35R-6268, Plan 525, Lot 53	F-9-1	<ol style="list-style-type: none"> <li>a) A side yard of 4.5 m (14.8 ft.) on the south side of the lands being rezoned is deemed to comply.</li> <li>b) The only permitted use is a "Machine Shop".</li> <li>c) For the purposes of this by-law, a "Machine Shop" shall mean a building for the repair and service of small machines including fabrication of replacement parts.</li> </ol>
SR5	0168	2013-19	Part Lots 10 and 11, Con. 9, Chaffey	C-7	Notwithstanding the requirements of Section 5.3.4 of Zoning By-Law 2008-66P, as amended, the lot frontage and area are deemed to comply.
RU1	0169	81-43	Lot 22, Con. 4, Stephenson, Pt. 2, 35R-5868	K-4, L-4	<ol style="list-style-type: none"> <li>a) A garage for the storage &amp; maintenance of vehicles &amp; equipment is a permitted use.</li> <li>b) A minimum side yard of 7.5 m (24.6 ft.) is permitted for the garage in the above paragraph a).</li> </ol>
MU1	0170	2012-113	Part of Lot 9, Con 1, Chaffey	G-7-2	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, a maximum lot coverage of 37% shall be permitted.



<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
MU1	0171	2012-113	Part of Lot 9, Con 1, Chaffey	G-7-2	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the landscaped buffer requirement along the street lot lines shall be 2 m; and the landscaped buffer requirement along the interior side yard lot line shall be 0 m; the front yard setback shall be 7 m and shall be the Main Street West lot line; all building setbacks from all other lot lines shall be 3 m.
RU2	0172	2012-114	Part of Lots 22 & 23, Cons 13 and 14, Brunel	G-9	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the frontage along Fairy Lake shall be recognized as being in compliance.
R2	0173	2012-112	Part Lot 12 RCP 534, Chaffey	G-8-1	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the minimum lot frontage shall be 12 m; and the northerly interior side yard setback shall be deemed to comply.
SR5	0174	2013-19	Part Lots 10 and 11, Con. 9, Chaffey	C-7	Notwithstanding the requirements of Section 5.3.4 of Zoning By-Law 2008-66P, as amended, the lot frontage and area are deemed to comply; and the minimum easterly side yard setback for all structures shall be 10 m, and there shall be a minimum 6 m vegetative buffer along the easterly side yard setback.
R4	0175	81-68	Chaffey (Mary St.), Lot 45, Plan 25, 35R-8409, Pt. 1	G-8-1	The Mary St. street line is deemed to be the front lot line and the Centre St. street line is deemed to be a side lot line.
RR	0176	81-70	Lots 17 to 20, Con. 10 & Lot 17, Con. 11, Brunel, 35M-571	I-8, J-9	No building or structure may be erected on any of these lots closer than 60 m (197 ft.) to the nearest edge of a waterbody.
R3	0177	2013-22	Part of Lots 234 and 235, Plan No. 18, Town of Huntsville	G-8-1	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply: <ul style="list-style-type: none"> <li>• The minimum lot frontage shall be 7.7 m.</li> <li>• The maximum lot coverage shall be forty percent (40%).</li> <li>• The required southerly interior side yard shall be min. 1.0 m for a building and min. 1.5 m for all other structures.</li> <li>• A maximum encroachment of 1.0 m into the required interior yard shall be permitted for a fire escape stairway.</li> </ul>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>• The minimum parking setback from the front lot line shall be zero (0 m).</li> <li>• The maximum driveway/parking coverage in the front yard shall be seventy percent (70%).</li> <li>• The minimum parking requirement shall be one (1) parking space per dwelling unit.</li> </ul>
C	0178	81-70	Huntsville Resorts Subdivision	I-8	The following uses are the only uses permitted: a toboggan slide, a club house, tennis courts and boat storage facilities.
MU1	0179	2013-31  2015-18	Parts 1 and 2 of Plan 35R22017	G-7-2	<p>Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply:</p> <ul style="list-style-type: none"> <li>• The minimum parking setback from the front lot line shall be zero (0 m).</li> <li>• The driveway/parking coverage in the front yard shall be deemed to comply.</li> <li>• Lot area shall be deemed to comply</li> <li>• a second unit in each street town house as an additional permitted use</li> <li>• a second unit shall mean a self contained residential unit with cooking and bathroom facilities within an existing dwelling.</li> </ul>
RR	0180	2013-32	Part of Lot 12, Con 11, Brunel	I-8, H-8	<p>Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply:</p> <p>The minimum lot frontage shall be deemed to comply.</p>
MU1	0181	2013-33	Part of Lot 1, Plan No. 14	G-7-2	<p>Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply:</p> <ul style="list-style-type: none"> <li>• The following uses are not permitted: Marina, Recreational Establishment, Restaurant, Tourist Establishment, and Variety &amp; Convenience Store.</li> <li>• A carpenter’s workshop shall be an additional permitted use.</li> <li>• The required parking for a carpenter’s workshop shall be 1 space per 100 m<sup>2</sup> of gross floor area.</li> <li>• The minimum setback for a parking space adjacent to a street shall be 1 m.</li> </ul>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
R1	0182	2013-50	Part of Lot 23 Con 4 Stephenson	K-4	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply: A Residential Care Facility is an additional permitted use.
RU1	0185	2013-59	Part of Lot 5, Con 6, Chaffey	D-6, D-7	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, the minimum lot frontage shall be as shown.
RU1	0186	2013-59	Part of Lot 5, Con 6, Chaffey	D-6, D-7	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, the minimum lot frontage shall be as shown and the minimum westerly side yard setback for all buildings or structures shall be 14 m.
R1	0187	2013-61	Lots 26-32, Plan 2, Village of Port Sydney	K-5	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, the minimum lot area shall be 0.40 ha; the minimum front yard setback shall be 12.58 m; and the minimum rear yard setback shall be 3 m.
R1	0188	2013-61	Lots 26-32, Plan 2, Village of Port Sydney	K-5	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, the minimum lot area shall be 0.40 ha.
RR	0189	2013-60	Part of Lots 4 and 5 Con 5, Chaffey	E-6, E-7	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, lot area is deemed to comply.
C	0190	2013-60	Part of Lots 4 and 5 Con 5, Chaffey	E-6, E-7	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, no site alteration or structures shall be permitted and no development will occur within 30 m of this zone.
RU2	0191	2013-60	Part of Lots 4 and 5 Con 5, Chaffey	E-6, E-7	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, lot frontage is deemed to comply.
SR1	0194	81-102	Pt. Lot 23, Con 2, Stephenson, being Pt 1 on 35R-5837	L-4	The area and frontage and the front yard of 3.5 m (11.5 ft.) are deemed to comply with reference to the existing residence only.

**Table C.1 – Previous Site-Specific Exceptions**

<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
SR2	0195	2013-78	Pt. Lot 8 Con 2 Chaffey	F-7-3, F-7	The minimum front yard setback shall be 30 m (98.4 ft) A 6 m natural vegetative buffer shall be retained along the entire easterly side yard lot line.
RR	0196	2013-82	Part of Lot 12, Con 11, Brunel	I-8, H-8	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, lot frontage is deemed to comply.
RU2	0197 <b>AMENDED</b>	2013-79 2015-65	Part of Lot 28, Con 14, Brunel	K-5	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, the minimum lot frontage of 12.5 m on East Browns Road shall comply; and the minimum front yard setback for all structures shall be 30 m
R2	0198	2013-80	Lot 22, Plan 15, and Part 1, Plan 35R-9147	G-8-1	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, the minimum lot area for a fourplex shall be as shown.
R2	0199	2013-80	Lot 22, Plan 15, and Part 1, Plan 35R-9147	G-8-1	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, the minimum lot area for a fourplex shall be as shown, the minimum width of a driveway shall be 6 m, and the minimum front yard setback shall be 2.54 m.
SR2	0200 <b>OMB DECISION</b>	2013-99	Lot 9 Con 12 Chaffey	A-7, B-7	The minimum front yard for a detached garage and or carport shall be 23.5 m; The minimum front yard for a private cabin shall be 23.5 m; No boathouse shall be permitted; The minimum front yard for principal uses shall be 23.5 m; and The minimum interior side yard shall be 5 m
C1	0201	2014-7	Lot 1, Plan M489, Huntsville	F-8-4	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, the following shall be the only permitted uses: Artisan's Studio, Health Services, Offices Personal Service Establishment, Service Establishment; Accessory dwelling unit(s).
RU1	0202	2014-5	Part Lot 27, Con 8, Stisted	C-5; D-5	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, the lands shall be subject to site plan control.
R4	0203	2014-9	Part Lot 18, Con 3, Chaffey	F-9-1	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, the minimum interior side yard shall be 4.15 m.

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
M3	0204  <b>OMB DECISION</b>	2014-14	Part Lot 19, Con 5, Chaffey	E-9	<p>Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended:</p> <ul style="list-style-type: none"> <li>• the maximum effluent flow produced on the property be 2,000 litres per day and the max water usage on the property be limited to 2,000 L per day;</li> <li>• Any increase in water usage beyond the 2,000 L per day will require a hydrogeological report</li> <li>• The following Uses shall not be permitted:                             <ul style="list-style-type: none"> <li>○ Fuel Storage; and</li> <li>○ Motor Vehicle Service Station</li> </ul> </li> <li>• The minimum width of a naturally vegetated buffer be increased to 15 m (49 ft) along the side lot lines except for the side lot line between the driveway entrance and the side lot line of 33 Golf Course Road which will consist of a 4 m (13 ft) naturally vegetated buffer; and</li> <li>• The minimum width of a naturally vegetated buffer be 20 m (66 ft) along the shared boundary of 33, 35, 39, 47, 51, 59 and 65 Golf Course Road.</li> <li>• The minimum front yard setback shall be 68 m</li> </ul>
RR	0205	82-15	Pt. Lot 12, Con 12, Brunel, Pts 1 & 2, 35R-8127	H-8	<p>a) The areas are deemed to comply.</p> <p>b) no major landscape alternations shall be made and no buildings or structures of any kind, other than those for flood or erosion control shall be constructed below the 282.5 m contour line, or a line measured 23 m (75.5 ft.) from the controlled high water mark of the Muskoka River, whichever distance is greater.</p>
R1	0206	2014-11	Pt. Lot 24, Con 7, Port Sydney, Pts 4, 5, 6, 35R-8587	J-4	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, Lot area and frontage are deemed to comply.
SR1	0207	2014-12	Pt Lot 21, Con 1, Chaffey	F-9-3 and F-9-4	<p>Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply:</p> <ul style="list-style-type: none"> <li>• Decrease the easterly interior side yard setback from 6 m to 5 m</li> <li>• Increase the maximum lot coverage from 10% to 11%</li> </ul>

**Table C.1 – Previous Site-Specific Exceptions**

<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
RR	0208	2014-19	Part of Lot 5, Con. 5, Chaffey	E-6; E-7	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, the lands shall be subject to site plan control.
RU1	0209 <b>OMB DECISION</b>	2014-28  (Spivak)	Part of Lot 17, Con 9, Stephenson	I-3; J-3	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, a garden suite shall be a permitted temporary use, for a period not exceeding 3 years from the date of passage of this by-law, after which time, the garden suite use shall cease.
R1	0210	2014-27	Part of Lot 26, Con 4, Stephenson	K-5; L-5	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, the minimum lot frontage shall be 20 m.
R1	0211	2014-27	Part of Lot 26, Con 4, Stephenson	K-5; L-5	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, the minimum lot frontage shall be 60 m.
R1	0212	2014-33	Part Lot 25, Con 5, Stephenson	K-4	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended: <ul style="list-style-type: none"> <li>• minimum rear yard setback for a dwelling shall be 15 m;</li> <li>• minimum lot area shall be 0.55 ha;</li> <li>• minimum lot frontage shall be 75 m;</li> <li>• minimum southerly side yard setback shall be 15 m for all structures; and</li> <li>• a 10 m buffer area along the southern lot line shall be kept in its natural state.</li> </ul>
RR	0213	2014-57 (Martin)	Part Lots 27-29 Cons 13-14, Stisted	A-5	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, this lot will be considered as one for development purposes
RU1	0214	2014-64 (Marshall)	Part Lot 10, Con 14, Stisted	A-2	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, a garden suite shall be a permitted temporary use, for a period not exceeding 3 years from the date of passage of this by-law, after which time, the garden suite use shall cease.
SR1	0215	2014-61 (Nickason)	Part Lot 15, Con 13, Brunel	G-8-4	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended; all development shall be limited to that as shown on Schedule 9-50. Further, the lands shall be subject to site plan control and all of the recommendations contained within the Riverstone Environmental Report dated June 23, 214, shall be adhered to.
RR	0216	2014-68 (Maw)	Part of Lot 20, Con 14, Chaffey	A-9, B-9	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, the minimum lot area shall be 3400 m <sup>2</sup> .

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
C3	0217	2014-68 (Maw)	Part of Lot 20, Con 14, Chaffey	A-9, B-9	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, the lot frontage on Boundary Road shall be deemed to comply.
SR2	0218	2014-67 (McCulley)	Part of Lot 7, Con 13, Brunel	H-7	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, the minimum lot area shall be as shown.
SR3	0219	2014-67 (McCulley)	Part of Lot 7, Con 13, Brunel	H-7	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, the minimum front yard setback shall be 20 m.
SR2	0220	2014-62 (Bradley)	Part of Island B, Lake Vernon	D-6, E-6	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended: the lot area and frontage of the lands complies; <ul style="list-style-type: none"> <li>• allow a 20 m setback for a dwelling from Type 1 Fish Habitat;</li> <li>• to permit a boathouse to be located within 30 m of Type 1 Fish habitat;</li> <li>• all lands between the shoreline and the development envelope shall be left in its natural state save and except for a 2.5 m wide meandering path to the shoreline;</li> <li>• the shoreline buffer shall be 30 m outside of the area fronting the development envelope;</li> <li>• the development envelope shall be in the location as shown on Schedule I;</li> <li>• all recommendations in the Riverstone Environmental Report shall be adhered to; and</li> <li>• no requirement under section 3.19.5 to have parking secured “in perpetuity”.</li> </ul>
C4	0221	2014-75 (Grandview Bayside)	Part of Lot 26, Con 1, 35R-12316 Parts 18-22 (inclusive),		Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply: Permitted Uses <ul style="list-style-type: none"> <li>• commercial accommodation units with normal rental character or interval ownership character, as defined herein;</li> <li>• recreational residential unit as defined herein.</li> </ul> For the purposes of this Section, a Commercial Accommodation Unit shall mean: a rental unit in the form of a hotel room or unit, suite or other similar description of a commercial character to be rented out for the

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					<p>purposes of catering to the needs of the traveling public by furnishing sleeping accommodation with or without food, in the form of normal rental character.</p> <p>For the purposes of this Section, a Recreational Residential Unit shall mean: a dwelling unit, situated within multiple unit building, which may be permanently, seasonally or intermittently occupied by the owner or tenants.</p> <p>Lot, site and parking regulations will be as existed as of the date of the passing of this Bylaw as shown on Schedule 9-51. No open storage of goods or materials is permitted.</p>
R2	0222	2014-81 (Ratz)	Part Lot 12, Con. 2 Chaffey	F-8-1	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, a maximum of three dwelling units shall be permitted; and the property shall be subject to site plan control.
M3	0223	2014-90 (Smith-Brown)	Part Lot 1, Con 14, Brunel	G-6	<p>Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply: a minimum 40 m natural buffer along the entire frontage excluding the driveway shall be required.</p> <p>The permitted principal uses will be restricted to: Contractors Establishment Light Industrial Use Self Storage facility Service Establishment Warehouse</p>
RU1	0223A <b>OMB DECISION</b>	2014-63 (Lennox)	Part Lot 28, Con.3 Stephenson	L-5	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the minimum lot size shall be 2 ha (5 ac) and the minimum lot frontage shall be 135 m (440 ft)
SR2	0224	2014-98 (Goodman)	Part Lot 26, Con 14, Stephenson	G-5	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, that no site alteration and no development, including sewage systems, shall occur within 30 m of the Conservation zoned lands.



<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
M2	0225	2014-99  (Armstrong)	Part of Lot 14, Con 3, designated as Part of Lot 3, Plan 35M-702,	F-8-1	A Beer or Liquor Store shall be a permitted use. For the purpose of the by-law a Beer or Liquor Store shall mean a retail store that sells alcoholic beverages, including spirits, wine, beer, related products, and merchandise commonly sold in beer and liquor stores throughout the Province of Ontario and may include a drive through, ancillary office space, warehouse, storage, and recycling areas.
M1	0226	82-42  2005-62P	Pt. Lot 33, Con. 1, Stisted, Pt. 1, 35R-4646	G-6	The only uses permitted are: i) boat manufacturing and plastic fabricating. ii) Sales Office, iii) service and storage of fusion machines, pipe and fittings manufacturing, iv) dock building v) outside storage of pipes and docks. A minimum 10 m (33 ft.) wide buffer area shall be retained in a natural state along the easterly lot line.
C4	0227	2014-100  (Grandview Condos)	Part of Lot 26, Con 1, 35R-12316, MCC#11 (Hilltop), MCC#15 (Forest Hill), MCC#23 (Signature Suites), MCC#33 (Forest Glen)	G-10	Permitted Uses: <ul style="list-style-type: none"> <li>• commercial accommodation units with normal rental character or interval ownership character, as defined herein;</li> <li>• recreational residential unit as defined herein.</li> </ul> For the purposes of this Section, a Commercial Accommodation Unit shall mean: a rental unit in the form of a hotel room or unit, suite or other similar description of a commercial character to be rented out for the purposes of catering to the needs of the traveling public by furnishing sleeping accommodation with or without food, in the form of normal rental character.  For the purposes of this Section, a Recreational Residential Unit shall mean: a dwelling unit, situated within multiple unit building, which may be permanently, seasonally or intermittently occupied by the owner or tenants.

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					Lot coverage and building height will be as existing on the date of the passage of this Bylaw.
C4	0228          <b>AMENDED</b>	2014-101  (Clublink  Grandview)    2019- 30  (Halmont Properties Corp)	Part of Lot 26 and 27, Con 1, 35R-17733, Parts 5-17 (inclusive)	G-10	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>• commercial accommodation units with normal rental character or interval ownership character, as defined herein;</li> <li>• recreational residential unit as defined herein; and</li> <li>• uses, services, equipment or facilities normally associated with tourist establishments including a recreation complex.</li> </ul> <p>For the purposes of this Section, a Commercial Accommodation Unit shall mean: a rental unit in the form of a hotel room or unit, suite or other similar description of a commercial character to be rented out for the purposes of catering to the needs of the traveling public by furnishing sleeping accommodation with or without food, in the form of normal rental character.</p> <p>For the purposes of this Section, a Recreational Residential Unit shall mean: a dwelling unit, situated within multiple unit building, which may be permanently, seasonally or intermittently occupied by the owner or tenants.</p> <p>Lot and Site Regulations:</p> <ul style="list-style-type: none"> <li>• The maximum density of development shall be 40 units/ha</li> <li>• The maximum lot coverage is 20%</li> <li>• The maximum building height is 3 storeys</li> <li>• Parking for the commercial accommodation units shall be 1.4 spaces per unit</li> <li>• Accommodation Unit floor area (minimum m<sup>2</sup>): with normal rental character: 28 or with interval ownership character: 47</li> <li>• Building setbacks exceptions:                         <ul style="list-style-type: none"> <li>- 19.5 m from the normal high water mark;</li> <li>- 50 m from the property line abutting the road allowance between Lots 25 &amp; 26, Con 1, Chaffey except</li> </ul> </li> </ul>

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					<p>for Shoreline Units No. 1 in the southwest corner of the property which shall be setback a minimum of 25 m from said property line; and</p> <ul style="list-style-type: none"> <li>- Buildings shall be a minimum of 3 m apart.</li> <li>• A minimum 5 m buffer strip shall be provided along the lot line abutting the road allowance between Lots 25 and 26, Con 1, Chaffey.</li> <li>• No open storage of goods or material is permitted.</li> </ul> <p>The maximum building height for the “Longview” building shall be 15.0 m when measured from the average finished grade along the side of the building facing the lake, and 13.4 m from the opposite side, in accordance with Schedule 9-58.</p>
R3	0229	2014-103 (Kaptein)	Block C, Plan 36, Huntsville	F-8-4	Notwithstanding any requirements of zoning by-law 2008-66P, as amended, the following shall apply: The maximum lot coverage shall be 39.0%.
RR	0230	2014-113 (Kerley)	Part of Lot 32 Con 6, Stephenson	K-5; K-6	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply: <ul style="list-style-type: none"> <li>• The minimum East Interior Side Yard shall be 4.5 m</li> <li>• The Lot Area and Lot Frontage are deemed to comply.</li> </ul>
C2	0231	82-49	Lot 31, Con. 6, Chaffey, 35R-3900, Pt. 1	D-11	The only permitted uses are: <ol style="list-style-type: none"> <li>i) an art gallery,</li> <li>ii) furniture and household furnishing retail store</li> <li>iii) a single detached dwelling</li> </ol>
SR3	0232	2014-108 (Mclelwain)	Part Lot 9, Con 11, Brunel	H-7; I-7	<ul style="list-style-type: none"> <li>• 3</li> </ul>
RU2, NR	0233	2014-108 (Mclelwain)	Part Lot 9, Con 11, Brunel	H-7; I-7	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply: No shoreline structure or site alteration shall be permitted within a distance of 30 m from the Muskoka River, except for a pedestrian pathway not exceeding 2 m in width.

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					Notwithstanding the lack of lot frontage on a Public Street, pursuant to Section 3.19.1 of By-law 2008-66P, a building or structure in the RU2 Zone may be used in accordance with the provisions of the RU2 Zone.
RU1	0234	2014-108	Part Lot 9, Con 11, Brunel	H-7; I-7	The minimum lot area shall be 2.5 ha.
RR	0235	2014-113	Part of Lot 32 Con 6, Stephenson	K-5; K-6	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the Lot Area and Lot Frontage are deemed to comply
SR5	0236	82-93	Lots 32 & 33, Con. 3, Stephenson	L-6	A maximum of fifteen (15) single detached dwellings are permitted.
RR	0237	2014-95	Part of Lot 3, Cons 13 and 14, Brunel	G-8-3	An accessory dwelling unit in the second storey of the existing detached garage is permitted as an additional permitted use. A secondary suite is not a permitted use. The lands are subject to site plan control
C5-H	0238	82-108	Lot 17, Con. 2, Chaffey, Pts. 1-4, 35R-2616	F-8-4	The combined area and frontage of Pts 1 & 2 are deemed to comply and the combined area and frontage of Pts 3 & 4 are deemed to comply.
R2	0239	2014-107	Pt Lot 9 and all of Lot 10 Plan 33 Huntsville	G-8-2	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply: <ul style="list-style-type: none"> <li>• An accessory structure in the front yard of the dwelling not exceeding 101 ft<sup>2</sup> and no closer than 9.9 m to the high water mark shall be permitted;</li> <li>• the maximum length of a dock shall be 17.4 m;</li> <li>• the minimum setback from Type 1 fish habitat shall be 17.4 m;</li> <li>• the minimum front yard requirement abutting a watercourse shall be 17.4 m; and;</li> <li>• the maximum lot coverage shall be 5.5% for accessory structures</li> </ul>
RU1	0240	2015-5 (Estate of Brown)	Part Lot 30, Con 9, Chaffey	C-10	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, the minimum lot frontage shall be 99 m.
MU1	0241	82-141P	Pt Lot 9, Con. 1, Chaffey, Pt. 1, 35R-8709	G-7-2	The following uses are permitted: <ol style="list-style-type: none"> <li>a) Used Motor Vehicle Sales</li> <li>b) Office</li> <li>c) Those General Commercial (C2) uses listed in Section 6.2.1 a), b), c), d), e) &amp; f)</li> </ol>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RR	0242	2015-4	Pt Lot frontage, Chaffey	D-6, E-6	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply: The minimum lot frontage is deemed to comply
RR	0243	2015-6 Butts	Part Lot 22, Con 10, Stephenson	I-4	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply: The minimum required Lot Frontage shall be as existing on the date of passage of By-law 2015-6.
MU4	0244	2015-19	Part Block 23, 35M694, Chaffey	F-8-1	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply: <ul style="list-style-type: none"> <li>• The following additional uses shall be permitted: Retail Store, Personal Service Establishment, Financial Establishment, Food Store.</li> <li>• Non-residential uses shall be limited to a maximum seventy per cent (70%) of total building Gross Floor Area.</li> <li>• The following uses shall be prohibited: Private Park, Nursing Home, Senior Citizens Home, Tourist Establishment, Market, Restaurant, Drive-through Financial Establishment.</li> <li>• Individual business establishments shall be limited to a maximum of 200 m<sup>2</sup> per establishment, except for establishments categorized as Office.</li> <li>• The minimum Landscaped Area shall be twenty-five per cent (25%) of the Lot Area.</li> </ul>
RR	0245	2015-28	Part Lot 5, Con 9, Brunel	J-6, J-7	The northerly interior side yard setback of the proposed retained lot is reduced from 5 m to 1 m for an existing underground cold storage structure only.
RR	0246	2015-44	Part Lot 29, Con. 14, Brunel	G-10	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended; <ol style="list-style-type: none"> <li>1. a secondary suite, ancillary to the primary dwelling, shall be a permitted accessory use above a detached private garage;</li> <li>2. the detached private garage shall have a minimum westerly side yard setback of 17 m;</li> <li>3. the footprint of the building shall be no greater than 130 m<sup>2</sup>;</li> </ol>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					4. no more than one secondary suite shall be permitted on the property; and 5. the property shall be subject to site plan control.
SR5	0247	83-30	Pt. Lot 11, Con. 10, Chaffey, Pt. 1, BR-566	B-8	<ul style="list-style-type: none"> <li>• The exterior side yard of 1.2 m (3.9 ft.) for a proposed residential building is deemed to comply.</li> <li>• A building setback of 20 m (66 ft.) from the watercourse is deemed to comply.</li> <li>• The lot area is deemed to comply.</li> <li>• Frontage on the unopened road allowance between Cons 10 &amp; 11 shall be deemed to comply provided the municipality shall not be required to assume the road allowance for maintenance until it has been improved to current municipal road standards at the expense of the abutting owners (to the south).</li> </ul>
R2	0248	2015-43	Pt. Lot 12, Con. 2 Chaffey	F-8-1	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply: A multiple dwelling with no more than 4 dwelling units is an additional permitted use. The landscape buffering requirements of the Residential Four (R4) Zone shall apply.
R4	0249 <b>AMENDED</b>	2015-45 2020-76 (Legacy Lane)	Pt. Lot 14, Con. 3 Chaffey	F-8-1	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply: <ul style="list-style-type: none"> <li>• A maximum of 33 townhouse units shall be permitted; and</li> <li>• The building envelope and setbacks shall be in accordance property detail schedule 9-67.</li> </ul>
SR5	0250	2015-46	Pt/Lot 12, Con. 12, Chaffey	A-8; B-8	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended; the lot area and frontage are deemed to comply; and the minimum southerly interior side yard setback for a dwelling shall be 2 m.
SR5	0251	2015-46	Pt/Lot 12, Con. 12, Chaffey	A-8; B-8	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended; the lot area and frontage are deemed to comply.
C7	0252 <b>AMENDED</b> <b>AMENDED</b>	2015-57 2016-12 2018-80	Lot A, Plan 5  Trinity United Church	G-8-1	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended; a day nursery shall be an additional permitted use.

**Table C.1 – Previous Site-Specific Exceptions**

<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
R3	0253	83-39	Lot 10, Con. 1, Chaffey, Lot 10, RCP-551, Huntsville	G-7-2	A Home Occupation of “Hairdressing and Hairstyling” is permitted.
M1	0254	2015-56 (Tembec)	Part Lot 17 & 18, Con. 5 & 6, Chaffey	D-8, D-9	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended; driveway access to the lands shall be a minimum elevation of 289 m asl; and outdoor storage shall only be permitted on lands zoned M1 and above 289 m asl.
R2	0255	83-46	Lot 11, Con. 3, Chaffey, Pt. 7, BR-914	F-7	The following are deemed to comply: a) a rear yard of 9.22 m (30.25 ft.) A semi-detached dwelling without municipal sewer services. ii) two (2) one-storey semi-detached residences are the only permitted uses.
SR2	0256 <b>OMB DECISION</b>	2013-99	Lot 9 Con 12 Chaffey	A-7, B-7	The minimum front yard for a detached garage and or carport shall be 20 m; The minimum front yard for a private cabin shall be 20 m; No boathouse or boatport shall be permitted; and The minimum interior side yard shall be 5 m
SR4	0257 <b>OMB DECISION</b>	Z/44/2010	Pt Lot 1 Con 13 Stephenson	H-1	A boathouse may have a maximum width of 13.2 m; and a maximum length of 6.4 m for a slip
R1	0258	83-49	Pt. Lots 19 & 20, Con. 2, Chaffey, Pt. 1, 35R-8807	F-9-3	A front yard from the present high water mark of Fairy Lake of 15 m (50 ft.) and a rear yard of 3 m (9.8 ft.) for a residential building are deemed to comply.
R1-H	0259	2014-83	Part of Lot 19, Con 4, Chaffey	E-9	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply: Front yard setback to garage – 6 m; Front yard setback to habitable portion of house – 4.5 m;
R1-H	0260	2014-83	Part of Lot 19, Con 4, Chaffey	E-9	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply: Front yard setback to garage – 6 m; Front yard setback to habitable portion of house – 4.5 m; Lot frontage – 17.5 m; Reduce parking setback to 0 m.

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
R2-H	0261	2014-83	Part of Lot 19, Con 4, Chaffey	E-9	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply: Front yard setback to garage – 6 m; Front yard setback to habitable portion of house – 4.5 m; Interior side yard setback – 1.2 m; Parking setback – 0 m.
R2-H	0262	2014-83	Part of Lot 19, Con 4, Chaffey	E-9	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply: Front yard setback to garage – 6 m; Front yard setback to habitable portion of house – 4.5 m; Interior side yard setback – 1.2 m; Rear yard Setback – 7.5 m; Maximum lot coverage – 50 percent; Rear yard deck encroachment – 3.5 m provided the deck is not more than 2.0 m above finished grade; Parking setback – 0 m.
R1-H	0263	2014-83	Part of Lot 19, Con 4, Chaffey	E-9	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply: Front yard setback to garage – 6 m; Front yard setback to habitable portion of house – 4.5 m; Rear yard setback – 7.5 m; Maximum lot coverage – 50 percent; Rear yard deck encroachment – 3.5 m provided the deck is not more than 2.0 m above finished grade; Parking setback – 0 m.
R1-H	0264	2014-83	Part of Lot 19, Con 4, Chaffey	E-9	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply: Front yard setback to garage – 6 m; Front yard setback to habitable portion of house – 4.5 m; Rear yard setback – 7.5 m; Lot frontage – 17.5 m; Maximum lot coverage – 50 percent; Rear yard deck encroachment – 3.5 m provided the deck is not more than 2.0 m above finished grade; Parking setback – 0 m.
C3	0265	2015-99	Part Lot 18, Con 3, Chaffey	F-9-1	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended; a retail store shall be an additional permitted use.



<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
CS4	0266	83-79	Pt Lot 1, Con 10, Brunel, Pt 24, BR-1098	I-6	A rear yard of 2 m (6.6 ft.) and a side yard of 1 m (3.3 ft.) are deemed to comply for the boat storage building east of the lagoon.
C3	0267	83-81	Lot 28, Con 11, Stephenson, Pt 2, 35R-4717	H-5	A Motor Vehicle Body shop and the owner’s residence are the only permitted uses.
C4 (H)	0268	2015-63	Parts of Lots 28- 31, Con. 1 Chaffey,	G-10	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended; the following applies to the subject lands: 1. Permit buildings with a maximum of 4 storeys to a maximum height of 16.5 m; 2. Uses permitted shall be limited to a maximum of 60 structural units comprised of both resort related residential dwelling units or commercial accommodation units; 3. Permit a 45.00 m <sup>2</sup> minimum gross floor area for a resort related residential unit; 4. Require a parking ratio of 1.2 spaces per structural unit; and, 5. The required parking may be located on an abutting lot.
C4 (H)	0269	2015-63	Parts of Lots 28- 31, Con. 1 Chaffey,	G-10	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended; the following applies to the subject lands: 1. Permit buildings with a maximum of 4 storeys to a maximum height of 16.5 m; 2. Uses permitted shall be limited to a maximum of 60 structural units comprised of both resort related residential dwelling units or commercial accommodation units; 3. Permit a 45.00 m <sup>2</sup> minimum gross floor area for a resort related residential unit; 4. Require a parking ratio of 1.2 spaces per structural unit; and, 5. The required parking may be located on an abutting lot.
C4(H)	0270	2015-63	Parts of Lots 28- 31, Con. 1 Chaffey,	G-10	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended; the following applies to the subject lands:

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					<ol style="list-style-type: none"> <li>1. Uses permitted shall be limited to a maximum of 8 townhouse units comprised of both resort related residential units and commercial accommodation units;</li> <li>2. Require a minimum parking ratio of 1.5 spaces per townhouse unit; and</li> <li>3. The required parking may be located on an abutting lot.</li> </ol>
C4 (H)	0271	2015-63	Parts of Lots 28- 31, Con. 1 Chaffey,	G-10	<p>Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended; the following applies to the subject lands:</p> <ol style="list-style-type: none"> <li>1. Permit buildings with a maximum of 4 storeys to a maximum height of 16.5 m;</li> <li>2. Uses permitted shall be limited to a maximum of 77 structural units comprised of both resort related residential units or commercial accommodation units;</li> <li>3. Permit a 45.00 m<sup>2</sup> minimum gross floor area for a resort related residential unit;</li> <li>4. Require a parking ratio of 1.2 spaces per structural unit; and</li> <li>5. The required parking may be located on an abutting lot.</li> </ol>
C4 (H)	0272	2015-63	Parts of Lots 28- 31, Con. 1 Chaffey,	G-10	<p>Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended; the following applies to the subject lands:</p> <ol style="list-style-type: none"> <li>1. Permit buildings with a maximum of 4 storeys to a maximum height of 16.5 m;</li> <li>2. Uses permitted shall be limited to a maximum of 127 structural units comprised of both resort related residential dwelling units or commercial accommodation units, and a maximum of 4,500 m<sup>2</sup> of tourist and retail commercial uses. For the purposes of Exception No. 0272, tourist and retail commercial uses shall be limited to bars, restaurants, retail stores, variety and convenience stores, personal service establishments, offices, places of assembly, artisan’s studios, markets, and outdoor recreational uses;</li> </ol>

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					3. Permit a 45.00 m <sup>2</sup> minimum gross floor area for a resort related residential unit; 4. Require a minimum parking ratio of 1.2 spaces per structural unit; 5. Require a minimum parking ratio of 1.0 spaces per 25 m <sup>2</sup> of tourist and retail commercial development; and, 6. The required parking may be located on an abutting lot.
C4 (H)	0273	2015-63	Parts of Lots 28- 31, Con. 1 Chaffey,	G-10	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended; the following applies to the subject lands: 1. Permit buildings with a maximum of 4 storeys to a maximum height of 16.5 m; 2. Uses permitted shall be limited to a tourist establishment with a maximum of 150 tourist establishment units, and accessory uses; 3. Require a minimum parking ratio of 1.0 spaces per tourist establishment unit; 4. Require a minimum parking ratio of 1.0 spaces per 100 m <sup>2</sup> of accessory commercial development. 5. The required parking may be located on an abutting lot; 6. Permit a maximum lot coverage of 30%; and 7. Permit a minimum lot frontage of 13.0 m.
C4 (H)	0274	2015-63	Parts of Lots 28- 31, Con. 1 Chaffey,	G-10	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended; the following applies to the subject lands: 1. Permit buildings with a maximum of 4 storeys to a maximum height of 16.5 m; 2. Uses permitted shall be limited to a maximum a maximum of 154 structural units comprised of both resort related residential dwelling units or commercial accommodation units; 3. Permit a 45.00 m <sup>2</sup> minimum gross floor area for a resort related residential unit; 4. Require a minimum parking ratio of 1.2 spaces per structural unit; 5. The required parking may be located on an abutting lot;

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					6. Require a minimum exterior side yard of 0.00 m; and 7. Require a minimum rear yard of 3.00 m.
C4 (H)	0275	2015-63	Parts of Lots 28- 31, Con. 1 Chaffey,	G-10	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended; the following applies to the subject lands: 1. No site alteration shall be permitted.
C3	0276	84-3P	Lot 29, Con. 2, Chaffey, Pt. 4, 35R-2909	F-10	The only permitted uses are: Accounting Services, Advertising Services, Engineering, Architectural and Scientific Services, Legal Services, Antique Shop and Residence.
RU1	0277	2015-69  (Little)	Pt Lot 17, Con. 12, Chaffey	A-8; B-8	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended; a retail store; accessory to the boarding kennel, shall be an additional permitted use.
RR	0278	2015-65 (Bullock)	Pt Lot 28, Con. 14, Brunel	G-10	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, a minimum lot frontage of 80 m on East Browns Road shall comply.
MU4(H)	0279  <b>AMENDED</b>	2015-67  (Eagle Ridge)  2019-12	Pt Lot 14 & 15, Con. 2 Chaffey	F-8-1,  F-8-3	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended; a. The following are additional permitted uses: DSTM Retail Store, Financial Establishment, Food Store, Market, Motor Vehicle Dealership, Motor Vehicle Service Station, Personal Service Establishment, and a Veterinary Clinic. b. The following uses will be limited to a maximum of 25,000 ft <sup>2</sup> over the entire site. <ul style="list-style-type: none"> <li>• DSTM Retail Store;</li> <li>• Financial Establishment;</li> <li>• Food Store excluding a supermarket;</li> <li>• Health Services;</li> <li>• Personal Service Establishment;</li> <li>• Restaurant excluding a drive through;</li> <li>• Service Establishment;</li> </ul> c. The following uses will be limited to a maximum of 50,000 ft <sup>2</sup> over the entire site. <ul style="list-style-type: none"> <li>• Market;</li> <li>• Motor Vehicle Dealership;</li> </ul>

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					<ul style="list-style-type: none"> <li>• Motor Vehicle Service Station;</li> <li>• Office;</li> <li>• Recreational Establishment;</li> <li>• Tourist Establishment (hotel/motel);</li> <li>• Variety and Convenience Store; and;</li> <li>• Veterinary Clinic.</li> </ul> <p>d. The following permitted uses are excluded:</p> <ul style="list-style-type: none"> <li>• Day Nursery</li> <li>• Private Park</li> <li>• Tourist Home</li> </ul> <p>e. The minimum lot area shall be 0.4 ha (1 ac)</p> <p>f. The maximum front yard setback requirement shall be 7 m</p> <p>g. Outside storage is prohibited within the front yard</p> <p>h. A DSTM retail store shall have a minimum gross floor area of 464.5 m<sup>2</sup></p>
MU4 (H)	0280	2015-67 (Eagle Ridge)	Pt Lot 14 & 15, Con. 2 Chaffey	F-8-1, F-8-3	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, all merchandise kept for sale or lease will be permitted within the interior side and rear yards only.
RU2	0281	2015-68 (Martin)	Pt Lot 14, Con. 3 Chaffey	A-5	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply: - Lot frontage is deemed to comply - The minimum front yard setback shall be 60 m
R4	0282	2015-79 (Griffiths)	Pt Lots 12 and 13, Con 2, Chaffey	F-8-3	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended; the maximum number of dwelling units shall be 9; all accessory structures including a dock shall have a minimum side yard setback of 7.5 m; 3 m wide planting strip is required along the easterly side lot line; and a dock shall be limited in width to 3 m.
R2	0283	2015-71	Pt Lot 12, Con. 2, Chaffey	F-8-3	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended; the following applies to the subject lands: <ul style="list-style-type: none"> <li>• An automotive repair shop shall be a permitted temporary use as a home occupation; for a period not exceeding 10 years from the date of passage of this by-law; after which time the use shall cease; and</li> </ul>

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					<p>this temporary use shall be permitted within the existing accessory structure on the subject lands;</p> <ul style="list-style-type: none"> <li>• An automotive repair shop shall be defined as a building or structure within which the sole and exclusive use will be the services performed on motor vehicles for compensation and limited to the installation of exhaust systems, transmission and brake repairs, tire repairs, and major and minor repairs or similar uses and the repairing of motor vehicles and/or their parts. The use shall not allow for the sale of motor vehicles. The use and all services as described and the use of equipment for the purpose of this exception will be contained within the detached garage.</li> <li>• No more than 2 vehicles may be serviced within the garage at any time. Derelict or un-plated vehicles may not be stored on the property outside the garage. All vehicles, including personal vehicles, must be stored on the driveway as shown on Schedule “I”.</li> <li>• Lot coverage shall not exceed that which existed at the date of the passing of this by-law amendment;</li> <li>• Site plan control shall be used to install a 1.5 m vegetative buffer along all side yards that abut residential development;</li> <li>• The number of employees associated with the automotive repair shop shall be restricted to one and this employee must be the owner of, and live on, the property;</li> <li>• Outdoor storage of any equipment, goods or materials associate with the automotive repair shop is prohibited; and</li> <li>• Signage related to the automotive repair shop is prohibited.</li> </ul>
RU2	0284	84-17P	Lots 28, Con. 14, Chaffey, Pts. 4-7, 35R-8849	A-10	<p>a) The combined area is deemed to comply.                      b) The frontage of 18.473 m (60.61 ft.) for Pt. 6 is deemed to comply.</p>
RR	0285	84-18P	Lot 3, Con 14, Brunel, Pt 2, 35R-5946	G-6	<p>a) A “Woodworking Shop” is a permitted use.                       b) For the purpose of this By-law, “Woodworking Shop” shall mean a building used for the construction or manufacture of furniture and household furnishings and the sale thereof. Three (3) parking spaces is</p>

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					the minimum parking spaces required for the “Woodworking Shop”. A “Woodworking Shop” shall be a maximum size of 110 m <sup>2</sup> (1,184 ft <sup>2</sup> ).
SR2	0286	2015-95 (Pow Wow)	Pt Lot 35, Con. 1, Chaffey  207 Grassmere Resort Rd	F-11 G-11	Notwithstanding the existing setbacks of structures located as of the date of the passing of this By-law on lands zoned SR2, no building or structure shall be reconstructed, relocated, rebuilt, or situated within any yard other than that which is permitted by the provisions of the SR2 Zone.
R2	0287	2016-8 (Gow)	Part Lot 15, Con 14, Brunel	G-8-3, G-8-4	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended; the minimum northerly side yard setback shall be 1.2 m and the minimum rear yard setback shall be 4 m.
R1	0288	2016-9 (Koncan)	Lot 17, Pt Lots 16 and 18, Plan 28	F-8-4	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended; a parking lot shall be an additional permitted use and the lands shall be subject to site plan control.
C1	0289	2016-11 (Brunel Rd Mgmt)	Lot A, Plan 36	F-8-4	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended; the minimum setback for a parking space and width of buffer shall be 1 m; along the northerly lot line only.
R2	0290	2016-10 (Bigelow)	Part Lot 12, Con. 14, Brunel	G-8-3	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended; a secondary suite shall be an additional permitted accessory use within a semi-detached dwelling; and the minimum lot frontage shall be 10 m.
NR	0291	2016-7 (Alpha Signet)	Part Lots 21 & 22, Con 8 Stephenson	J-4	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended; no site alteration save and except for a driveway no more than 5 m in width shall be permitted.
M1	0292	2016-7 (Alpha Signet)	Part Lots 21 & 22, Con 8 Stephenson	J-4	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended; A minimum 15 m vegetative buffer along all lot lines abutting a residential zone shall be required; and the only permitted uses shall be: contractor’s establishment; garden centre; market; marina (including a marine mechanic); office; personal service establishment; restaurant; recreational establishment; self-storage facility and light industrial use.
RU1	0293	2016-15 (Hines)	Part Lot 28, Con. 3, Stephenson	L-5	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended; the minimum setback from the stream shall be 30 m; the minimum rear yard setback shall be 15 m and be kept in its natural state; and a minimum lot area of 2 ha shall comply.

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
RU1	0294	2016-15 (Hines)	Part Lot 28, Con. 3, Stephenson	L-5	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended; a minimum lot area of 2 ha shall comply.
RU2 SR2	0295	2016-32 (Claudex)	Part Lot 27, Con 3, Stisted	F-5	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended; the minimum lot area shall be as shown.
C	0296	2016-16  (Pacinda)	Part Lot 30, Con. 9 & 10, Stephenson	I-5	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended; no site alteration, including clearing of vegetation, shall be permitted.
C	0297  <b>AMENDED</b>  <b>AMENDED</b>	2016-16  (Pacinda) 2017-31 2022-65	Part Lot 30, Con. 9 & 10, Stephenson	I-5	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended: <ul style="list-style-type: none"> <li>• The construction of a boathouse is permitted prior to the construction of the primary dwelling;</li> <li>• The only disturbance shall be the construction of a 1.5 m boardwalk; and</li> <li>• A boathouse shall be permitted within 20 m of Type 1 Fish Habitat.</li> </ul> Notwithstanding any provisions of Zoning By-law 2008-66P, as amended: <ul style="list-style-type: none"> <li>• a 10 m<sup>2</sup> dock, existing boathouse, and 1.5 m path shall be the only permitted disturbance and shall be located as illustrated in a Property Detail Schedule “9-72”; and</li> <li>• no site alteration is permitted until such time as a site plan agreement, implementing all recommendations of the Water Quality Impact Assessment report prepared by Palmer, has been approved by the Town.</li> </ul>
R1	0298	2016-34	Part Lot 33, Con. 2, Chaffey	F-11	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended; <ol style="list-style-type: none"> <li>1. a secondary suite, ancillary to the primary dwelling, shall be a permitted accessory use above a detached private garage;</li> <li>2. no more than one secondary suite shall be permitted on the property.</li> </ol>
M3	0299	2016-43  (Edwards)	Part of Lot 29, Con 1, Stisted	F-5	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended; the minimum westerly interior side yard setback shall be 3 m. A minimum 2 m high privacy fence and tree planting shall be required along the westerly side lot line; no outdoor storage shall be permitted within 15 m of the front lot line.



<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
R2	0300	2016-64 (Vista Investments)	Part Lot 18 & 19, Con 3, Chaffey	F-9-1	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended; existing vegetation shall be maintained and there shall be no site alteration within 5 m of the intermittent channel.
RU1	0301	2016-61 (Wright)	Part of Lots 16 and 17, Con 9 and 10, Chaffey	B-8 C-8	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended; vehicle repair shall be allowed as a home industry and a permitted use. The building associated with this use shall be no larger than 371.6 m <sup>2</sup> and located in the shaded area as shown.
R1	0302	2016-67 (Huntsville Haven)	Part Lot 18, Con. 3, Chaffey	E-8, E-9, F-8-2, F-9-1	Notwithstanding any requirements of zoning by-law 2008-66P as amended, the lot area as shown shall be deemed to comply.
SR2	0306	2015-81	Part Lots 27-30, Con 3, Stisted	F-5	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended; the lot area and frontage are deemed to comply.
RR	0307	84-93P	Pt. Lot 14, Con. 13, Brunel, Pt. 4, RD-365	H-8	The lot area of 0.116 ha (12,490 ft <sup>2</sup> .) and lot frontage of 32.9 m (107.9 ft.) are deemed to comply.
RR	0308	84-93P	Pt. Lot 14, Con. 13, Brunel, Pt. 5, RD-365	H-8	The lot area of 0.10 ha (10,760 ft <sup>2</sup> .) and lot frontage of 35.05 m (115 ft.) are deemed to comply.
O2	0309  <b>AMENDED</b>	2016-67 (Huntsville Haven) 2021-30	Part Lot 18, Con. 3, Chaffey	E-8, E-9, F-8-2, F-9-1	Notwithstanding any requirements of zoning by-law 2008-66P as amended, the only permitted use shall be a public park and trail system, and the development of any structures is prohibited.
RR	0311	2016-74 (Hines)	Part Lot 28, Con.3 Stephenson	L-5	Notwithstanding any requirements of zoning by-law 2008-66P as amended, the lot area shall be deemed to comply.
RR	0312	85-11P	Lot 13, Con. B, Stephenson, 35R-7663, Pt. 1	K-1	The minimum lot frontage shall be 20 m (66 ft.).

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
SR1	0313	2016-76 (Rumney)	Part of Lot 22, Con. 2, Stephenson	L-4	Notwithstanding any requirements of zoning by-law 2008-66P as amended, the minimum front yard setback for all structures shall be 9 m; and the minimum easterly interior side yard setback for all structures shall be 4 m.
R1	0314	2016-81 (Walia)	Lot 83, RCP 525, Chaffey	F-9-1	Notwithstanding any provisions of Zoning By-law 2008-66P, the frontage and access on a private laneway for the purposes of Section 3.19.1 shall comply; and the minimum front yard setback shall be 3 m.
SR3	0315	2016-83 (Priest)	Part Lot 9, Con 6, Stisted	D-2; E-2	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended; no site alteration is permitted until such time as a site plan agreement, detailing all of the recommendations of the ecological assessment reports completed by FRi Ecological Services, has been approved by the Town.
SR1	0316	85-16P	Pt. Lot 24, Con. 4, Stephenson, RD-766, Pts. 1-31	L-4	One dwelling unit per lot is permitted provided the following parts of Plan RD-766 shall be considered as one lot i) Pts 1-7 ii) Pts 8-13 iii) Pts 14-19 iv) Pts 2-25 v) Pts 26-31 The minimum water setback shall be 23 m (75.46 ft.) or 277.29 Geodetic Contour whichever setback is greater.
R3-H	0317	2016-84 (RN Properties)	Part Lot 18, Con 2, Chaffey	F-8-4	A stacked townhouse shall be an additional permitted use. For the purposes of this by-law a stacked townhouse means a building or structure divided vertically and horizontally into three or more dwelling units, each dwelling having private access to the outside.
M3	0318	2016-90 (Vista – Steph Rd 12W)	Part Lot 30, Con 12, Stephenson	H-5	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, the following uses are the only permitted uses of this M3 Zone: Contractor’s Establishment, Garden Centre, Heavy Equipment Sales and Service, Self-Storage Facility, Service Establishment, Transportation Depot, and Warehouse.
SR1	0319	2016-89 (Birtch)	Lots 51 & 52, Plan 4, Brunel	G-8-4	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended, the westerly side yard setback shall be 1.2 m.

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
SR1	0321	85-20P	Lot 25, Con. 1, Brunel, BR-277, Pt. 8, BR-1709, Pt. 5	M-10	The watercourse setback for a private cabin shall be 10 m (33 ft.). The maximum building size for a private cabin shall be 28 m <sup>2</sup> .
SR1	0322	2016-103 (Eastwood)	Part Lot 22, Con. 1, Brunel Parts 2&5 35R-10531	M-9	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended: <ul style="list-style-type: none"> <li>• Part 2 and Part 5 Plan 35R-10531 shall be treated as one for development purposes; and</li> <li>• a 9 m<sup>2</sup> shed shall be permitted on Part 2, Plan 35R-10531, 1.2 m from the shoreline and 1.6 m from the District Road.</li> </ul>
RU1	0323	2016-102 (Walbank Swallowdale Camp)	Part of Lots 23 and 24, Con. 14, Brunel	G-9 G-10	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the minimum frontage requirement on a year round maintained municipal road in this Rural Two zone shall be 90 m.
R3	0324	2017-7 (Maple Ridge)	Part of Lot 9, Con. 1, Chaffey	G-7-2; G-7-4	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the following shall apply for semi-detached dwellings: <ul style="list-style-type: none"> <li>• Minimum lot area: 227 m<sup>2</sup></li> <li>• Maximum lot coverage: 50%</li> <li>• Minimum lot frontage: 8.4 m</li> <li>• Minimum front yard setback: 5.5 m</li> <li>• Minimum rear yard setback: 7 m</li> <li>• Maximum portion of a front yard occupied by a driveway: 60%</li> <li>• Maximum projection of an unenclosed deck into a rear yard: 2.5 m</li> <li>• Maximum projection of an unenclosed deck into an exterior side yard: 2.0 m</li> </ul>
SR1	0325	2017-8 (Mackinlay & Banfield)	Part of Lot 27, Con. 1, Chaffey	G-10	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended: <ul style="list-style-type: none"> <li>• A private cabin shall be an additional permitted accessory use;</li> <li>• The minimum front yard setback shall be 12.6 m;</li> <li>• The minimum setback from Type 1 Fish Habitat shall be 12.6 m;</li> <li>• The minimum rear yard setback shall be 1.0 m; all for a two-storey detached garage;</li> <li>• a maximum lot coverage of 9.5% for accessory structures only shall be permitted.</li> </ul>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
R3	0326	2017-31 (1605413 Ont Ltd)	Part Lot 19, Con. 2, Chaffey	F-9-3	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended: <ul style="list-style-type: none"> <li>• A semi-detached duplex dwelling shall be a permitted use. For the purposes of this Zoning By-law, a Semi-Detached Duplex Dwelling shall be defined as a dwelling divided vertically into two duplex dwellings separated by a common wall;</li> <li>• Maximum lot coverage of 39.5%</li> <li>• The existing lot frontages be recognized to conform to the By-law;</li> <li>• The minimum side yard setback shall be 1.2 m, with no setback requirement along the common wall.</li> </ul>
M2	0327	2017-48 (Hilton)	Part Lot 13, 35M694, Chaffey	F-8-1	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended: <ul style="list-style-type: none"> <li>• The minimum number of parking spaces shall be 85;</li> <li>• The minimum number of loading spaces to be provided shall be 1;</li> <li>• The minimum width of a driveway aisle shall be 6 m;</li> <li>• The maximum building height shall be 15.65 m.</li> </ul>
R4-H	0328  <b>AMENDED</b>	2017-42 (Highview)  2023-10 (2254048 Ontario Inc)	Part Lot 19, Con. 2, Chaffey	F-9-1; F-9-3	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, as amended, the following exceptions shall apply: <ul style="list-style-type: none"> <li>• The maximum permitted density shall be 65.5 dwelling units/ha;</li> <li>• The minimum number of parking spaces required per dwelling unit for a multiple dwelling residential building shall be 0.78 spaces per unit;</li> <li>• All provisions of the Zoning By-law, including the above exceptions, are to be applied to the lands as they existed on the date of passing of this By-law</li> </ul>
RU1	0329	85-35P	Lot 34, Con. 2, Chaffey, Pt. 2, 35R-5002	F-11	An Art Gallery shall be a permitted use.
SR2  C  SR3	0330	2017-49 (Edgar)	Part Lots 28 and 29, Con. 13, Chaffey	A-10	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, <ul style="list-style-type: none"> <li>• No site alteration shall be permitted until a site plan agreement has been approved by the Town</li> <li>• No site alteration or development is permitted within 30 m of the conservation zoned wetlands</li> </ul>

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					<ul style="list-style-type: none"> <li>The only disturbance permitted within the Conservation zoned lands adjacent to the shoreline of Oudaze Lake shall be a 2 m wide pathway, boardwalk, a floating dock or pile supported dock</li> <li>No boathouses shall be permitted.</li> </ul>
R4	0332	85-41P	Pt. Lots 27 & 30, Plan 3, Lots 28 & 29 and Pt. Block M, Plan 7; Pts. 1 & 2, 35R-7940, Huntsville (Chaffey) Muskoka Condo Plan 10	G-8-2	The minimum lot and yard requirements shall be as shown on Property Detail Schedule 9-1.
M2	0333	2017-45 (Armstrong)	Part Lots 13 and 14, Con. 3, Plan 35R 20097 Part 1, Chaffey,	F-8-1	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the requirement for uses permitted on site to be limited to low water using and low effluent producing uses shall not apply.
M2	0334	2017-45 (Armstrong)	Part Lots 13 and 14, Con. 3, Plan 35R 20097 Part 1, Chaffey	F-8-1	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the minimum lot frontage shall be 20.0 m
C7	0335	85-46P	Pt. Lots 1 & 2, Plan 7, Lots 15, 16, 34-36, Plan 3, Huntsville (Chaffey)	G-8-2	<ul style="list-style-type: none"> <li>The area identified as “Planting Strip” on Property Detail Schedule 9-2 shall be 1.2 m (3.9 ft.) in width and in the location specified.</li> <li>The minimum rear and side yards abutting a residential zone shall be 1.2 m (4 ft.).</li> <li>The maximum building height shall be one storey.</li> </ul>
C3	0336	2017-46 (Grys)	Part Lot 8, Con. 1, RCP 509, Lot 13, Chaffey	G-7-1	<p>Notwithstanding any provisions of Zoning By-law 2008-66P, as amended:</p> <ul style="list-style-type: none"> <li>A dwelling unit is permitted at grade;</li> <li>The side yard setback of 1.24 m for the existing dwelling is deemed to comply; and</li> <li>No landscape buffer is required along the parking area abutting the southerly side lot line.</li> </ul>
M1	0337	2017-62 (Karn)	Part Lot 14 & 15, Con. 3, Chaffey	E-8; F-8-1; F-8-2	<p>Notwithstanding any provisions of Zoning By-Law 2008-66P, as amended,</p> <ul style="list-style-type: none"> <li>the following are the only permitted uses: Contractors Establishment including a paint booth; Garden Centre; Health Services; Offices; Personal Service Establishment, Veterinary Clinic,</li> </ul>

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					<ul style="list-style-type: none"> <li>• Accessory uses are limited to: one accessory dwelling unit which must be on the second floor; an accessory retail use is limited to a maximum of 200 m<sup>2</sup> (2,153 ft<sup>2</sup>).</li> <li>• Outside storage shall be screened from view.</li> <li>• The maximum lot coverage shall be 15%</li> <li>• No site alteration shall be permitted within 20 m of Highway 60.</li> <li>• The minimum building setback from Highway 60 shall be 20 m.</li> <li>• The minimum building setback for a contractor’s yard and paint booth from Earl’s Road shall be 30 m.</li> <li>• The minimum landscaped area, in addition to the 20 m buffer along Highway 60, shall be 15% of the lot area.</li> </ul>
M1	0338	85-50P	Pt. Lot 16, Con.3, Stisted	F-3	A “Salvage Yard” shall be the only permitted use.
C2	0339	85-50P	Pt. Lot 16, Con.3, Stisted	F-3	Permitted Uses are limited to: Retail shop for the sale of used automotive parts. Buffering - a min 3 m (9.8 ft.) planting strip shall be maintained.
R1	0340	85-49P	Pt. Lot 18, Con. 3, Chaffey, Plan 525, Lot 38	F-9-1	The lot area shall be 1,114.8 m <sup>2</sup> . (12,000 ft <sup>2</sup> ).
SR2	0341	2017-60 (Dulong)	Part Lot 33, Con. 5, Stisted	E-6	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended: <ul style="list-style-type: none"> <li>• Lot coverage be calculated on the portion of the lot that is located within 90 m of the shoreline.</li> <li>• The front yard setback for any dwelling shall have a setback of 27.5 m from the shoreline and be in accordance with the Site Diagram contained in the Site Evaluation Report related to the subject lands.</li> <li>• Site alteration will be limited to areas suitable for development only.</li> </ul>
RU1	0342	2017-70 (Strongman)	Part Lot 19, Con. 2, Chaffey	F-9-1 F-9-3	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended: A single detached dwelling may be constructed on private water service; The lands shall be subject to site plan control.
SR1	0343	85-56P	Lot 4, Con 9 Brunel, Pt 2, M-437	I-6	The lot frontage shall be 12 m (40 ft).
SR2	0344	2017-71 (Monkman)	Pt Lot 31, Con.2, Brunel	L-11; M-11	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended: The minimum lot area shall be 0.9396 ha

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
SR2	0345	2017-71 (Monkman)	Pt Lot 31, Con.2, Brunel	L-11; M-11	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended: The maximum permitted width of the shoreline amenity area shall be 17.7 m and the maximum permitted width of a boathouse shall be 11.0 m
R2	0346	2017-76 (Crozier)	Lot 231, Plan 18, HTE	G-8-1	Notwithstanding any requirements of Zoning By-Law 2008-66P, as amended; a multiple dwelling containing a maximum of three dwelling units shall be an additional permitted use; and the property shall be subject to site plan control.
R2	0347	2017-77 (Magladry)	Lot 25, Cons 5 & 6, Plan 553, RCP Lots 2 & 4, Port Sydney	K-4	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the minimum lot frontage shall be 40.0 m
RR	0348	85-64P	Lot 27, Con. 4, Stephenson	K-5, L-5	The frontage of 15.9 m (52.17 ft.) is deemed to comply
CS3	0349	2017-82 (Fielding)	Pt Lot 1 Con 6 Chaffey	D-6	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, a detached accessory garage is an additional permitted structure.
M3	0350	2017-88 (Vista Investments)	Pt Lot 30 Con 12 Stephenson	H-5	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the only permitted uses on site shall be a Contractor's Establishment, Garden Centre, Heavy Equipment Sales & Services, Self-Storage Facility, Service Establishment, Transportation Depot and Warehouse.
C4	0351 <b>AMENDED</b> <b>AMENDED</b>	85-68P 2001-85P 2020-87 (Hidden Valley Highlands Ski Area Inc.)	Lots 31 & 32, Con. 2, Chaffey	F-10, F-11, G-11	The only permitted uses shall be a ski hill and accessory buildings or structures and uses, docks, restaurant, banquet hall, retail shop, alpine slides and waterslide, and non-motorized bicycle paths and instruction facilities.  An educational institution is an additional permitted use within the existing facilities. The maximum number of students is limited to 130.
SR2	0352  <b>AMENDED</b>	2017-106  (Pow Wow)  2020-73	Part Lot 13 Con 3 Chaffey	G-11	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the two-storey boathouse shall be an additional permitted use. The existing two storey boathouse is permitted to be rebuilt in the same location, with the second storey having the same dimensions of that existing on the date of passing of this by-law. The existing dwelling may

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
		(837899 Ontario Ltd.)			<p>remain but shall not be reconstructed, relocated, rebuilt, or situated within any yard other than that which is permitted by the provisions of the SR2 Zone. All other structures existing on the day of passing of this by-law must be removed.</p> <p>A Short Term Rental Accommodation shall be an additional permitted use within the existing dwelling unit in the two storey boathouse.</p> <p>Only one short term rental unit is permitted.</p> <p>The interior side yard setback for a detached garage shall be 4 m.</p>
C2	0353	85-75P	Lot 8, Con. 4, Stisted	E-2	A Motor Vehicle Repair Garage shall be the only permitted use.
SR1	0354	2017-105 (Heino)	Part Lot 3 Con 9 Brunel	J-6	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, a maximum dock width of 15.5 m, a minimum easterly side yard setback for a flat roof boathouse of 8.3 m, an accessory lot coverage of 7.2% all shall be permitted, and the maximum principal lot coverage shall be 8.2%.
SR1	0355	85-84P	Lot 33, Con. 7, Stephenson, Pt. 9, 35R-7469	J-6	A sauna and porch are permitted accessory uses in the existing dry land boathouse. The existing boathouse, sauna & porch shall be deemed to comply with the setback requirements.
RR	0356	2017-93 (Thompson)	Part Lot 13 Con 3 Stephenson	L-3	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, a lot frontage of 123.8 m is permitted.
M1	0357	85-85P	Pt. Lot 11, Con. 13, Stisted	A-2	A "Water Bottling Facility" shall be the only permitted use.
M3	0358	2017-101 (Stronghouse)	Part of Lot 2, Con 14, Brunel	G-6	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended; a self-storage facility with no accessory outdoor storage shall be the only permitted use.
R4	0359	85-71P	Pt. Lot 10, Con. 1, Chaffey, Plan 536, Lots 1, 2, 3, 15-22	G-7-2	The only permitted use shall be a "Senior Citizen Complex" with a maximum of 60 accommodation units.
RU2	0360	2017-102 (Chochlowsky)	Part of Lot 12, Con 11, Brunel		Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended; no structures shall be permitted.



<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
RU1	0361	2017-103 (Bryant)	Lot 8, Con 2, Stephenson	L-2, M-2	A secondary suite, ancillary to the primary dwelling, shall be a permitted accessory use in a detached garage. No more than one secondary suite shall be permitted. The property shall be subject to site plan control.
SR1	0362	2017-121 (Simpson)	Lot 4, Con 9, Plan M437, Lot 8, Brunel	I-6	a single detached dwelling is permitted to be constructed with an easterly side yard setback of 5.0 m, a westerly side yard setback of 3.5 m, a rear yard setback of 9.0 m, and a setback to a Type 1 Fish Habitat of 23.5 m. The maximum overall combined lot coverage shall be 15%.
C4	0363	86-5P	Pt. Lot 18, Con. 6, Chaffey, Pt. 1, BR-1891	D-9	A dwelling unit on the first floor, accessory to the permitted commercial use shall be permitted.
SR3	0364  <b>OMB DECISION</b>	Ender	Lot 4, Plan 35M660, Stisted	A-5; B-5	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, <ul style="list-style-type: none"> <li>• A minimum of 90% of the lot shall be maintained in a Natural State as defined in Zoning By-law 2008-66P.</li> <li>• A dwelling unit shall be permitted only within a maximum cleared envelope of 930 m<sup>2</sup></li> <li>• The minimum front yard requirement shall be 30 m and a 15 m setback from top of bank, whichever is greater.</li> <li>• The minimum front yard requirement shall be 30 m and a 15 m setback from top of bank will remain as a Shoreline Buffer as defined in Zoning By-law 2008-66P, save and except for a maximum 0.5 m wide footpath leading from the building envelope to the shoreline.</li> <li>• No site alteration or development is permitted until a site plan agreement has been approved by the Town.</li> </ul>
SR3	0365  <b>OMB DECISION</b>	Ender	Lot 4, Plan 35M660, Stisted	A-5; B-5	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, <ul style="list-style-type: none"> <li>• A minimum of 90% of the lot shall be maintained in a Natural State as defined in Zoning By-law 2008-66P.</li> <li>• A dwelling unit shall be permitted only within a maximum cleared envelope of 930 m<sup>2</sup>.</li> <li>• The minimum front yard requirement shall be 30 m and a 15 m setback from top of bank will be required, whichever is greater.</li> </ul>

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					<ul style="list-style-type: none"> <li>• The minimum front yard requirement shall be 30 m and a 15 m setback will remain as a Shoreline Buffer as defined in Zoning By-law 2008-66P, save and except for a maximum 0.5 m wide footpath leading from the building envelope to the shoreline.</li> <li>• The building envelope for mainland primary and accessory structures will be as shown on Schedule "I" attached hereto.</li> <li>• No site alteration or development is permitted until a site plan agreement has been approved by the Town.</li> </ul>
NR	0366  <b>OMB DECISION</b>	Ender	Lot 4, Plan 35M660, Stisted	A-5; B-5	<p>Notwithstanding any requirements of Zoning By-law 2008-66P, as amended,</p> <p>The permitted uses are limited to the following:</p> <ul style="list-style-type: none"> <li>• Flood and erosion control facilities</li> <li>• Conservation</li> </ul> <p>No accessory uses or structures are permitted.</p> <p>Natural Resource Exception 0366 (NR-0366) zone will remain as a Shoreline Buffer as defined in Zoning By-Law 2008-66P, and shall remain entirely in a natural state save and except for a maximum 0.5 m wide footpath leading from the building envelope to the shoreline.</p>
R1	0367	2017-127 (Green)	Con 4 Pt Lot 19, RP 35R-16138, Part 2, Chaffey	E-9	A firewood processing business is permitted as a home industry, occupying a maximum of 15% of the lot area. The minimum front yard setback for a sales area shall be 33 m, the minimum front yard setback for log storage area shall be 75 m, and the minimum front yard setback for firewood processing area shall be 90 m.
RU2	0368	2017-130 (Pirie & Pehar)	Con 9, Pt Lot 8, Brunel	I-7	<p>A guide-based recreational outfitter use is permitted on the property as a home industry, with a maximum gross floor area of 250 m<sup>2</sup>. For the purposes of this by-law, a 'guide-based recreational outfitter' is defined as:</p> <p>"a tourism-based activity business that provides guided tours and educational programs off the premises, and includes the preparation of meals, and repair and storage of equipment on the premises".</p>

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					Goods not manufactured on site will be permitted to be sold or rented. Further, on occasion, no more than 3 employees not residing on the premises are permitted. The Home Industry is permitted to be located on a private road.
SR1	0370	2018-49 (McKean)	Part Lot 28, Con 2, Brunel, Parts 5 to 11, Plan 35R-19754	L-10	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended; The minimum setback from Type 1 Fish Habitat shall be 0 m for a boathouse. The maximum projection for a boathouse shall be 24.75 m.
RU1	0371  <b>AMENDED</b>	2018-24 (Bigelow & Delljane)  2020-86 (Bigelow)	Lot 12, Con 5, Chaffey	E-8	Notwithstanding any requirements of the Zoning By-law 2008-66P, as amended; A) Jungle gym manufacturing shall be a permitted use, with a maximum gross floor area of 464.5 m <sup>2</sup> . For the purposes of this by-law, 'jungle gym manufacturing' shall be defined as: "the assembly or packaging of finished parts or finished products and the warehousing or distribution of finished parts or finished products related to construction of children's playground equipment and excludes any outdoor manufacturing, processing or storage of products or materials." B) The minimum westerly exterior side yard setback shall be 30 m. C) A 6 m vegetative buffer shall be maintained abutting the westerly lot line. D) The minimum lot area shall be 2 ha.
CS3	0372  <b>OMB DECISION</b>	2018-21 (Fairview Island)	Island 2, Lake of Bays	M-10; M-11	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended: • A Private Institutional Tourist Establishment shall be the only permitted use. For the purposes of this by-law, a private institutional tourist establishment is defined as the use of land, buildings or structures by a private corporation for the provision of recreational, training/education programs, and sleeping accommodation on a temporary basis exclusively to its invited guests, clients or employees. The establishment may include centralized facilities associated with such accommodation or programs, for the provision of administration or dining to its guests,

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					<p>clients or employees. Accessory buildings, structures or facilities incidental to the principal use, such as common washrooms and recreational facilities are permitted</p> <p>The private institutional tourist establishment shall not be available for accommodation or use by the general or travelling public. Also, neither the establishment nor any of its buildings, structures, facilities or property may be leased or rented at any time by the owner to any other corporation, person or organization, except that this restriction does not preclude the owner from charging any fees to its invited guests, clients or employees.</p> <ul style="list-style-type: none"> <li>• The only permitted accessory uses shall be:                             <ul style="list-style-type: none"> <li>○ Dwelling Unit;</li> <li>○ Staff Quarters;</li> </ul> <p>For the purposes of this by-law, Staff quarters shall be defined as an accessory building housing accommodation for employees of an institutional tourist establishment and which may contain a kitchen.</p> </li> <li>• Structures permitted in association with the Private Institutional Tourist Establishment shall have a maximum of 29 bedrooms and be limited to:                             <ul style="list-style-type: none"> <li>○ Central accommodation and facilities building, which may include accommodation units, dining room, meeting rooms and similar uses;</li> <li>○ 1 accessory single family dwelling;</li> <li>○ Two boathouses, (the existing two storey boathouse may remain but not be enlarged, and a second single storey boathouse);</li> <li>○ A maximum of 10 docks;</li> <li>○ Beach change room;</li> <li>○ Service building;</li> <li>○ A maximum of 5 housekeeping cottages. For the purposes of this by-law, a housekeeping cottage shall be defined as a structure for overnight accommodation that may include</li> </ul> </li> </ul>

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					<p>sanitary and food preparation facilities. One of these housekeeping cottages may be used for staff quarters.</p> <ul style="list-style-type: none"> <li>○ The maximum height of all primary structures shall be 9 m;</li> <li>○ The maximum height of a boathouse shall be 4 m;</li> <li>● The maximum lot coverage of all structures, including docks and boathouses, shall be limited to 5%;</li> <li>● The maximum footprint of each structure shall be as follows: <ul style="list-style-type: none"> <li>○ Central accommodation and facilities building, including all decks and stairs: 650 m<sup>2</sup>;</li> <li>○ Accessory dwelling, including all decks and stairs: 325 m<sup>2</sup>;</li> <li>○ Housekeeping cottage, including all decks and stairs: 125 m<sup>2</sup>;</li> <li>○ Service building: 279 m<sup>2</sup>;</li> <li>○ Beach change house: 19 m<sup>2</sup>;</li> <li>○ Existing boathouse (including deck and dock): 319 m<sup>2</sup>;</li> <li>○ 2nd boathouse: 100 m<sup>2</sup>;</li> <li>○ Docks associated with housekeeping cottages and dwelling: 45 m<sup>2</sup>;</li> <li>○ Service dock: 92 m<sup>2</sup>;</li> <li>○ Guest dock: 100 m<sup>2</sup>;</li> </ul> </li> <li>● The maximum height of all structures shall be 9 m;</li> <li>● The maximum cumulative width of all amenity areas, docks and boathouses shall be 80 m; the balance of the shoreline buffer area shall remain in its natural state;</li> <li>● A minimum 20 m shoreline vegetative buffer shall be maintained and/or re-established where required;</li> <li>● No structures other than docks and boathouses shall be permitted within 20 m of the shoreline;</li> <li>● The only permitted site alteration within the shoreline buffer area shall be a 1.5 m wide meandering pathway;</li> <li>● The existing boathouse will be permitted to contain accommodation and a bathroom and continue at its existing height;</li> </ul> <p>Structures shall be located in the areas as shown on Schedule 9-54, and any changes to the location or size of any buildings shall require a Zoning By-law amendment.</p>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RR	0373	2018-16 (Schaly)	Pt Lots 26 & 27, Con 6, Chaffey	D-10, E-10	The lands are subject to site plan control.
C3	0374	2018-17 (1794402 Ontario Ltd.)	Pt Lot 3, Con 14, Brunel, RP 35R-19428, Part 7	G-6	Light metal fabricating shall be an additional permitted use. For the purposes of this by-law, light metal fabricating shall mean a non-toxic, low effluent establishment which shall include but not be limited to the following: producers of motor vehicle and recreational vehicle exhaust systems and accessories, producers of heating and cooling equipment and shall include the installation of such components. Outdoor storage is not permitted.
RU2	0375	2018-18 (Crawford-Boyle)	Pt Lot 9, Con 13, Brunel	G-7-4, H-7	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended; a secondary suite, ancillary to the primary dwelling, shall be a permitted accessory use in a detached cabin. No more than one secondary suite shall be permitted. The property shall be subject to site plan control.
RU1	0376	2018-19 (Hazelton)	Pt Lot 27, Con 11 & 12, Stephenson	H-5	A minimum exterior side yard setback (setback from Proudfoot Road) shall be 115.0 m.
SR1	0377	2018-15 (Butcher)	Lot 6, 35M-643, Brunel	H-8, H-9	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended; - The minimum setback for a single family dwelling from Type 1 Fish Habitat and the front yard shall be 17.0 m; - A leaching bed shall be permitted to have a shoreline setback of 20 m.
R3	0378  <b>AMENDED</b>	2018-34  (Brazeau & Waters)  2018-119	Part of Lot 18, Con 2, Chaffey, designated as RP 35R-21558, Part 2	F-9-3	Notwithstanding any requirements the Zoning By-law 2008-66P, as amended: <ul style="list-style-type: none"> <li>• The maximum residential density on site shall be 8 units;</li> <li>• The minimum rear yard setback shall be 8.8 m;</li> <li>• The minimum interior side yard setback shall be 2.75 m;</li> <li>• The minimum side yard setback to a parking area shall be 0 m;</li> <li>• The minimum front yard setback to a parking area shall be 2.1 m;</li> <li>• The minimum landscape buffer width along the front property line shall be 2.1 m; and</li> </ul>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>The minimum parking requirement shall be 1.25 parking spaces per dwelling unit.</li> </ul>
R3	0379	2018-35 (Brazeau & Waters)	Part of Lot 18, Con 2, Chaffey, designated as RP 35R-21558, Part 3	F-9-3	<p>Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, in a Residential Three (R3) Zone with exception 0379, a “semi-detached dwelling” shall be defined as a dwelling that is divided vertically to provide four dwelling units, separated by two common walls, with two dwelling units having frontage on a street.</p> <p>In a Residential Three (R3) Zone with exception 0379, a minimum rear yard setback of 7.8 m to a “semi-detached dwelling” shall be permitted.</p>
SR3	0380	2018-37 (Wetherald)	Part of Lot 9, Con 12, Stephenson, designated as 35R-20164, Part 1	H-2	The minimum lot area shall be 0.99 ha.”
SR1	0381	2018-36 (Hill)	Part of Bkn Lot 14, Con 13, Brunel, designated as RP RD-365, Part 3	H-8	<p>Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the following regulations apply:</p> <ul style="list-style-type: none"> <li>5.0 m westerly interior side yard setback;</li> <li>5.7 m easterly interior side yard setback;</li> <li>19.0 m front yard setback;</li> <li>6.4 m rear yard setback;</li> <li>maximum primary lot coverage of 17.6%;</li> <li>primary building height of 7.9 m; and</li> <li>permitted accessory lot coverage of 3.8%.</li> </ul>
MU1-H	0382 <b>AMENDED</b>	86-31P (Hammond) 2021-81	Lot 9, Con. 1, Chaffey, Pt. 1, Plan RD-258, 35R-6360, Pt. 2	G-7-1	The storage of school buses shall be an additional permitted use. All outdoor storage shall meet the requirements of Section 3.15.
SR1	0383	2018-40 (Cartwright)	Part of Lot 12, Con 12, Brunel, designated as Plan 502 RCP Lot 6	H-8	<p>Notwithstanding any requirements the Zoning By-law 2008-66P, as amended:</p> <p>The minimum southerly interior side yard setback shall be 4.25 m;</p> <p>The minimum setback to a Type 1 Fish Habitat shall be 22.2 m</p>
IN	0384	86-32P	Lot 18, Con. 2, Chaffey, Plan 526, Lot 34	F-9-3	The side yard setback shall be 7.62 m (25 ft.).







**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<p>i) Where units have an attached wall the minimum interior side yard requirement is Nil.</p> <p>ii) A minimum of three {3} to a maximum of eight {8} dwelling units may be attached to each other</p>
RR	0388	2018-64 (Guyatt)	Pt Lot 9, Con. 2, Stephenson	L-2; M-2	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended; a secondary suite, ancillary to the primary dwelling, shall be a permitted accessory use in a detached garage. No more than one secondary suite shall be permitted. The property shall be subject to site plan control
C2	0389	86-41P	Pt. Lot 7, Con. 6, Chaffey	D-7	<p>The following uses shall be the only permitted uses:</p> <ul style="list-style-type: none"> <li>• Motor Vehicle Repair Shop 14.4 m x 7.8 m (47.2 ft. x 25.6 ft.)</li> <li>• Coffee Shop &amp; Variety Store 7.6 m x 14.3 m (24.9 ft. x 46.9 ft.)</li> <li>• Gas Pumps &amp; Propane Station.</li> </ul>
SR1	0390	2018-63 (Spegel)	Pt Lot 6, Con. 4, Chaffey  48 Hutcheson Beach	E-7	A maximum principle lot coverage of 12.5% and a maximum accessory lot coverage of 2.5% is permitted. Two roofed accessory shoreline structures as existing on the date of the passing of this by-law shall be deemed to comply. (48 Hutcheson Beach Road)
NR1	0391	2018-63 (Spegel)	Pt Lot 6, Con. 4, Chaffey 50 Hutcheson Beach	E-7	Only a meandering pathway within 30 m of a Provincially Significant Wetland shall be permitted. No site alteration shall be permitted until site plan approval has been granted (50 Hutcheson Beach Road).
RR	0392	2018-77 (Perry)	Pt Lot 6, Con, 10, Brunel 50 Seelys Rd	I-7	A large vehicle repair use is permitted on the property as a home industry and shall be accessed by a private road. The home industry shall not have any employees who do not live in the dwelling. All other applicable regulations of Section 3.9.1 shall apply.
SR1	0393	2018-76 (Spegel)	Pt Lot 6, Con. 4, Chaffey 42 Hutcheson Beach Rd	E-7	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the minimum setback to a Type 1 Fish Habitat shall be 22.0 m. No site alteration is permitted prior to site plan approval being granted.
C7	0394	2018-80 (Trinity United)	Pt Lot A, Plan 1, Huntsville  33 Main Street East	G-8-1	<p>Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended:</p> <p>The minimum front yard setback shall be 3.56 m for a porch only; The minimum interior side yard setback shall be 0.26 m</p>

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
RR	0395	86-53P	Pt. Lot 22, Con. 1, Brunel, Pts. 1-6, 35R-10531	M-9	The watercourse setback for Pt. 6 shall be 7.5 m (24.6 ft.).
R2	0396	2018-98 (Brazeau)	Pt. Lot 18, Con. 2, Chaffey	F-9-3	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, a “Semi-Detached Dwelling” shall be defined as a dwelling that is divided vertically to provide two dwelling units, separated by a common wall. The property is subject to site plan control.
RR	0397	2018–97 (McKnight)	Pt. Lot 11, Con. 7, Chaffey	D-7; D-8	The lands are subject to site plan control.
R3	0398	2018-95 (RN Properties Inc)	Pt. Lot 13, Con. 2, Chaffey	F-8-3	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended: <ul style="list-style-type: none"> <li>• the required lot area per unit shall be 202 m<sup>2</sup>;</li> <li>• the required landscape buffer along a parking lot shall be 0 m along the interior side lot line; and</li> <li>• the required landscape buffer along a parking lot shall be 1.5 m along the exterior side lot line.</li> </ul>
SR1	0399	86-63P	Pt. Lot 17, Con. 14, Brunel, Pts. 1 & 2, 35R-10373	G-8-4	<ul style="list-style-type: none"> <li>• The minimum lot area shall be .11 ha (.27 ac.).</li> <li>• The minimum lot frontage shall be 42 m (137.8 ft.).</li> <li>• The minimum rear yard setback shall be 4.5 m (14.8 ft.).</li> <li>• The minimum side yard setback measured from the southerly side lot line shall be 2 m (6.6 ft.).</li> </ul>
RU1	0400	2018-107 (Stead & Tilstra)	Part Lot 14, Con 14, Brunel, Part 1, Plan RD914	G-8-3	Notwithstanding any requirements of the Zoning By-law 2008-66P, as amended <ul style="list-style-type: none"> <li>• A secondary suite, ancillary to the primary dwelling, shall be a permitted accessory use in a detached garage. No more than one secondary suite shall be permitted.</li> <li>• A secondary suite shall be permitted on municipal water service only.</li> </ul>
RU2	0401	2018-105 (Bliss)	Part Lot 14, Con. 14, Stephenson	I-3	Notwithstanding any requirements the Zoning By-law 2008-66P, as amended, “single detached dwelling” is not a permitted use.

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
SR1	0402	2018-106 (Lewis & Walsh)	Part Lot 22, Con. 14, Brunel	G-9	Notwithstanding any requirements the Zoning By-law 2008-66P, as amended: <ul style="list-style-type: none"> <li>• The minimum setback to a Type 1 Fish Habitat shall be 15.9 m;</li> <li>• The minimum easterly interior side yard setback shall be 4.5 m for the primary dwelling;</li> <li>• The minimum easterly side yard setback to a waterbody shall be 15.9 m;</li> <li>• The maximum principal lot coverage shall be 12.3%;</li> <li>• The maximum accessory lot coverage shall be 8.4%; and</li> <li>• The maximum projection for a dock and boathouse shall be 20.0 m.</li> </ul>
M1	0403	86-73P	Pt. Lot 16, Con. 9, Brunel, Pts. 1 & 2, 35R-2564	J-8	The parking of trucks related to construction shall be for the personal use of the applicant only and will be permitted only in the locations shown on Property Detail Schedule 9-3.
SR3	0404	2018-117 (Woollings)	Part of Lot 35, Con. 1, Chaffey, designated as Plan 5, Lots 5 to 8 & RP 35R-8070, Parts 3, 4, 6 & 7	G-11	<ul style="list-style-type: none"> <li>• The minimum setback to a Type 1 Fish Habitat shall be 9.0 m for a boathouse;</li> <li>• The maximum area of a detached two storey garage shall be 90 m<sup>2</sup>;</li> <li>• The maximum area of a private cabin as a second storey to a detached garage shall be 90 m<sup>2</sup>;</li> <li>• The maximum length of a dock shall be 26.14 m; and</li> <li>• The maximum shoreline activity area width shall be 22.8 m.</li> </ul>
SR1	0405	2018-126 (Kennedy)	Part of Lot 14, Con. 13, Brunel, designated as RP 35R-17669, Parts 2 & 4	H-8	<ul style="list-style-type: none"> <li>• A maximum primary lot coverage of 11.3%;</li> <li>• A maximum accessory lot coverage 3.7%;</li> <li>• A minimum rear yard of 4.7 m;</li> <li>• A minimum 9.0 m northerly side yard setback for a flat roof boathouse;</li> <li>• A minimum 20.0 m front yard setback for a leaching bed; and</li> <li>• Section 3.5.1 shall not apply.</li> </ul>
RU1	0406	2018-130 (McArthur)	Part of Lot 15, Con. 3, Brunel, designated as RP 35R-10096, Part 3	L-8	Notwithstanding the requirements of Zoning By-law 2008-66P, as amended, the lot frontage shall be deemed to comply.
RU1	0407	86-78P	Pt. Lot 10, Con.3, Chaffey	F-7-2	The lot frontage shall be deemed to comply.
SR1	0408	2018-140 (Wedgewood)	Part of Lot 24, Con 1, Brunel	M-9	Notwithstanding the requirements of Zoning By-law 2008-66P, as amended, the following regulations shall apply:

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					<ul style="list-style-type: none"> <li>• both the waterfront and back lot parcel are considered one lot for development purposes,</li> <li>• lot coverage shall be calculated on that portion of the lot abutting Lake of Bays only;</li> <li>• maximum primary lot coverage of 14.8%;</li> <li>• maximum accessory lot coverage of 6.1%;</li> <li>• minimum rear yard of 9.0 m;</li> <li>• minimum front yard of 7.3 m; and</li> <li>• minimum shoreline vegetative buffer depth of 7.0 m between a dwelling and the shoreline only, to a maximum width of 13.5 m. The remainder of the lot's frontage shall have a vegetative buffer depth of 11.5 m; and</li> <li>• a shoreline revegetation plan, prepared by a qualified professional, shall be provided prior to site plan approval being granted.</li> </ul>
C4	0409	2018-139 (Pacinda)	Part of Lot 30, Con 9, Stephenson, designated as RP 35R-8954, Parts 3 to 6, 13 & 15	I-5	Notwithstanding the requirements of Zoning By-law 2008-66P, as amended: Development shall be as shown on attached Schedule 9-57.
RU1	0410	2018-137 (Kirkby Real Estate Ltd.)	Part of Lot 28, Con 11, Stephenson, designated as RP 35R-3337, Part 2, RP 35R-15450, Part 1	H-5	Notwithstanding the requirements of Zoning By-law 2008-66P, as amended: <ul style="list-style-type: none"> <li>• the following uses are also permitted: <ul style="list-style-type: none"> <li>○ Self-storage facility</li> <li>○ Outdoor storage</li> </ul> </li> </ul> A coniferous vegetative buffer shall be established adjacent to Highway 11 to a depth of 5 m through site plan control.
RU1	0411	2018-136 (Ripenburg)	Part of Lot 16, Con 2, Stisted	F-3	The minimum lot frontage shall be 131.0 m.
SR1	0412	2019-20 (Waechter)	Part of Lot 32, Con 3, Brunel, designated as Part of Lot 6, Plan 11	L-11	Notwithstanding any requirements the Zoning By-law 2008-66P, as amended: The minimum front yard setback for a dwelling shall be 18.7 m; and Section 3.5.1 shall not apply
SR1	0413	86-94P	Lot 21, Con. 2, Stephenson, Pts. 1 & 2, 35R-9796	L-4, M-4	The setback, from the watercourse, being 9.75 m (32 ft.), is deemed to comply.

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
R3	0414	2019-32 (Grys)	Part of Lot 13, Con 14, Brunel	G-8-3	Notwithstanding any provisions of Zoning By-law 2008-66p, as amended: The front yard setback shall be 6.0 m; and A maximum of 12 dwelling units are permitted, as illustrated in Schedule 9-59.
R3	0415	2019-36 (Craig Developments)	Sabrina Park	F-8-3	Notwithstanding any provisions of Zoning By-law 2008-66p, as amended, the minimum lot area shall be 131 m <sup>2</sup> .
R4	0416	2019-36 (Craig Developments)	Sabrina Park	F-8-3	Notwithstanding any provisions of Zoning By-law 2008-66p, as amended, the following provisions apply: <ul style="list-style-type: none"> <li>• a maximum density of up to 146 dwelling units, within 5 multiples residential buildings;</li> <li>• a reduction the minimum lot area per dwelling unit from 167 m<sup>2</sup> to 96.9 m<sup>2</sup>;</li> <li>• reduction in the front yard setback for a multiple residential building from 7 m to: 1.7 m for Building 3; 3.1 m for Building 1; and 5 m for Building 2;</li> <li>• reduction in the rear yard setback for a multiple residential building from 10 m to 9.0 m for Buildings 4 and 5;</li> <li>• reduction in the required parking from 1.5 spaces per dwelling unit to 1 space/dwelling unit;</li> <li>• all as shown on Schedule 9-61 attached hereto.</li> </ul>
CS3	0418	2019-38 (Pioneer Camp)	Pt Lot 21, Con. 3, Stephenson	L-5	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, all development on the lot shall be as shown on Schedule “9-62”.
RR	0419	2019-49 (Nadrofsky)	Pt Lot 26, Con. 5, Chaffey, designated as Part 1, 35R19540	E-10	The lands shall be subject to site plan approval, pursuant to Section 41 of the Planning Act, 1990, R.S.O., as amended, and no site alteration shall occur until site plan approval is granted.
SR1	0420	86-103P	Pt Lot 6, Con 10, Brunel, Pt. Pt. 8, M-426, 35R-11319, Pts. 1-9, M-426, Lots 6 & 7, & Blk F	I-7	No buildings or structures shall be permitted within 30 m (100 ft.) of the watercourse or below the 282.5 m contour line, whichever is the greatest.

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RR	0421	86-104P	Pt. Lot 32, Con. 3, Chaffey, Pts. 1 & 2, RD-360	F-11	A semi-detached dwelling shall be a permitted use.
SR1	0422	2019-47 (Lock)	Pt. Lot 7, Con. 10, Brunel, Lot 5, Plan M220	I-7	Notwithstanding any provisions of Zoning By-law 2008-66p, as amended <ul style="list-style-type: none"> <li>The minimum required westerly side yard setback shall be 4.0 m for a dwelling only;</li> <li>The setback to a Type 1 Fish Habitat shall be 22.0 m for a dwelling only;</li> <li>The entire lot area shall be included for lot coverage calculation purposes; and</li> <li>The total permitted lot coverage shall be 16.6%.</li> </ul>
R1	0423	2019-67 (Vista Investments (Pine Haven))	Pt Lot 23, Con 4, Stephenson	K-4, L-4	Notwithstanding any provisions of Zoning By-law 2008-66p, as amended <ul style="list-style-type: none"> <li>The minimum lot area shall be 0.4 ha;</li> <li>The minimum lot frontage shall be 45.0 m;</li> <li>A 5.0 m vegetative buffer shall be maintained along the rear lot line, and a 1.5 m vegetative buffer shall be maintained along the interior side lots lines, of each lot; and</li> <li>The lots be subject to site plan control</li> </ul>
R1	0424	2019-67 (Vista Investments (Pine Haven))	Pt Lot 23, Con 4, Stephenson	K-4, L-4	Notwithstanding any provisions of Zoning By-law-66p, as amended <ul style="list-style-type: none"> <li>The minimum lot area shall be 0.4 ha;</li> <li>The minimum lot frontage shall be 29.0 m;</li> <li>No site alteration shall occur within 30.0 m of creek floodplain;</li> <li>A 5.0 m vegetative buffer shall be maintained along the rear lot line, and a 1.5 m vegetative buffer shall be maintained along the interior side lots lines, of each lot; and</li> <li>The lots be subject to site plan control.</li> </ul>
MU1	0425	2019-61 (Cox)	Part of Lot 10, Con 1, Chaffey, designated as Part of Lot 1 and Lots 2 to 5, Plan 14	G-7-2	Notwithstanding any provisions of Zoning By-law 2008-66p, as amended: A 'retail store' shall be a permitted use.
MU4	0426	2019-99 (887872 Ontario Ltd.)	Part of Lot 13, Con 2, Chaffey, designated as Parts 1 to 12, Plan 35R-13262	F-8-3	Notwithstanding any provisions of Zoning By-law 2008-66p, as amended: A 'retail store' shall be an additional permitted use.
C4	0427	86-111P	Block A, Plan 15, Huntsville	G-8-1	A rooming house on the second and third floor shall be a permitted use.

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
IN	0428	2019-62 (Greystone)	Pt Lot 17, Con. 2, Chaffey	F-8-2, F-8-4	Notwithstanding any provisions of Zoning By-law 2008-66p, as amended <ul style="list-style-type: none"> <li>• The southerly interior side yard setback shall be 1.5 m,</li> <li>• The rear yard setback shall be 3 m, both for an institutional building only, and</li> <li>• The southerly interior side yard setback shall be 3 m for a parking space only.</li> </ul>
R4	0429  <b>AMENDED</b>	2019-62 (1901364 Ontario Inc.)  2019-100	Pt Lot 17, Con. 2, Chaffey	F-8-2, F-8-4	Notwithstanding any provisions of Zoning By-law 2008-66p, as amended, <ul style="list-style-type: none"> <li>• The maximum permitted height of a multi-residential building shall be 1.3 m.</li> <li>• The exterior side yard setback shall be 7.2 m for a multi-residential building only,</li> <li>• The width of a two lane aisle shall be 6.1 m, for an underground parking aisle only, and</li> <li>• The northerly side yard setback shall be 3 m for a parking space only.</li> </ul>
MU5	0430	2019-79 (McLennan)	Part of Lot 49, RCP 526, Chaffey	F-9-1	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, an artisan studio and a retail store shall be additional permitted uses on the lot.
RR	0431	2019-77 (Smtih & Miller)	Part of Lot 17, Con 11, Chaffey, designated as Parts 3 and 4, RP 35R- 5261	B-8	Notwithstanding any provisions of Zoning By-law 2008-66p, as amended: A secondary suite, ancillary to the primary dwelling, shall be a permitted accessory use in a detached two-storey garage. No more than one accessory suite shall be permitted.
RR	0432	2019-76 (Burt)	Part of Lot 19, Con 10, Stephenson, designated as Parts 2 and 3, RP 35R- 25206	I-3 I-4	Notwithstanding any provisions of Zoning By-law 2008-66p, as amended: A secondary suite, ancillary to the primary dwelling, shall be a permitted accessory use, in an accessory structure. No more than one secondary suite shall be permitted.
RU1	0433	2019-78 (Thompson)	Part of Lot 32, Con 8, Brunel	J-11	Notwithstanding any provisions of Zoning By-law 2008-66p, as amended: 'single detached dwelling' is prohibited as a permitted use.
RU2	0434	2019-90 (Perrin)	Part of Lots 31 & 32, Con 5 Stephenson	K-5, K-6	Notwithstanding any provisions of Zoning By-law 2008-66p, as amended: A secondary suite, ancillary to the primary dwelling, shall be a permitted accessory use, in an accessory structure. No more than one secondary suite shall be permitted.



**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
SR1	0435	2019-86 (Ingram)	Part of Lot 27, Con 1, Chaffey, designated as Parts 1 to 3, Plan 35R- 17775	G-10	Notwithstanding any provisions of the Zoning By-law 2008-66P, as amended, Parts 1 to 3 on Plan 35R-17775, shall be treated as one lot for development purposes.
RR	0436	2019-102 (Pratt)	Part of Lot 28, Con 2, Stisted	F-5	Notwithstanding any provisions of Zoning By-law 2008-66p, as amended: <ul style="list-style-type: none"> <li>• A maximum of four single-detached residential lots, with a minimum area of 2.5 ha and 129 m of frontage on an internal private condominium road are permitted;</li> <li>• Development shall only occur within the building envelopes, as identified in Schedule 9-63; and</li> <li>• the lots shall be subject to site plan control, and no site alteration shall occur until site plan approval is granted.</li> </ul>
RR	0437	2019-102 (Pratt)	Part of Lot 28, Con. 2, Stisted	F-5	Notwithstanding any provisions of Zoning By-law 2008-66p, as amended: <ul style="list-style-type: none"> <li>• A maximum of one single-detached residential lot, with a minimum area of 2.5 ha and 61 m of frontage on an internal private condominium road is permitted;</li> <li>• Development shall only occur within the building envelope, as identified in Schedule 9-63; and</li> <li>• the lot shall be subject to site plan control, and no site alteration shall occur until site plan approval is granted.</li> </ul>
RU1	0438	87-15P	Pt. Lot 28, Con. 13, Brunel	H-10	The front yard setback shall be 14 m (46 ft).
M3	0439	2019-112 (Ron Pratt)	Part Lot 2, Con. 14, Brunel	G-6	Notwithstanding any provisions of Zoning By-law 2008-66p, as amended: The only permitted uses shall be: light industrial use, a self-storage facility, garden centre, service establishment, warehouse and contractor's establishment.
R3-H	0440	2019-116 (Equity Builders)	Part Lot 10, Con. 1, Chaffey, Pt Part 8, Part 9, Plan 35R15417, Parts 1 & 3, Plan 35R23967	G-7-2	Notwithstanding any provisions of Zoning By-law 2008-66p, as amended: A maximum of 8 dwelling units are permitted.
R3-H	0441	2019-116 (Equity Builders)	Part Lot 10, Con. 1, Chaffey, Pt Part 8, Part 9, Plan 35R15417, Parts 1 & 3, Plan 35R23967	G-7-2	Notwithstanding any provisions of Zoning By-law 2008-66p, as amended: A maximum of 16 dwelling units are permitted

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
R1	0442	2019-113 (Murray)	Part of Lot 32, Con. 1, Chaffey, Town of Huntsville, designated as Parts 1 to 7, RP 35R-18052	G-11	Notwithstanding any provisions of Zoning By-law 2008-66p, as amended: Structural development shall be permitted at a regulatory flood elevation of 286.00 m ASL.
CS3	0443	2019-115 (Jack Pearse)	Part of Lots 1 and 2, Con 6, Chaffey	D-6	<p>Notwithstanding any provisions of Zoning By-law 2008-66p, as amended:</p> <ul style="list-style-type: none"> <li>• A pump house (shown as ‘Pump house 1’ on Schedule 9-64) shall be a permitted structure with the following regulations:                             <ul style="list-style-type: none"> <li>○ A maximum building height of 2.4 m;</li> <li>○ A minimum interior side yard setback of 9 m;</li> <li>○ A minimum setback from the high-water mark of 9 m; and</li> <li>○ A maximum floor area of 9.0 m<sup>2</sup>.</li> </ul> </li> <li>• A pump house/water treatment facility (shown as ‘Pump house 2’ on Schedule 9-64) shall be a permitted structure with the following regulations:                             <ul style="list-style-type: none"> <li>○ A minimum interior side yard setback of 18 m;</li> <li>○ A maximum floor area of 19 m<sup>2</sup>; and</li> <li>○ A minimum setback from high-water mark of 50 m.</li> </ul> </li> <li>• A vegetative buffer extending from the shoreline for a length of 10 m, and having a width of 3 m, shall be provided to the satisfaction of the Town along the westerly side lot line.</li> </ul>
RR & C4	0444	87-26	Pt. Lots 20 & 21, Con. 1 & 2, Chaffey, Pts. 1-14, 35R-11053, 35R-4962, Pt. 4, 35R-11053, Pts. 7-13, 35R-11163, Pts. 1-30	F-9-3, F-9-4	Structural development below the 284.92 m contour elevation is prohibited with the exception of a dock or boathouse. All building openings below the 286.0 m contour elevation are prohibited.

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
SR5	0445  <b>OLT Decision</b>	2019-128 (Rowland Gailits Ball)	Part of Lots 10 & 11, Cons 11 and 12 Chaffey, designated as Parts 11 & 12, RP 35R-7737	B-7	<p>Notwithstanding any provisions of Zoning By-law 2008-66P, as amended</p> <ul style="list-style-type: none"> <li>• The building envelope for the island primary and accessory structures will be as shown on Schedule 9-65 attached hereto</li> <li>• The area outside of the island building envelope shall be maintained in a Natural State, except for a 3.5 m wide meandering pathway for access from the shoreline activity area to the island building envelope.</li> <li>• Only one dwelling unit shall be permitted within the building envelope</li> <li>• The maximum permitted dwelling footprint shall be 250 m<sup>2</sup> (2,700ft<sup>2</sup>), inclusive of any attached stairs and deck</li> <li>• The minimum front yard requirement shall be 30 m for island structures</li> <li>• The only permitted uses shall be a dock and boathouse within the shoreline activity area width</li> <li>• The minimum lot frontage and area will be as shown on Schedule “I” attached hereto (existing area and frontage)</li> <li>• No site alteration or development is permitted prior to the granting of site plan approval</li> </ul>
SR5	0446  <b>OLT DECISION</b>	2019-128 (Rowland Gailits Ball)	Part of Lots 10 & 11, Cons 11 and 12 Chaffey, designated as Parts 11 & 12, RP 35R-7737	B-7	<p>Notwithstanding any provisions of Zoning By-law 2008-66P, as amended:</p> <ul style="list-style-type: none"> <li>• The building envelope for the island primary and accessory structures will be as shown on Schedule 9-65 attached hereto</li> <li>• The area outside of the island building envelope shall be maintained in a Natural State, except for a 3.5 m wide meandering pathway for access from the shoreline activity area to the island building envelope.</li> <li>• Only one dwelling unit shall be permitted within the building envelope</li> <li>• The maximum permitted dwelling footprint shall be 167 m<sup>2</sup> (1,800 ft<sup>2</sup>), inclusive of any attached stairs and deck</li> <li>• The minimum front yard requirement shall be 30 m for island structures</li> </ul> <p>The only permitted uses shall be a dock and boathouse within the shoreline activity area width, inclusive of any attached stairs and decks</p>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					The minimum lot frontage and area will be as shown on Schedule “I” attached hereto (existing area and frontage) No site alteration or development is permitted prior to the granting of site plan approval
MU3	0447	87-37P	Pt. Lot 18, Con. 2, Chaffey, Pt. 1, 35R-6580	F-9-3	The minimum elevation of the openings in any buildings erected on site shall not fall below the 286 m contour line.
SR5	0449 <b>OLT DECISION</b>	2019-127 (Ball)	Part of Lot 12, Con 11, Chaffey, designated as Part 5, RP 35R-16204	B-8	Notwithstanding any provisions of Zoning By-law 2008-66pp, as amended, <ul style="list-style-type: none"> <li>• A waterfront landing shall be an additional permitted use.</li> <li>• A 3 m wide vegetative buffer shall be provided along the southerly interior side lot line.</li> <li>• A 3 m interior side yard setback shall be provided for all parking areas along the southerly interior side lot line.</li> <li>• A 10 m wide southerly interior side yard setback shall be provided for the permitted dock and boat ramp associated with the waterfront landing.</li> <li>• The minimum front yard requirement to the parking area is 30 m and will contain a 30 m vegetative buffer outside of the 7.7 m wide access ramp from the parking area to the shoreline.</li> <li>• The waterfront landing shall be subject to site plan control.</li> </ul>
SR1	0450	2019-125 (Edmonds)	Part of Lot 16, Con 13, Brunel, designated as Parts 1 to 5, Plan 35R-19178 and Part 2, 35R-13848	H-8	Notwithstanding any provisions of Zoning By-law 2-008-66p, as amended, <ul style="list-style-type: none"> <li>• The minimum setback from Type 1 Fish Habitat shall be 20 m, for a single family dwelling only;</li> <li>• The maximum number of roofed accessory structures shall be 6;</li> <li>• The maximum number of roofed accessory structures within 90 m of the shoreline shall be 3;</li> <li>• The total lot coverage for accessory structures located within 90 m of the shoreline shall be calculated on the lot area within 90 m of the shoreline.</li> </ul>
R1	0451	2019-139 (Carney)	Part of Lot 18, Plan 7, Chaffey, Town of Huntsville, designated as Parts 5 and 6, Plan 35R-9898	G-8-2	Notwithstanding an provisions of Zoning By-law 2008-66p, as amended: <ul style="list-style-type: none"> <li>• The minimum front yard setback for a deck shall be 13.4 m;</li> <li>• The minimum front yard setback for a dwelling shall be 15.8 m;</li> <li>• The minimum setback from a Type 1 Fish Habitat shall be 13.4 m;</li> <li>• The minimum rear yard setback shall be 1.5 m;</li> </ul>

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					<ul style="list-style-type: none"> <li>The minimum shoreline vegetative buffer depth of 8 m shall be required between a dwelling and the shoreline only, to a maximum width of 14.75 m. The remainder of the lot’s frontage shall have a vegetative buffer depth of 15 m, save and except for a 1 m wide meandering pathway; and</li> <li>A shoreline revegetation plan, prepared by a qualified professional, shall be provided prior to site plan approval being granted.</li> </ul>
R4	0452	87-44P	Pt. Lot 12, Con. 2, Chaffey; Pt. Lots 15, 16 to 19, Plan 3, 35R-13529, Pt. 1	F-8-3	The maximum number of dwelling units shall be 25. Minimum lot frontage shall be 79.25 m (260 ft.).
M1	0453	2019-138 (R& D Holdings Ltd.)	Part Lots 6 & 7, Con 14, former Brunel, designated as Parts 31 & 32, Plan 35R8812,		Notwithstanding any provisions of Zoning By-law 2008-66p, as amended: The minimum lot area shall be 1,600 m <sup>2</sup> . A recreational establishment shall be an additional permitted use.
R4	0454	87-45P	Pt. Lot 20, Con. 2, Chaffey, Pts. 1, 4, 6, 12-15, 35R-11082	F-9-3	<ul style="list-style-type: none"> <li>The maximum number of dwelling units shall be fifty-three (53).</li> <li>The minimum yard requirements and lot requirements for the subject property shall be as shown on Property Detail Schedule 9-4.</li> <li>The minimum elevation for openings in any habitable building, including the amenity building, shall be 286.0 m.</li> </ul>
RU1, RR	0455	2020-11 (Estate of Eygenraam & Eisen)	Part of Lot 15, Con. 3, Brunel, Town of Huntsville, designated as Part 4, RP 35R-10096	L-8	Notwithstanding any provisions of Zoning By-law 2008-66p, as amended: <ul style="list-style-type: none"> <li>No structures shall be permitted within 18 m of the identified wetland;</li> <li>No clearing shall be permitted within 15 m of the wetland.</li> </ul>
C	0456	2020-11 (Estate of Eygenraam & Eisen)	Part of Lot 15, Con. 3, Brunel, Town of Huntsville, designated as Part 4, RP 35R-10096	L-8	Notwithstanding any provisions of Zoning By-law 2008-66p, as amended: <ul style="list-style-type: none"> <li>A boardwalk with a maximum width of 2 m shall be permitted to be constructed along the westerly side lot line;</li> <li>A boardwalk shall be defined as: an elevated walkway constructed of wood planking, for pedestrian use only, and shall be constructed in a fashion that does not preclude the flow of water in accordance with pre-development characteristics, and designed to the satisfaction of the Town and a biologist.</li> </ul>
C7	0457	2020-7 (2571700 Ontario Inc.)	Block P and Part Block L, Plan 7, Lots 62 to 65, 14, and 15, Plan 3, Part 1, Plan 35R2865	F-8-3 F-8-4	Notwithstanding any provisions of Zoning By-law 2008-66p, as amended; <ul style="list-style-type: none"> <li>A day nursery shall be an additional permitted use within the existing building.</li> </ul>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>196 parking spaces are recognized as meeting the requirements of the Zoning By-law for a day nursery use only.</li> </ul>
R2	0458	87-50P	Pt. Lot 27, Plan 35, Huntsville, Pt. 1, 35R-5327	G-8-1	The lot frontage and lot area, and a rear yard setback of 7.62 m (25 ft.) are deemed to comply.
RR	0459	2020-6 (Howell)	Part Lot 35, Con 1, former Chaffey, designated as Parts 1 to 13, Plan 35R25128	G-11, F-11	Notwithstanding any provisions of Zoning By-law 2008-66p, as amended: <ul style="list-style-type: none"> <li>The minimum setback for a sewage system from a waterbody shall be 300 m;</li> <li>The lots shall be subject to site plan control to address the retention of vegetation on the ridgeline and outside of the building envelope.</li> <li>No site alteration shall occur until site plan approval is granted.</li> </ul>
RU2	0460	2020-28 (Warkentin)	Part of Lot 1, Con 3, Brunel	L-6	Notwithstanding all other requirements of Zoning Bylaw 2008-66P, as amended, development is permitted on a lot that does not front on nor have direct access from a year-round maintained public road. The lands shall be subject to site plan control.
M1	0461	87-61P	Pt Lot 17, Con 5, Stephenson, being Parts 1, 2, & 3 on Plan 35R-8185	K-3	The permitted uses shall be restricted to a construction contractors use.
RR	0462	2020-27 (Stephenson)	Part of Lot 29, Con 13, Brunel, designated as Part 3 on Plan 35R-7906	H-10	Notwithstanding all other requirements of Zoning Bylaw 2008-66P, as amended, the minimum lot frontage shall be 70.5 m.
R2	0463	2020-85 (Nelson)	Part Lot 14, Con 1, Lot 19, RCP 534, Chaffey	G-8-1	Notwithstanding the provisions of Zoning By-law 2008-66P, the minimum rear yard setback for all structures shall be 40 m. Vegetation shall be retained in its natural state within 40 m of the rear lot line.
R1	0464	87-64P	Pt. Lot 20, Con. 2, Chaffey, Plan M612, Lots 1 & 2	F-9-3	Openings to all habitable buildings and structures shall be above the 286.0 m contour elevation.
R1	0465	87-64P	Pt. Lot 20, Con. 2, Chaffey, Plan M612, Lots 7-12	F-9-3	Openings to all habitable buildings and structures shall be above the 292.0 m contour elevation.
RR	0466	2020-25 (Kemcroft Enterprises Ltd.)	Part of Lot 19, Con 6, Stephenson, designated as Part 1 Plan 35R25708	K-3, K-4	Notwithstanding all other requirements of Zoning Bylaw 2008-66P, as amended, an ice storage use, with a maximum area of 6,000 m <sup>2</sup> , housed within movable trailers and including a 70 m <sup>2</sup> cross-dock, shall be an additional permitted use, for a period not exceeding 3 years from the date of passage of this by-law, after which time the use shall cease. The lands shall be subject to site plan control.

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
SR1	0467	2020-71 (Palmer)	Part of Lot 28, Con 1, Brunel, designated as Part 2 on Plan 35R-4019	M-10	Notwithstanding all other requirements of Zoning By-law 2008-66P, as amended, the following shall apply: a) The minimum required front yard setback shall be 9 m for additions to a single family dwelling, and b) The maximum lot coverage for primary structures shall be 13.1%
R1	0468	2020-70 (Watkinson)	Part of Lot 25, Con 5, Stephenson, Plan 553, Lot 33	K-4	Notwithstanding all other requirements of the Zoning By-law 2008-66P, as amended, a short term rental accommodation use is permitted within an existing secondary suite.
R1	0469	2020-67 (Super)	Lot 4, Plan M545, Stephenson	J-4	Notwithstanding all other requirements of the Zoning By-law 2008-66P, as amended, a short term rental accommodation use shall be permitted within an existing secondary residential unit.
SR1	0469A	2020-75 (Kennedy)	Part Lot 14, Con 13, Brunel	H-8	Notwithstanding the provisions of Zoning By-law 2008-66P, the provisions of section 3.5.1 shall not apply.
RU1	0470  <b>AMENDED</b>	87-83P  2007-21P	Pt. Lots 23 & 24, Con. 9, Stephenson, Plan C405	I-4, J-4	The following uses shall be permitted: a) Building prefabrication and assembly site b) Landscaping and Garden Centre c) Display Court of Homes  The outdoor sorting and storage of natural stone shall be permitted within the defined area only on Property Detail Schedule 9-5. The sorting and manual hand processing of natural stone shall be additional permitted uses and the processing of natural stone by mechanical means shall be permitted within the existing building only.
RU1	0471	2020-86 (Bigelow)	Part Lot 12, Con 5, Chaffey	E-8	Notwithstanding all other requirements of Zoning By-law 2008-66P, as amended: <ul style="list-style-type: none"> <li>• The minimum lot frontage shall be 79 m; and</li> <li>• The maximum gross floor area of a secondary residential dwelling unit within a detached accessory building shall be 80 m<sup>2</sup>.</li> </ul>

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
O3	0472	2020-93 (Clublink Corporation ULC)	Lots 22, 23, 24 & 25, Con 3; Road Allowance between Con 2 & 3 in front of Lot 22, 23, 24 & 25; Part of Lots 22, 23 & 24 and all of Lots 25 & 26, Con 2; Road Allowance between Lots 25 & 26, Con 2; Part of Lots 26 & 27, Con 1, Chaffey	E-9, E-10, F-9-2, F-9-4, and F-10	Notwithstanding the provisions of zoning by-law 2008-66P, as amended: An educational institution is an additional permitted use within the existing facilities. The maximum number of students is limited to 130.
RU2	0473	2020-98 (Coker)	Part Lot 12, Con 11, Brunel	H-8, I-8	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, <ul style="list-style-type: none"> <li>• A hobby farm shall be permitted as an additional accessory use;</li> <li>• A 10 m natural vegetative buffer shall be maintained abutting all drainage courses;</li> <li>• The pasturing of animals within 10 m of the drainage courses or within 150 m of the shoreline shall be prohibited;</li> <li>• The use of erosion and sediment controls during all construction activities shall be required.</li> </ul>
RR RU1	0474	2020-105 (Smith)	Part Lot 22 & 23, Con 7, Stisted	D-4	Notwithstanding the provisions of zoning by-law 2008-66P, as amended, the lot shall be subject to site plan control to implement the recommendations of the Environmental Impact Study, prepared by FRI Corp, dated September 4, 2020, and amended October 29, 2020. No site alteration shall be permitted until the approved site plan agreement has been registered on title of the lot.
R1	0475	87-90	Pt lot 26, Con 5, Stephenson, Lot 3, Pt. Lot 4, Lots 2 & 4 Plan 8, Port Sydney, 35R-7676, Pt. 1; 35R-20576, Pt. 2 & 4	K-5	Exterior side yard setback shall be 3 m (9.8 ft.).
C	0476	2020-97P (Sazdanovic)	Part Lot 32, Con 14, Brunel	G-11	Notwithstanding the provisions of Zoning By-law 2008-66P, a 30 m vegetation buffer shall be maintained adjacent to all streams. The property shall be subject to site plan approval, pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended, and no site alteration is permitted until a site plan agreement has been registered on title.



<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
RR	0477	2020-97P (Sazdanovic)	Part Lot 32, Con 14, Brunel	G-11	Notwithstanding the provisions of Zoning By-law 2008-66P, the existing lot frontage is deemed to comply with Section 3.3 of the Zoning By-law. The property shall be subject to site plan approval, pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended, and no site alteration is permitted until a site plan agreement has been registered on title.
R1	0478	2020-104P (Wilson)	Part Lot 32, Con 1, Chaffey, Part 13, Plan 35R-2983	G-11	Notwithstanding the provisions of zoning by-law 2008-66P, as amended, the provisions shall be amended to: <ul style="list-style-type: none"> <li>• reduce the front yard setback from 20 m to 15 m for an addition to the single detached dwelling only;</li> <li>• reduce the setback to Type 1 Fish Habitat from 30 m to 15 m for an addition to a single detached dwelling and from 30 m to 0 m for a dryland boathouse;</li> <li>• increase accessory lot coverage from 5% to 8.5%;</li> <li>• reduce the primary lot coverage from 35% to 31.5%;</li> <li>• increase the shoreline amenity area width from 5.4 m to 10.1 m; and</li> <li>• recognize the location of the existing dryland boathouse in the front yard of the lot.</li> </ul>
RR	0479	2021-6P (Williamson)	Part Lot 15, Con 4, Brunel	L-8	A small engine repair, motor vehicle repair and/or a certification garage shall be additional permitted accessory uses, subject to the following provisions: <ul style="list-style-type: none"> <li>• no more than three (3) vehicles associated with the use being located on the property at any one time;</li> <li>• derelict or un-plated vehicles may not be stored on the property outside the garage;</li> <li>• a 1.5 m vegetative buffer shall be maintained along all side yards that abut residential development;</li> <li>• the use shall be conducted by a person or persons residing in the dwelling;</li> <li>• a maximum of one (1) employee who does not live in the dwelling may be employed on site;</li> </ul>

<b>Table C.1 – Previous Site-Specific Exceptions</b>																			
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>														
					<ul style="list-style-type: none"> <li>there shall be no display to indicate that any part of the property is being used for other than a residential use except for an unlit sign of not more than 0.5 m<sup>2</sup>.</li> </ul>														
RR	0480	2021-27 (Olan)	Pt Lots 24 & 25, Con 11, Stephenson, Part 1 on 35R-3465	I-4, I-5	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the minimum lot area shall be 0.76 ha; and the minimum front yard setback shall be 8 m.														
R4	0481	2021-24 (1901364 Ontario Inc)	Pt Lot 17, Con 2, Chaffey, Part 13, Plan 35R-25342	F-8-2, F-8-4	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, <ul style="list-style-type: none"> <li>The maximum height of a multiple residential building shall be 15.8 m; and</li> <li>The width of a two lane aisle shall be 6.1 m, for an underground parking aisle.</li> </ul>														
SR5	0482	2021-23 (Brown)	Pt Lot 11, Con 9, Chaffey	C-7	Notwithstanding the provisions of Zoning By-law 2008-66P, as amended, the following lot requirements shall apply: <ul style="list-style-type: none"> <li>The minimum required front yard setback shall be 15 m;</li> <li>The minimum required rear yard setback shall be 6.4 m;</li> <li>The maximum primary lot coverage shall be 13.9%; and</li> <li>The maximum accessory lot coverage shall be 1.1%.</li> </ul>														
SR1	0483	87-101P	Pt Lot 17, Con 1, Stephenson, designated as Lot 58 on RCP 519	M-3	All buildings and structures except docks and boathouses shall be located a minimum of 36.6 m (120 ft) from the normal high water mark.														
SR1	0484	2021-32 (Bigelow)	Pt Lot 9, Con 11, Brunel, Part 7 on Plan 35R-19168	I-7	Notwithstanding the provisions of Zoning By-law 2008-66P, as amended: A Short Term Rental Accommodation uses shall be permitted as an additional permitted accessory use within a 18.22 m <sup>2</sup> private cabin.														
R1	0485	2021-30 (Rayville Development (Woodstream) Inc)	Pt Lot 18, Con 3, Chaffey	E-8 E-9 F-8-2 F.9.1	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the following shall apply: <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td>Maximum lot coverage excluding decks:</td> <td style="text-align: right;">50%</td> </tr> <tr> <td>Minimum front yard setback to garage:</td> <td style="text-align: right;">6.0 m</td> </tr> <tr> <td>Minimum front yard setback to dwelling:</td> <td style="text-align: right;">4.5 m</td> </tr> <tr> <td>Minimum interior side yard setback:</td> <td style="text-align: right;">1.2 m</td> </tr> <tr> <td>Minimum rear yard setback:</td> <td style="text-align: right;">7.5 m</td> </tr> <tr> <td>Maximum height of principal building:</td> <td style="text-align: right;">11.0 m</td> </tr> <tr> <td>Maximum rear yard encroachment for decks less than 3.0 m above finished grade:</td> <td style="text-align: right;">3.5 m</td> </tr> </table>	Maximum lot coverage excluding decks:	50%	Minimum front yard setback to garage:	6.0 m	Minimum front yard setback to dwelling:	4.5 m	Minimum interior side yard setback:	1.2 m	Minimum rear yard setback:	7.5 m	Maximum height of principal building:	11.0 m	Maximum rear yard encroachment for decks less than 3.0 m above finished grade:	3.5 m
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Maximum rear yard encroachment for decks less than 3.0 m above finished grade:	3.5 m																		

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
R1	0486	2021-30 (Rayville Development (Woodstream) Inc)	Pt Lot 18, Con 3, Chaffey	E-8 E-9 F-8-2 F.9.1	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the following shall apply:  Maximum lot coverage excluding decks: 50% Minimum front yard setback to garage: 6.0 m Minimum front yard setback to dwelling: 4.5 m Minimum interior side yard setback: 1.2 m Minimum rear yard setback: 7.5 m Maximum height of principal building: 11.0 m Maximum rear yard encroachment for decks less than 3.0 m above finished grade: 3.5 m Minimum vegetative buffer to Block 12 on Plan 35M-747: 10 m
R2	0487	2021-30 (Rayville Development (Woodstream) Inc)	Pt Lot 18, Con 3, Chaffey	E-8 E-9 F-8-2 F.9.1	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the following shall apply:  Maximum lot coverage excluding decks: 50% Minimum front yard setback to garage: 6.0 m Minimum front yard setback to dwelling: 4.5 m Minimum interior side yard setback: 1.2 m Minimum rear yard setback: 7.5 m Maximum height of principal building: 11.0 m Maximum rear yard encroachment for decks less than 3.0 m above finished grade: 3.5 m
R3	0488	2021-30 (Rayville Development (Woodstream) Inc)	Pt Lot 18, Con 3, Chaffey	E-8 E-9 F-8-2 F-9.1	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the following shall apply:  Maximum lot coverage excluding decks: 50% Minimum front yard setback to garage: 6.0 m Minimum front yard setback to dwelling: 4.5 m Minimum interior side yard setback: 1.2 m Minimum rear yard setback: 7.5 m Maximum height of principal building: 11.0 m Maximum rear yard encroachment for decks less than 3.0 m above finished grade: 3.5 m

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
R3-H	489	2021-63 (2609466 Ontario Inc.)	Pt Lot 13, Con 3, Chaffey	F-8	<p>Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the following shall apply:</p> <ul style="list-style-type: none"> <li>• the maximum number of townhouse dwelling units shall be thirty-eight (38);</li> <li>• the minimum building setbacks shall be as illustrated on Schedule 9-69;</li> <li>• 4 m wide treed vegetative screening buffers shall be provided and maintained in a natural self-sustaining vegetated state in solid hatched areas coloured 'green' on Schedule 9-69;</li> <li>• unenclosed balconies, decks, and porches, with or without roofs, may project not more than 3.5 m into any minimum yard; and</li> <li>• the maximum permitted lot coverage shall be 35%, where lot coverage, density and similar calculations shall be based on the total area of the lands subject to this By-law</li> </ul>
R4-H	490	2021-63 (2609466 Ontario Inc.)	Pt Lot 13, Con 3, Chaffey	F-8	<p>Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the following shall apply:</p> <ul style="list-style-type: none"> <li>• the maximum number of multiple residential dwelling units shall be eighty (80);</li> <li>• the minimum setback for parking garages connected below finished grade shall be 0 m;</li> <li>• the minimum building setbacks shall be as illustrated on Schedule 9-69;</li> <li>• the total number of loading spaces required to service all units shall be one (1);</li> <li>• The height of multiple residential buildings shall be measured from the average finished grade along the wall where the front entrance to the buildings is located; and</li> <li>• the maximum permitted lot coverage shall be 35%, where lot coverage, density and similar calculations shall be based on the total area of the lands subject to this By-law.</li> </ul>

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
NR1	491	2021-75 (Wheeler & Griffiths)	Pt Lot 7, Con 4, Chaffey	E-7	<p>Notwithstanding the provisions of Zoning By-law 2008-66P, as amended, the following shall apply:</p> <ul style="list-style-type: none"> <li>• A 306.25 m<sup>2</sup> barn shall be recognized as an existing building;</li> <li>• A private functions venue shall be an additional permitted accessory use.</li> <li>• For the purpose of this by-law, a private functions venue shall mean the accessory use of lands, buildings and structures as existed on the date of passing of this by-law, as a venue for private functions, such as wedding, family reunions, retirement parties, community events, or similar private events limited to the period between May 1<sup>st</sup> and October 31<sup>st</sup> in any calendar year.</li> </ul>
SR1	0492	2021-76 (Sztern & Fefergrad)	Pt Lot 13, Con 1, Chaffey	G-6	<p>Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the following provisions shall apply:</p> <ul style="list-style-type: none"> <li>• the maximum primary lot coverage shall be 16.3%;</li> <li>• the maximum accessory lot coverage shall be 5.1%;</li> <li>• the minimum required rear yard setback shall be 4.31 m for a single detached dwelling;</li> <li>• the minimum required westerly side yard setback shall be 2 m for a single detached dwelling;</li> <li>• the minimum required front yard setback shall be 6.91 m for a single detached dwelling;</li> <li>• the minimum required front yard setback shall be 5.1 m for an attached deck; and</li> <li>• a septic system leaching bed for an enhanced treatment system may be located within 30 m of the shoreline.</li> </ul>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RU1	0493	2021-77 (Sutton)	Pt Lot 13, Con 2, Stephenson, designated as Pts 3 & 10 to 14 on Plan 35R-16824, Town of Huntsville	M-3	<p>Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the following provisions shall apply:</p> <ul style="list-style-type: none"> <li>• A motor vehicle repair shop, contained within an existing 185 m<sup>2</sup> garage/shop, shall be an additional permitted home industry use;</li> <li>• A minimum 10 m wide vegetated screening buffer shall be maintained along the front yard between the road and both the shop and associated outdoor storage areas;</li> <li>• A maximum of three (3) vehicles associated with the use shall be permitted to be stored on site at any one time; and</li> <li>• No derelict or un-plated vehicles may be stored outdoors.</li> </ul>
R4	0494	2021-93 (Brunel Road Management)	Part of Lot 14, Con 1, Chaffey, now in the Town of Huntsville, designated Lots 3 and 4 on Plan 38	G-8	<p>Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the provisions shall be amended to:</p> <ul style="list-style-type: none"> <li>• permit a maximum density of 12 units, within a maximum of 3 multiple residential dwelling buildings;</li> <li>• require a minimum 2.4 m high privacy fence and minimum 1 m wide vegetative buffer for visual screening along the rear lot line,</li> <li>• reduce the required number of parking spaces from 18 to 11,</li> <li>• reduce the required landscaped buffer width around a parking lot from 1.5 m to 1.4 m,</li> <li>• reduce the required lot area for each residential dwelling unit from 167 m<sup>2</sup> to 112 m<sup>2</sup>,</li> <li>• reduce the easterly side yard setback from 6 m to 2.1 m,</li> <li>• reduce the rear yard setback of 10 m to 1.4 m, and</li> <li>• reduce the maximum building height from 11 m to 8.3 m.</li> </ul>
R1	0495	2021-84 (Chamberlain)	Part of Lot 27, Con 5, Stephenson, designated Parts 7 and 8 on Plan RD698	K-5	<ul style="list-style-type: none"> <li>• The minimum required lot frontage shall be 30 m;</li> <li>• The minimum required lot area shall be 1850 m<sup>2</sup>.</li> </ul>
R1	0496	2021-84 (Chamberlain)	Part of Lot 27, Con 5, Stephenson, designated Parts 7 and 8 on Plan RD698	K-5	<ul style="list-style-type: none"> <li>• The minimum required lot frontage shall be 30 m; and</li> <li>• The minimum required lot area shall be 1850 m<sup>2</sup>.</li> </ul>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>• A 3 m wide vegetative buffer shall be maintained in a natural self-sustaining vegetated state, along the northerly lot line for visual screening purposes; and</li> <li>• A 5 m wide vegetative buffer shall be maintained in a natural self-sustaining vegetated state, along the entire rear lot line; to protect wetlands on adjacent lands.</li> </ul>
SR1	0496A	87-124P	Pt Lot 22, Con 2, Stephenson, being Lot 9 on Plan 6	L-4	All buildings and structures, except docks or boathouses, shall be constructed above 278 m contour elevation.
C7	0497	2021-100 (Harris & Williamson)	Lot 56, Plan 3	G-8	<p>Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the following provisions shall apply:</p> <p>The maximum size of the existing dwelling unit shall be 76 m<sup>2</sup>; and the gross floor area of the building shall be limited to that as exists on the date of passage of this by-law.</p>
SR2	0498	2021-105 (Chen & Parker)	Part of Lot 9, Con 13, Stephenson, Part 3 Plan 35R-25707	H-2	<p>Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the following shall apply:</p> <p>The minimum shoreline buffer depth shall be 20 m (66 ft.)</p> <p>The minimum interior side yard setback shall be 10 m (32.8 ft.).</p>
SR1	0499	2021-108 (Pierson)	Part Lot 24, Con 4, Stephenson, Registered as Parts 1 to 7 on Plan RD766	L-4	<p>Notwithstanding any provisions of Zoning By-law 2008-66P, as amended:</p> <ul style="list-style-type: none"> <li>• The front yard setback of 10 m and rear yard setback of 3.9 m are deemed to comply for the existing 34.6 m<sup>2</sup> private cabin;</li> <li>• The minimum front yard setback and minimum rear yard setback shall be 9 m and 1.73 m, respectively, for a 16.1 m<sup>2</sup> addition to the private cabin;</li> <li>• The minimum front yard setback and minimum rear yard setback shall be 12 m and 0.94 m, respectively, for a new 181.3 m<sup>2</sup> single detached dwelling with attached carport; and</li> <li>• The minimum front yard setback and minimum rear yard setback shall be 21 m and 12.24 m, respectively, for a 112.9 m<sup>2</sup> detached garage.</li> </ul>
R3	0500	2021-109 (Baily)	Part Lot 23, Con 10, Stephenson	J-4	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, a multiple residential dwelling, consisting of a maximum of five (5)

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					dwelling units shall be permitted within the existing building, as of the date of passage of this By-law;
R1	0501  <b>OLT DECISION</b>	2021-113 (2152900 Ontario Inc.)	Part Lot 14, Con. 7, Lot 20, Plan 35M-570, Stephenson	J-3; K-3	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the following provisions shall apply: <ul style="list-style-type: none"> <li>• The minimum lot frontage shall be 30 m</li> <li>• The minimum lot area shall be 0.4 ha; and</li> <li>• The lot area shall be calculated based on the total lot area.</li> </ul>
R4-H	0502	2022-10	Part Lot 16, Con 1, Chaffey, designated as Lot 70 and Block K on Plan 489	F-8	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the provisions shall be amended to the following: <ul style="list-style-type: none"> <li>• A maximum of twelve (12) dwelling units contained within a three (3) storey multiple residential building shall be permitted;</li> <li>• The Meadow Park Drive frontage shall be considered the front lot line;</li> <li>• The minimum interior side yard setback shall be 4.5 m for balconies;</li> <li>• The minimum rear yard setback shall be 9 m for a multiple residential building;</li> <li>• The minimum setback from a lot line abutting a public street for a refuse collection area shall be 3 m; and</li> <li>• The minimum required dimensions for parking lot aisles and spaces shall be as illustrated on Property Detail Schedule 9-70.</li> </ul>
CS3	0503	2022-9	Part Lots 5 and 6, Con 1, Stisted, designated as Part 2 on Plan 35R15761	G-1; G-2	<ul style="list-style-type: none"> <li>• All development shall proceed in accordance with Property Detail Schedule 9-71; and</li> <li>• The maximum number of persons to be accommodated on the lands shall be 262.</li> </ul>
SR4	0504	2022-17  2022-137 Repealed by OLT	Part of Lot 10, Con 6, Stephenson designed as Part 1 on BR-679	K-2	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, a single detached dwelling shall be permitted on the lot; the maximum primary lot coverage shall be 2.5%; and site plan control shall be imposed to acknowledge access will be on a non-year-round maintained road and that no municipal services will be available and further that the dwelling must be fully sprinklered.
MU4-H	0505	2022-33	Part Lot 13, Con 2, Chaffey, designated Part 2 on Plan 35R-5101, Pt Part 1 on	F-8	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the provisions shall be amended to the following:



**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
			Plan 35R-6106, and Parts 1, 2 & 5 on Plan 35R-11823		<ul style="list-style-type: none"> <li>• A Motor Vehicle Dealership shall be an additional permitted use on the subject lands</li> <li>• A public car washing establishment shall be prohibited;</li> <li>• Outdoor motor vehicle storage and parking areas shall be screened from view from abutting residential zoned lands with a vegetative buffer and 1.8 m high privacy fence; and</li> <li>• A minimum 3 m wide landscaped buffer shall be required along the inside limit of the visibility triangle at the intersection of West Road and Centre Street North.</li> </ul>
NR-H	0506	2023-23 (OLT) (1678920 Ontario Ltd) (OLT-22-003881)	Part Lots 22 & 23, Con 14, Brunel	G-9	Notwithstanding the provisions of Zoning By-law 2008-66P, as amended, A Short Term Rental Accommodation use shall be permitted as an additional permitted accessory use
R3	0507	2022-64 (Hutcheson)	Part Lot 14, Con 1, Chaffey, designated as Part 1 on Plan RD-920		<p>Notwithstanding the provisions of Zoning By-law 2008-66P, as amended:</p> <ul style="list-style-type: none"> <li>• A maximum 100 m<sup>2</sup> boathouse with 57.8 m<sup>2</sup> attached deck shall be permitted;</li> <li>• The maximum projection for a dock and boathouse shall be 11.6 m;</li> <li>• A maximum of Two (2) enclosed or roofed accessory buildings shall be permitted, including for a 100 m<sup>2</sup> boathouse and 160 m<sup>2</sup> detached garage; and</li> <li>• The maximum accessory lot coverage shall be to 8%.</li> </ul>
RR-H	0508	2022-60 (Peca)	Part of Lot 8, Con 11, Brunel designated as Part 10 on Plan 35R-17472	I-7	<p>Notwithstanding the provisions of Zoning By-law 2008-66P, as amended:</p> <ul style="list-style-type: none"> <li>• The lot shall be subject to site plan control and no site alteration shall be permitted until a Site Plan Agreement has been entered into with the Town and registered on title; and</li> <li>• Development shall be set back a minimum of 30 m from the boundaries of any wetland or watercourse within or adjacent to the lot; said wetland boundaries to be identified and delineated by a biologist</li> </ul>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RU1	0509	2022-62 (Menard)	Part of Lot 29, Cons 7 and 8, Stisted designated as Parts 6 and 7 on 35R-14705	C-5 and D-5	Notwithstanding the provisions of Zoning By-law 2008-66P, as amended: The lots shall be subject to site plan control and no site alteration shall be permitted until a Site Plan Agreement has been entered into with the Town and registered on title
R2	0510	2022-63 (Schulz)	Part of Lot 8, Con 1, Chaffey, designated as Part 1 on Plan 35R-6048	G-7	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, a triplex shall be an additional permitted use.
SR1	0511	2022-66 (Huckle)	Part of Lot 27, Con 1, Chaffey designated as Parts 1-4 on 35R-9739,	G-10	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the following provisions shall apply: <ul style="list-style-type: none"> <li>• recognize the existing 8.6 m front yard setback for a hot tub;</li> <li>• increase primary lot coverage from 10% to 17%;</li> <li>• reduce accessory lot coverage from 5% to 2%;</li> <li>• reduce the easterly side yard setback from 6 m to 2.3 m for a 75 m<sup>2</sup> garage addition;</li> <li>• reduce the westerly side yard setback from 6 m to 4.8 m for a 69 m<sup>2</sup> covered porch addition;</li> <li>• reduce the front yard setback from 20 m to 15 m for 75 m<sup>2</sup> garage addition and 69 m<sup>2</sup> rear covered porch addition; and</li> <li>• reduce the setback to Type 1 Fish Habitat from 30 m to 15 m for 75 m<sup>2</sup> garage addition and 69 m<sup>2</sup> rear covered porch addition.</li> </ul>
SR1	0512	88-20	Pt. Lot 28, Con. 1, Stephenson, Pt. 18, Plan BR-1014	M-5	All buildings and structures except docks or boathouses shall be located a minimum of 36.6 m (120 ft.) from the normal high water mark.
SR3	0513	2022-65 (Pacinda)	Part of Lot 30, Cons 9 and 10, Stephenson	I-5	Notwithstanding any provisions of Zoning By-law 2008-66p, as amended, the following provisions shall apply: <ul style="list-style-type: none"> <li>• the minimum lot frontage shall be 90 m;</li> <li>• development setbacks and building and septic envelopes shall be as illustrated on Property Detail Schedule "9-72"; and</li> <li>• no site alteration is permitted until such time as a site plan agreement, implementing all recommendations of the Water Quality Impact Assessment report prepared by Palmer, has been approved by the Town.</li> </ul>
SR3	0514	2022-65 (Pacinda)	Part of Lot 30, Cons 9 and 10, Stephenson	I-5	Notwithstanding any provisions of Zoning By-law 2008-66p, as amended, the following provisions shall apply:

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					<ul style="list-style-type: none"> <li>the minimum lot frontage shall be 60 m;</li> <li>development setbacks and building and septic envelopes shall be as illustrated on Property Detail Schedule "9-72"; and</li> <li>no site alteration is permitted until such time as a site plan agreement, implementing all recommendations of the Water Quality Impact Assessment report prepared by Palmer, has been approved by the Town.</li> </ul>
RU1	0515	2022-75 (Cripps)	Part of Lot 1, Con 3, Brunel, As in DM280319	L-6	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, a single detached dwelling shall be permitted on the lot and site plan control shall be imposed to acknowledge access will be on a non-year-round maintained road and that no municipal services will be available and further that the dwelling must be fully sprinklered.
RR	0516	2022-82 (Schiedel)	Part Lot 1, Con 12, Brunel Township, Part 2, 35R-11524, Except Part 1 on 35R-16282	H-6	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, a short-term rental accommodation use is permitted within an existing detached secondary residential dwelling unit.
RU1	0517	2022-81 (Traves)	Lot 5, Con 7, Brunel	J-7	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, a single detached dwelling shall be permitted on the lot and impose site plan control to acknowledge access will be on a non-year-round maintained road and that no municipal services will be available; and further that the dwelling must be fully sprinklered or include other appropriate fire suppression or mitigation measures to the satisfaction of the Town.
R1	0518	2022-95 (Chambers & Faist)	Part Lot 10, Con 2, Designated as Lot 26 on Plan 17, Chaffey.	F-7	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, to reduce the westerly side yard setback on the retained lot from 1.2 m to 1 m for an existing 7 m <sup>2</sup> shed only, and reduce the rear yard setback on the retained lot from 10 m to 2 m for an existing 88 m <sup>2</sup> attached deck and gazebo only.
RU2, SR2, C, NR	0519	2022-94 (Black Forest)	Part Lots 26 & 27. Con 7, Stisted	D-5	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the provisions shall be amended to the following:

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
		Development Inc)			<ul style="list-style-type: none"> <li>• The lands shall be subject to site plan approval, pursuant to Section 41 of the Planning Act, 1990, R.S.O., as amended, and no site alteration shall occur until site plan approval is granted. Site plan approval shall implement the recommendations of the technical reports "Environmental Impact Study and Addendums, dated February 2021, and the "Preliminary Stormwater Management Plan (Rasmussen) dated July 2021 (Project #20- 2147) and the Preliminary Review for Private Sewage System Locations (Rasmussen) dated June 22, 2021, both reports prepared by Tulloch Engineering are addressed and be included within the agreement, and that a condition also be included that states: That a shoreline activity area be identified on land in order to prevent the removal of any shoreline vegetation without further approval under By-law 2008-66P, as amended except for:             <ol style="list-style-type: none"> <li>1) the removal of any dead, diseased or vegetation proving to be a hazard to people or property; and</li> <li>2) a permeable meandering pathway having a maximum width 2 m.</li> </ol> </li> <li>• For the purpose of this By-law, a "Development Envelope" shall be defined as: "an area of land within a lot in which a principal building and accessory buildings can be erected, outside of which structures, excluding shoreline structures, are not permitted."</li> <li>• The removal of any vegetation outside of the development envelope identified on Schedule "I" will be limited, except for a driveway, septic system and the removal of any dead, diseased or vegetation posing a hazard to people or property.</li> <li>• The development envelope shall be located within the identified areas as shown on Schedule "I".</li> </ul>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>• Permitted shoreline structures shall be located within the identified area adjacent to the shoreline as shown on Schedule "I", a maximum of one area is identified for each lot.</li> <li>• Shoreline Activity Areas shall not be located on portions of the lot fronting on Type 1 Fish Habitat or areas with steep slopes.</li> <li>• Construction of docking/boathouse structures and associated in water works shall not occur between May 1 and July 15 to avoid potential impacts to fish during the warm water spawning season.</li> <li>• That the cutting of trees shall not occur between April 16 to September 30 to avoid direct impacts to bats (Myotis)</li> </ul>
SR1	0520	2022-118 (Gibson & Ferris)	Lot 195, Plan M455, Stisted	D-5	<p>Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, as amended, the following exceptions shall apply:</p> <ul style="list-style-type: none"> <li>• Permit a secondary residential dwelling unit on the subject property, to be located in front of the principal dwelling and within an 82.4 m<sup>2</sup> detached accessory building;</li> <li>• Permit primary lot coverage of 12.5%;</li> <li>• Reduce accessory lot coverage to 3.1 %; and</li> <li>• The lands shall also be subject to site plan control to ensure vegetation is retained and there is an adequate vegetated buffer</li> </ul>
R1	0521	88-26P	Pt. Lot 12, Con. 2, Chaffey	F-8-3	No buildings shall be permitted below the 288 m contour elevation.
SR1	0522	2022-121 (OLT- 22-002969) (Langmaid's Island Corp)	Part of Lot 24, Con 1, Brunel.	M-9	A Waterfront Landing is permitted as the only use, together with applicable accessory structure(s). A maximum of ten (10) docking slips shall be permitted

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
R1	0523	88-30P	Pt. Lot 32, Con. 1, Chaffey, Pt. 10, RD-654	G-8-1	The rear yard setback of 7.6 m (25 ft) is deemed to comply. The minimum elevation of the opening in any habitable building erected on the site shall be established at 286.5 m above sea level.
CS1	0524	2021 -122 (OLT) (OLT-22-002969) (Langmaid’s Island Corp.)	Part of Lot 21, Con.1, Brunel.	M-9	A Waterfront Landing is an additional permitted use, together with applicable accessory structure(s).
RR	0525	2022-123 (OLT) (OLT-22-002438) (Bouillon)	Part Lot 20, Con 3, Chaffey, designated as Part 2 on Plan 35R15761	F-9	A taxi parking and dispatch service shall be a permitted use.
RR, C	0526	2022-131 (Collins)	Part of Lot 22, Con 8, As in DM17553, Stephenson	J-4	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, as amended, the following exceptions shall apply: <ul style="list-style-type: none"> <li>• The lands being subject to site plan approval pursuant to Section 41 of the Planning Act, 1990, R.S.O., as amended, or Community Planning Permit By-law, to implement the conclusions and recommendations contained in the "Noise and Vibration Impact Assessment," prepared by Cambium, dated September 2022 and "Scoped Environmental Impact Statement and Wildland Fire Risk Assessment" prepared by Fricorp Ecological Services, dated September 15th, 2022;</li> <li>• No site alteration shall be permitted until a Site Plan Agreement has been entered into with the Town and registered on the title of the subject lands or Community Planning Permit has been issued; and</li> <li>• The lot area shall be deemed to comply</li> </ul>
RU1	0527	2022-130 (Prasher Holding Inc)	Part of Lot 30, Con 2, Chaffey	F-10	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, as amended, the following exceptions shall apply: <ul style="list-style-type: none"> <li>• a Contractor’s Establishment shall be an additional permitted accessory use;</li> </ul>

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					<ul style="list-style-type: none"> <li>• Permit the construction of 278.59 m<sup>2</sup> workshop associated with this use;</li> <li>• Increase the maximum permitted accessory lot coverage from 5% to 6.6%;</li> <li>• Decrease the maximum permitted principal lot coverage from 10% to 9%;</li> <li>• Require a minimum 6 m wide treed vegetative buffer along Highway 60 between the workshop and road;</li> <li>• All of the recommendations contained in the Environmental Impact Study prepared by RiverStone Environmental Solutions Inc, dated September, 2022 being implemented through Site Plan Control or a Community Planning Permit; and</li> <li>• No site alteration shall be permitted until a Site Plan Agreement or a Community Planning Permit has been entered into with the Town and registered on the title of the subject lands</li> </ul>
RU1	0528	88-55P	Pt. Lot 9, Con. 13, Stisted	A-2	The lot frontage is hereby deemed to comply.
SR4	0529	2023-12 (Leslie)	Lot 56, Plan 4, Brunel	G-8	<p>Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the following provisions shall apply:</p> <ul style="list-style-type: none"> <li>• increase the primary lot coverage from 5% to 14.3%;</li> <li>• decrease the accessory lot coverage from 5% to 4.3%;</li> <li>• reduce the easterly interior side yard setback from 6 m to 4 m for a single detached dwelling with attached garage;</li> <li>• reduce the westerly interior side yard setback from 6 m to 5 m for a single detached dwelling with attached garage;</li> <li>• reduce the easterly interior side yard setback from 12 m to 2.6 m for a flat -roofed boat port;</li> <li>• reduce the setback to Type 1 Fish Habitat from 30 m to 0 m for a flat -roofed boat port; and</li> </ul>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>• reduce the setback to Type 1 Fish Habitat from 30 m to 25 m for a single detached dwelling with attached garage</li> </ul>
R2	0530	88-56P	Pt. Lots 34 & 35, Plan 15, Huntsville; Pts. 1, 2 & 3, 35R-11522	G-8-1	The minimum front yard setback shall be 5.0 m (16.4 ft.). The minimum rear yard setback shall be 5.0 m (16.4 ft.).
R2	0531	2023-8 (HLD Corporation)	Part Lot 27 on RCP 509, Part 1 on 35R-2966	G-7	Notwithstanding any provisions of zoning By-law 2008-66P, as amended, a 14 m frontage shall be deemed to comply
R2	0532	2023-8 (HLD Corporation)	Part Lot 27 on RCP 509, Part 1 on 35R-2966	G-7	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, to reduce the southern interior side yard setback from 1.5 m to 1 m for the dwelling only.
R4-H	0533	2023-20 (Brunel Road Management Corporation)	Part of Gouldie Street, Plan 9, Closed by DM88775, Part 3 on 35R-21207	F-8	<p>Permit a sixteen (16) unit multiple residential apartment building development consisting of two (2) connected, eight (8) unit two (2) storey buildings;</p> <ul style="list-style-type: none"> <li>• reduce the rear yard setback from 10 m to 3.65 m for the multiple residential dwelling buildings;</li> <li>• reduce the setback from a parking area to any lot line abutting a residential zone from 4 m to 1.5 m;</li> <li>• reduce the minimum required width for an aisle providing access to a parking lot with 90 -degree angle spaces from 6.7 m to 6 m; and</li> <li>• reduce the minimum required parking spaces from 24 to 20</li> </ul>
C3	0534	88-60P	Pt. Lot 18, Con. 3, Chaffey, Pt. Lot 18, RCP 525	F-9-1	The minimum rear yard setback shall be 6 m (19.7 ft.) and the maximum lot coverage shall be 35%.
R3-H	0535	2023-15 (Broadbent)	Part of Lot 9, Con 1, Chaffey	G-7 G-7-3	<p>Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the following exceptions shall apply:</p> <ul style="list-style-type: none"> <li>• The West Elliott Street road frontage shall be deemed to be the front line for the purpose of this By-law.</li> </ul>
NR1	0536	88-68P	Pt. Lot 20, Con. 6, Chaffey, Pts. 26 & 27, BR-719	D-9	A private garage shall be permitted subject to the following setback provisions:



<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					- minimum front yard 20 m (66 ft.) - minimum rear yard 6 m (19.7 ft.) minimum side yard 5 m (16.4 ft.)
R1-H	0537	2023-34 (Menecola)	Part of Lot 32, Con 1, Chaffey	F-11	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the following exceptions shall apply: <ul style="list-style-type: none"> <li>• Reduce the minimum required rear yard setback from 10 m to 4.6 m for a 132 m<sup>2</sup> dwelling addition;</li> <li>• Reduce the minimum required front yard setback from 30 m to 19.6 m for a 132 m<sup>2</sup> dwelling addition;</li> <li>• Reduce the minimum required front yard setback from 30 m to 15.8 m for a 65 m<sup>2</sup> unenclosed deck attached to the dwelling addition;</li> <li>• Increase the maximum permitted building height from 9 m to 9.9 m for a 132 m<sup>2</sup> dwelling addition; and</li> <li>• Recognize the location of the existing non-complying dryland boathouse</li> </ul>
R3-H	0538	2023-120	Part of Lot 10, Con. 2, Chaffey	F-9-3	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the following exceptions shall apply: <ul style="list-style-type: none"> <li>b) The minimum required front yard setback for a dwelling shall be 2.5 m;</li> <li>c) The minimum required front yard setback for an attached garage shall be 6 m;</li> <li>d) The minimum required front yard setback for a covered porch shall be 0 m;</li> <li>e) The minimum required rear yard setback for a dwelling shall be 6 m except where the ground floor contains an attached garage, in which case the setback for the garage and floors directly above the attached garage shall be 4 m;</li> <li>f) The minimum lot area for an end/exterior unit townhouse dwelling or a semidetached dwelling shall be 250 m<sup>2</sup>;</li> </ul>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>g) The minimum lot area for an interior unit townhouse dwelling shall be 190 m<sup>2</sup>;</li> <li>h) The maximum permitted primary lot coverage for an interior unit townhouse dwelling shall be 54%;</li> <li>i) The maximum permitted primary lot coverage for an end/exterior unit townhouse dwelling or a semi-detached dwelling shall be 42%; and</li> <li>j) A 1.6 m high privacy fence shall be required along the rear lot line for each lot.</li> </ul>
SR4	0540	88-73P	Pt. Lot 16, Con. 14, Brunel	G-8-4	The minimum lot frontage of 6 m (19.7 ft.) is deemed to comply.
C3	0546	88-91P	Pt. Lots 12&13, Con. B, Stephenson, 35R-4322, Pt.1, 35R-19772, Pt.s 1, 2&4	K-1	A motor vehicle repair garage shall be the only permitted use.
SR5	0547	88-100P	Pt. Lot 14, Con. 12, Chaffey, Pt. 5, 35R-2199	B-8	Lot frontage is deemed to comply.
C4	0550	Deerhurst (DR-1) 82-40	Lots 30, 31, 32, Con. 1		<ul style="list-style-type: none"> <li>• The permitted uses shall include:                             <ul style="list-style-type: none"> <li>i) Residential dwelling units</li> <li>ii) Commercial accommodation units, with normal rental character or interval ownership character</li> </ul> </li> <li>• The maximum number of structural units shall be 40</li> <li>• The maximum lot coverage shall be 20%</li> <li>• The minimum gross floor area for a dwelling unit shall be 90 m<sup>2</sup> (968.8 ft<sup>2</sup>.)</li> <li>• The minimum gross floor area for an accommodation unit shall be 55 m<sup>2</sup> (592 ft<sup>2</sup>)</li> <li>• Each cluster shall be limited to a maximum of 32 structural units and shall exhibit one of the following characters:                             <ul style="list-style-type: none"> <li>i) Dwelling unit: Residential character, turnover frequency capability exceeds twelve times per year.</li> <li>ii) Accommodation unit: Commercial character, turnover frequency capability exceeds twelve times per year. Fee Simple, Fee Simple with Rent Back, Fee Simple and Right to Use, Interval and Timeshare Ownership.</li> </ul> </li> </ul>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					The minimum setback from a public highway for any parking area shall be 5 m (16.4 ft.).
C4	0551	Deerhurst (DR-2)		G-11	The maximum number of structural units shall be 132. All other special provisions in Section C4 – 0550 apply.
C4	0552	Deerhurst (DR-3)		G-10, G-11	The maximum number of structural units shall be 120. All other special provisions in Section C4 – 0550 apply.
IN	0557	88-121P	Pt. Lot 19, Con. 3, Chaffey, Part 61, Plan RCP 525	F-9-1	The yard requirements from any lot line are deemed to comply. A driveway or parking area shall be permitted within 3 m (9.8 ft.) of the boundary of a residential zone. A place of worship and the existing multiple dwelling shall be the only permitted uses.
R1	0559	Deerhurst (DHR1)	Pt. Lots 27 & 28, Con. 1 & 2, Chaffey	F-10	<ul style="list-style-type: none"> <li>• The minimum lot area shall be 650 m<sup>2</sup> (6997 ft<sup>2</sup>).</li> <li>• The minimum lot frontage shall be 15 m (50 ft.).</li> <li>• The maximum height of accessory structures shall be 5 m (16.4 ft.).</li> <li>• The minimum setback from a public highway for any parking area shall be 5 m (16.4 ft.).</li> </ul>
O3	0560	Deerhurst (DHOS1)	Pt. Lots 27 to 32, Con. 1 & 2, Chaffey	F-10, G-10	A riding stable, pasture area and building for waiting area/office/teaching facility shall be a permitted use. The waiting area/office/teaching facility shall be restricted to the existing 2 storey farmhouse until such time as the subject lands are serviced by municipal water and sewer. The maximum building height shall be 8 m (26.25 ft.).
O3	0561	Deerhurst (DOS1)		G-10, G-11	<ul style="list-style-type: none"> <li>• Buildings and structures for utility purposes are permitted uses.</li> <li>• The minimum setback from a public highway shall be 50 m (164 ft.) with the exception of utility structures.</li> <li>• The maximum size of utility structures or water shelters shall not exceed 15 m<sup>2</sup> (161.5 ft<sup>2</sup>)</li> </ul> The minimum setback from a public highway for any parking area shall be 5 m (16.4 ft.).
O3	0563	Deerhurst (DOS4)	Chaffey	G-10, G-11	<ul style="list-style-type: none"> <li>▪ Permitted uses shall include open air structures in the form of gazebos only.</li> <li>▪ The maximum lot coverage shall be 1%.</li> <li>▪ The maximum building height shall be 2.5 m (8.2 ft.).</li> </ul>

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					<ul style="list-style-type: none"> <li>▪ The minimum yards shall be 30 m (100 ft.), except where the lands abut an O3 Zone, in which case the minimum yard is 0 (zero) m.</li> <li>• The minimum setback from a public highway for any parking area shall be 5 m (16.4 ft.).</li> </ul>
C4	0564	Deerhurst (DC-1)	Lots 31 & 32, Con. 1	G-11	<ul style="list-style-type: none"> <li>▪ Permitted uses shall include a resort tourist establishment.</li> <li>▪ The maximum number of accommodation units shall be 106.</li> <li>▪ The maximum lot coverage shall be 20%.</li> <li>▪ The minimum setback from the shoreline shall be 20 m (66 ft.), except for accessory structures and uses related to marine and recreational uses.</li> <li>▪ The maximum height shall be 20 m (66 ft.).</li> <li>▪ The maximum height for accessory buildings or structures shall be 5 m (16.4 ft.).</li> <li>▪ The following parking requirements shall apply:                             <ul style="list-style-type: none"> <li>- 1 space for every 4 persons accommodated in a bar, restaurant or place of assembly.</li> <li>- 1.25 spaces for each accommodation unit.</li> <li>- 1 parking space for each 25 m<sup>2</sup> of retail floor area.</li> </ul> </li> <li>▪ The minimum setback from a public highway for any parking area shall be 5 m (16.4 ft.).</li> </ul>
M1	0565	88-131P	Pt. Lots 18 & 19, Con. 6, Chaffey, Pt. 1 and Pt. Pt. 2, 35R-11785, 35R-16913, Pts. 4 & 8	D-9	<p>The following shall be the only permitted uses:</p> <ul style="list-style-type: none"> <li>• outside storage of Ontario Hydro and Bell Canada material, goods &amp; equipment</li> <li>• a mobile home to be used for office &amp; storage purposes only</li> <li>• no permanent buildings or structures are to be located on the subject lands.</li> <li>• All outdoor storage shall be located a minimum of 20 m (66 ft.) from the boundary of a residential zone.</li> </ul>
C4	0566	Deerhurst (DC-2)	Pt. Lots 29 to 32, Con. 1, Chaffey	G-11	<ul style="list-style-type: none"> <li>▪ Permitted uses shall include a resort tourist commercial establishment.</li> <li>▪ The maximum number of accommodation units shall be 102.</li> <li>▪ The maximum lot coverage shall be 20%.</li> <li>▪ The maximum height shall be 16.5 m (54 ft.).</li> </ul>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>▪ The minimum yard from a public highway shall be 50 m (164 ft.), except for parking areas.</li> <li>▪ The following parking requirements shall apply:                             <ul style="list-style-type: none"> <li>♦ 1 space for every 8 persons accommodated at any one time in a restaurant or dining area.</li> <li>♦ 1 space for every 4 persons accommodated at any one time in a ballroom or banquet hall.</li> <li>♦ 1.25 spaces for each accommodation unit.</li> <li>♦ 1 parking space for each 28 m<sup>2</sup> (301 ft<sup>2</sup>.) of gross floor area of office use.</li> </ul> </li> </ul> <p>The minimum setback from a public highway for any parking area shall be 5 m (16.4 ft.).</p>
M1	0567	88-135P	Pt. Lots 6 & 7, Con. 1, Chaffey	G-7-1	<p>The only permitted uses shall be Wood Industries, Manufacturing, Plant and Storage uses.</p> <p>All structural development shall occur above elevation 287.48 m G.S.C. datum.</p>
O2	0568	Deerhurst (DOS3)	Pt. Lots 29 to 32, Con. 1, Chaffey	G-11	<ul style="list-style-type: none"> <li>• Maintenance and utility buildings are additional permitted uses.</li> <li>• The maximum lot coverage shall be 25%.</li> <li>• The minimum yards shall be 10 m (33 ft.).</li> <li>• The minimum setback from a public highway for any parking area shall be 5 m (16.4 ft.).</li> </ul>
MU1	0572	88-143P	Pt. Lot 11, Con. 1, Huntsville, Pt. Block D, RP No. 14	G-7-2	<p>The minimum southerly side yard setback requirement shall be 1 m (3.3 ft.).</p> <p>The maximum number of dwelling units shall be 26</p>
R3	0578	88-146P	Lot 17, RP 24, Huntsville (Chaffey)	F-8-3, F-8-4	<p>The maximum number of dwelling units shall be 4.</p>
R4	0580	88-159P	Lots 31 & 32, Con. 2, Chaffey, Pts. 1 & 2, 35R-10847 Muskoka Condo Plan 38	F-11	<p>The maximum number of Equivalent Residential Units (ERU) shall be 24.</p>
SR1	0583	88-166P	Pt. Lot 14, Con. 13, Brunel, Pt. 2, 35R-3119	H-8	<p>The setback from a watercourse shall be 3 m (9.8 ft.).</p>
C7	0589	88-172P	Pt. Block L, RP 7, Huntsville, RP 35R-14347, Pt. 1, Water Lot	F-8-3, G-8-1	<p>The minimum yard requirement shall be as shown by the building envelopes shown as areas 2, 3, 4, and 5 on Property Detail Schedule 9-7.</p>

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					The minimum elevation for doors, windows and other openings in habitable buildings shall be 286.3 m, geodetic datum
MU1	0591	89-2P	Block C, Plan 14, Huntsville	G-7-3	The maximum number of dwelling units shall be 14.
RR	0592	88-158P	Pt Lot 27, Con 6, Stisted, designated as Lot 220 & 221 on Plan M-456	D-5	<ul style="list-style-type: none"> <li>• There shall be no building opening located below the floodproofing elevation for Lake Vernon, being 287.48 m Geodetic Survey of Canada datum.</li> <li>• There shall be no filling below this same elevation, except for fill used for floodproofing buildings.</li> </ul>
MU1	0600	89-18P	Pt. Lot 14, Con. 1, Chaffey, Pts. 1 & 2, 35R-3324, Plan 14, Blk A	G-7-2	The maximum number of dwelling units shall be 6.
R3	0601	89-17P	Pt. Lots 13 & 14, Con. 1, Chaffey, Pt. 1, 35R-9400 Muskoka Condo Plan 40	F-8-3	<p>The maximum number of dwelling units shall be 12.</p> <p>The minimum side yard setback along the eastern side lot line of the property shall be 10 m (33 ft.).</p>
R4-H	0602 <b>OMB DECISION</b>	2017-34 (Huntsville Long Term Care Home)	Pt. Lots 17 & 18, Con. 2, Chaffey, 35R-16633, Pt. 1, M624, Lots 5-25, Blks 26 & 28	F-8-4	<p>Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the following shall apply:</p> <ul style="list-style-type: none"> <li>• A maximum of 14 townhouse units shall be permitted;</li> <li>• Reduction in the shoreline setback from 20 m to 17.5 m;</li> <li>• Reduction in the setback from Type 1 Fish Habitat from 30 m to 27.5 m;</li> <li>• Limit the length of dock projection to 8 m;</li> <li>• Increase the minimum elevation of all openings in habitable buildings from 285.29 m to 286.53 m</li> </ul>
R4-H	0603 <b>OMB DECISION</b>	2017-34 (Huntsville Long Term Care Home)	Pt. Lots 17 & 18, Con. 2, 35R-16633, Pt. 1, M624, Lots 5-25, Blks 26 & 28	F-8-4	<p>Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the following shall apply</p> <ul style="list-style-type: none"> <li>• Reduce density from 230 nursing home beds to a maximum of 131 retirement home units and 94 long-term care beds</li> <li>• For the purposes of this by-law, a retirement home is defined as “a retirement home licensed under the Retirement Homes Act, 2010, and shall mean a residential complex or the part of a residential complex that is occupied primarily by persons who are 65 years of age or older, that is occupied or intended to be occupied by at least six persons who are not related to the</li> </ul>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<p>operator of the home, and where the operator of the home makes at least two care services available, directly or indirectly, to the residents.</p> <ul style="list-style-type: none"> <li>• Permit an increase in height from 12 m to 15 m</li> <li>• Reduction in front yard setback (adjacent to Rogers Cove Dr) from 7 m to 6 m</li> <li>• Reduction in the interior side yard setback from 6 m to recognize existing 5.5 m</li> <li>• Reduction in the size of loading space from 15 m to 13.5 m;</li> </ul> <p>Increase the minimum elevation of all openings in habitable buildings from 285.29 m to 286.53 m</p>
R4-H	0604 <b>OMB DECISION</b>	2017-34 (Huntsville Long Term Care Home)	Pt. Lots 17 & 18, Con. 2, M624, Lots 3 & 4, Block 27	F-8-4	<p>Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the following shall apply</p> <p>The only permitted use shall be a parking lot</p>
R4	0605	Roger’s Cove (RC4)	Muskoka Condo Plan 22	F-8-4, F-9-3	<ul style="list-style-type: none"> <li>• Permitted uses: Street townhouse dwellings; multiple dwellings.</li> <li>• Maximum number of units: 20 dwelling units.</li> <li>• Maximum lot coverage: 15%</li> <li>• Building setbacks: Minimum 6 m (19.7 ft.) from the controlled high water mark of Fairy Lake except accessory uses, buildings and structures related to recreational activities.</li> <li>• Minimum 6 m (19.7 ft.) from all other zone boundaries with the exception that no buildings may be constructed on the easterly side of the production northerly of a line which runs N36 32’W from a point on the original high water mark on Fairy Lake.</li> <li>• Maximum building height: 5 m (16.4 ft.).</li> <li>• Minimum elevation of all openings in habitable buildings shall be above the 285.29 m contour geodetic datum.</li> </ul>
RU1	0606	2020-68 (Martin)	Part Lot 4, Con 7, Chaffey	D-6	<p>Notwithstanding the provisions of Zoning By-law 2008-66P, as amended, the minimum lot frontage shall be 115 m.</p>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
R1	0608	2020-69 (Zanetti)	Part Lot 23, Con 7, Stephenson	J-4	Notwithstanding the provisions of Zoning By-law 2008-66P, the minimum lot frontage shall be 30 m and the minimum lot area shall be 1,985 m <sup>2</sup> .
R1	0610	89-34P	Pt. Lot 26, Con. 6, Stephenson, (Port Sydney Ward), Pts. 5 & 6, Plan BR-1827	K-5	A planting strip shall be provided along the northern boundary of Part 5 on Plan BR-1827 adjacent to parts 16 & 17 on Plan BR-1827.
MU3	0612	89-27P	Pt. Lot 18, Con. 2, Chaffey, Pt. 3, Plan BR-1847	F-9-3	<ul style="list-style-type: none"> <li>• The maximum lot coverage shall be 35%.</li> <li>• A driveway or parking area shall be permitted within 6 m (19.7 ft.) of the boundary of a single-family residential zone.</li> <li>• A planting strip or privacy fence is not required in this commercial zone.</li> <li>• The minimum front yard setback is deemed to comply.</li> </ul>
RR	0613	2021-79 (Maw)	Part of Lot 26 and 27, Con 14, former Chaffey Town of Huntsville,	A-10	The lands shall be subject to site plan control, in order to implement the recommendations of the Environmental Impact Study, prepared by FRI Corp, dated July 2021. No site alteration shall be permitted until an approved site plan agreement has been registered on title of the lot.
SR1	0614	2021-80 (DeCourcy)	Part Lot 14, Con 13, Brunel	H-8	<p>Notwithstanding any provisions of Zoning By-law 2008-66P, as amended:</p> <ul style="list-style-type: none"> <li>• change the classification of fish habitat from Type 1 to Type 2, abutting the shoreline of this lot;</li> <li>• permit a maximum primary lot coverage of 15%;</li> <li>• permit a maximum accessory lot coverage of 7%;</li> <li>• permit a flat roof boathouse with a sitting area that extends 0.5 m beyond the perimeter of the boathouse walls;</li> <li>• recognize the existing 16.73 m<sup>2</sup> shed located between the dwelling and the shoreline frontage;</li> <li>• reduce the northerly side yard setback from 6 m to 2.25 m for a new attached deck;</li> <li>• reduce the front yard setback from 20 m to 17.8 m for a new attached deck; and</li> <li>• reduce the front yard setback from 20 m to 18.74 m for a new attached four-season sunroom.</li> </ul>
RR	0615	2021-83 (Hares & Madden)	Part of Lot 32 and 33, Con 12, Stephenson	H-7, H-8	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended: The lands shall be subject to Site Plan Control, to implement the recommendations and conclusions of the Environmental Impact Study prepared by Fri Ecological Services.



**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RR	0616	2021-78 (Martin)	Part Lot 11 and 12, Con 13, Brunel, Except Parts 2 and 3 35R19981 and Part 1 35R20156	H-7, H-8	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended: The lands shall be subject to Site Plan Control, to implement the recommendations and conclusions of the Wildland Fire Risk Assessment prepared by Fri Ecological Services.
RU1	0617	2021-78 (Martin)	Part Lot 11 and 12, Con 13, Brunel, Except Parts 2 and 3 35R19981 and Part 1 35R20156	H-7, H-8	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended: The minimum lot frontage shall be 114 m (374 ft).
SR1	0622	89-32P	Pt Lot 25, Con 1, Stephenson	M-4	A detached private garage without a principal building or structure shall be the only permitted use on this lot.
RU1	0624	89-39P	Pt. Lot 15, Con.2, Stisted	F-3	A 9.1 m x 18.3 m (30 ft. x 60 ft.) storage building shall be permitted without a principle dwelling on the same lot. In addition, no outside storage shall be permitted on subject lands.
C7	0625	89-40P	Chaffey, 35R-7089, Pt. 1, 35R-9520, Pts. 1-4, 35R-10340, Pt. 1	F-8-4	<ul style="list-style-type: none"> <li>The minimum rear yard abutting a Residential Zone shall be 2.0 m (6.6 ft.).</li> <li>The buffer strip along the eastern lot line shall be 0 m.</li> <li>A driveway or parking area has no setback from the boundary of the single-family zone, along the eastern lot line.</li> </ul>
SR4	0631	89-42P	Pt. Lots 17 & 18, Con. 7, Chaffey, 35R-11884, Pt. 1, 35R-12573, Pt. 1	D-8	Building openings shall be located above the regulatory flood elevation of 291.0 m Geodetic Survey of Canada datum. No additions to the present dwelling shall be permitted.
C3	0637	89-73P	Pt Lot 20, Con 7, Stephenson, Part 1, 35R-11735	J-4	The front yard setback and westerly side yard setback are deemed to comply.
C1	0641	89-104P	Lot 52, RP No. 3, and Lot 2, RP No. 7, Huntsville (Chaffey)	F-8-4	The only permitted uses shall be a parking area and driveway.
RR	0643	89-88P	Pt. Lot 29, Con. 14, Brunel, Pts. 4 & 5, 35R-10735	G-10	The lot frontage is deemed to comply and the interior side yard setback shall be 2.43 m (8.0 ft.).
SR1	0644	89-100P	Pt. Lot 16, Con. 1, Stephenson, Pts. 4 & 5, Plan RD 511.	M-3	All buildings or structures shall be located a minimum of 5 m (16.4 ft.) from the street or road.
R2	0655	89-114P	Lots 113 & 114, Plan 2	F-8-3	A medical office shall be a permitted use. For the purposes of this by-law, a medical office shall mean an office for a medical doctor practicing alone with ancillary support as may be required and

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					located on the ground floor of the existing building.
M3	0656	89-121P 2005-107P	Pt Lot 30, Con 12, Stephenson, Pt. of Part 1, 35R-8010, 35R-4116, Pt. 4.	H-5	The only permitted uses shall be Heavy Equipment sales, service and storage and a “Truck or Transportation Depot”. For the purposes of this by-law, a “Truck or Transportation Depot” shall be defined as a building, structure or location where trucks or transports are parked, serviced, repaired, kept for hire, loaded or unloaded. The outside storage, sorting and transportation of prefabricated metals in a designated screened area of the property shall also be permitted as an accessory use. The storage and/or processing of automobiles or waste products shall be prohibited.
CS3	0660	89-154P	Pt Lot 33, Con 10, Stephenson	I-6	The only permitted use shall be an Institutional Tourist Camp. The maximum number of accommodation units shall be eight (8). The average density of persons per accommodation unit shall be seven (7).
R1	0662	89-146P	35R-12533, Pt. 1, Chaffey	G-7-2	The minimum lot frontage is deemed to comply.
R4	0663	89-145P	Lot 6, Plan 14, Huntsville, Pt. 1, 35R-11899 (Chaffey)	G-7-2	The only permitted uses shall be a duplex or a single detached dwelling.
RU1	0667	89-160P	Pt. Lot 32, Con. 5, Stephenson, Pt. 1, 35R-12338	K-6	The only permitted use shall be a building for the storage and minor maintenance of snowmobile trail grooming equipment.
C4	0670	89-169P (Hidden Valley (HVR1-0670))	Pt. Lot 33, Con. 2, Chaffey, Muskoka Condo Plan 35	F-11	<ul style="list-style-type: none"> <li>• Permitted Uses are limited to Commercial accommodation units, which exhibit the following character: turnover frequency exceeds 12 times per year. Interval ownership character designed or used by occupants on a timeshare basis whether right-to-use, interval ownership or timeshare ownership.</li> <li>• Permitted Accessory Uses are limited to a retail store not exceeding an area of 200 m<sup>2</sup> (2153 ft<sup>2</sup>.); an existing golf course; and a personal service establishment not exceeding an area of 200 m<sup>2</sup> (2153 ft<sup>2</sup>.).</li> <li>• Maximum number of Equivalent Residential Units (ERU’s): 27.</li> <li>• The minimum floor area for each accommodation unit shall be 44 m<sup>2</sup> .</li> <li>• Maximum lot coverage shall be 31%.</li> <li>• Minimum front yard shall be 20 m (66 ft.).</li> </ul>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>• Minimum yard from a watercourse shall be 20 m (66 ft.), except for accessory buildings, structures or uses related to marine and recreational activities.</li> <li>• Maximum building height shall be 15 m (50 ft.), except within the setback from the watercourse, where the maximum height shall be 5 m (16.4 ft.).</li> <li>• Maximum building height for accessory structures shall be 5 m (16.4 ft.).</li> <li>• Parking requirements: 1.4 spaces for each accommodation unit.</li> </ul>
C4	0671	Hidden Valley (HVC1)	Pt. Lots 31 & 32, Con. 1 & 2, Chaffey, 35R-14094, Pts. 1-8, 35R-14094, Pts. 10, 14, 24-26	F-11	<ul style="list-style-type: none"> <li>• Permitted Uses are limited to a Resort Tourist Establishment.</li> <li>• Permitted Accessory Uses are limited to a retail store not exceeding an area of 200 m<sup>2</sup> (2153 ft<sup>2</sup>.); an existing golf course; and a personal service establishment not exceeding an area of 200 m<sup>2</sup> (2153 ft<sup>2</sup>.).</li> <li>• Maximum number of Equivalent Residential Units (ERU's): 75.</li> <li>• Maximum lot coverage shall be 20%.</li> <li>• Minimum front yard shall be 20 m (66 ft.).</li> <li>• Minimum yard from a watercourse shall be 20 m (66 ft.), except for accessory buildings, structures or uses related to marine and recreational activities.</li> <li>• Maximum building height shall be 15 m (50 ft.), except within the setback from the watercourse, where the maximum height shall be 5 m (16.4 ft.).</li> <li>• Maximum building height for accessory structures shall be 5 m (16.4 ft.).</li> <li>• Parking requirements: 1 space for every 4 persons accommodated in a bar, a place of assembly or restaurant; 1.2 spaces for each accommodation unit; 1 space for each 25 m<sup>2</sup> (269.1 ft<sup>2</sup>.) of retail floor area.</li> </ul>
NR	0672	Hidden Valley (HVOS1)	Pt. Lots 30, 31 & 32, Con. 1 & 2, Chaffey, Plan 18, Pt. Lot 5, Pt. RDA	F-11	<ul style="list-style-type: none"> <li>• Permitted Uses include marine docks accessory to any use on the lands zoned C4-0670, C4-0671 and C4-0674.</li> <li>• The minimum landscaped open space shall be 90%.</li> <li>• The maximum building height for any building or structure shall not exceed 1 m (3.3 ft.) above the normal or controlled high water mark.</li> </ul>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
C4	0674	89-169P (Hidden Valley (HVR1 - 0674))	Pt. Lot 33, Con. 2, Chaffey	F-11	<ul style="list-style-type: none"> <li>• Permitted Uses are limited to Commercial accommodation units, which exhibit the following character: turnover frequency exceeds 12 times per year. Interval ownership character designed or used by occupants on a timeshare basis whether right-to-use, interval ownership or timeshare ownership.</li> <li>• Permitted Accessory Uses are limited to a retail store not exceeding an area of 200 m<sup>2</sup> (2,153 ft<sup>2</sup>.); an existing golf course; and a personal service establishment not exceeding an area of 200 m<sup>2</sup> (2,153 ft<sup>2</sup>.).</li> <li>• Maximum number of Equivalent Residential Units (ERU's): 48.</li> <li>• The minimum floor area for each accommodation unit shall be 44 m<sup>2</sup> (473.6 ft<sup>2</sup>.).</li> <li>• Maximum lot coverage shall be 41% and Minimum front yard shall be 20 m (66 ft.).</li> <li>• Minimum yard from a watercourse shall be 20 m (66 ft.), except for accessory buildings, structures or uses related to marine and recreational activities.</li> <li>• Maximum building height shall be 15 m (50 ft.), except within the setback from the watercourse, where the maximum height shall be 5 m (16.4 ft.).</li> <li>• Maximum building height for accessory structures shall be 5 m (16.4 ft.).</li> <li>• Parking requirements: 1.4 spaces for each accommodation unit.</li> </ul>
R4	0679	89-177P	Pt. Lot 13, Con. 2, Chaffey; Pt. 1, 35R-16597 and Pts. 7-13, 35R-17785 Muskoka Condo Plans 44 & 46	F-8-3	The minimum side yard setback from the easterly lot line shall be 3.5 m (11.5 ft.). For the purposes of this by-law, Pt. Lot 13, Con. 2, Chaffey; Pt. 1, 35R-16597 and Pts. 7-13, 35R-17785 shall be deemed to be a single lot for development purposes and the minimum interior side yard requirement shall be 3.5 m (11.5 ft.).
CS3	0682	89-190P (Camp Mini Yo We) 2020-78	Pt. Lots 1 & 2, Con. 8, Brunel, 35R-12033, Pt. 1	J-6	<p>Notwithstanding the provision of Zoning By-law 2008-66P, as amended:</p> <ul style="list-style-type: none"> <li>• The maximum number of persons to be accommodated on the lands shall be 575.</li> <li>• All development shall proceed in accordance with Property Detail Schedule 9-68</li> </ul>
R4	0686	89-187P	Pt. Lot 18, Con. 3, Chaffey, Pt. 5, RCP 525	F-9-1	The maximum number of dwelling units permitted shall be 19.

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
SR1	0692	89-206P	Pt. Lots 12 & 13, Con. 7, Stephenson, 35R-13110, Pts. 1-3	J-3	A minimum lot frontage of 26.82 m (88 ft.) shall be deemed to comply. The minimum setback for habitable residential development, inclusive of sewage disposal facilities shall be 22.86 m (75 ft.) from the normal high-water mark.
SR1	0694	89-205P	Pt. Lot 18, Con. 13, Brunel	H-8, H-9	The minimum setback from a watercourse for a septic system only, on lot 3, shall be 15 m (50 ft.).
C7	0696	90-7P	Pt. Lot 16, Con. 1, Chaffey; Lots 12, 13 & 14, RP28 & Lot 1, RCP-500.	F-8-4	The setback for a driveway or parking area from a single family residential zone shall be 1.5 m (4.9 ft.). The strip of land for privacy fence or planting strip shall be 1.5 m (4.9 ft.).
M1	0699	90-18P	Pt. Lot 6, Con. 14, Brunel	G7-3	The only permitted use shall be 7.3 m x 15.24 m (24 ft. x 50 ft.) storage building. The minimum setback from a street for a storage building only shall be 7 m (23.0 ft) and the minimum westerly side yard setback for a storage building only shall be 0.91 m (3.0 ft).
CS1	0706	90-25P	Pt. Lot 35, Con. 1, Chaffey; (Parts 2, 3 & 4, 35R-7504 and Lots 14, 15 & 16, Plan 5)	G-11	The maximum number of tourist accommodation units on Lots 14, 15 & 16 combined shall be limited to eight. The easterly side yard setback shall be 15.24 m (50 ft.)
RU2	0708	90-36P	Pt Lot 31, Con 10, Stephenson; Part 2, 35R-12575 and Part 3, 35R-9751.	I-5	“Boat storage” shall be the only permitted use. The maximum number of boats to be stored on the property shall be set at 156. The following setbacks shall apply: ♦ minimum front yard - 175 m (574 ft.) ♦ minimum side yards - 20 m (66 ft.) ♦ minimum rear yard - 720 m (2362 ft.)
R4	0710	90-32P	Pt. Lot 15, Con. 2, Chaffey, Pt. Block O, Plan 7	F-8-4, F-8-3	The easterly side yard setback shall be 6 m (19.7 ft.) and the westerly side yard setback shall be 8 m (26.2 ft.). The maximum number of dwelling units shall be 15.
RU2	0715	90-57P	Pt. Lot 9, Con. 4, Chaffey, 35R-13743, Pt. 1	E-7	The minimum elevation for openings to all buildings shall be 287.08 m Contour G.S.C. datum.
R4	0716	90-73P	Pt. Lot 8, Con. 1, Chaffey, 35R-12017, Pt. 2, 35R-19662, Pt. 2	G-7-1, G-7-2	Townhouse dwelling and a Common Building are additional permitted uses.

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<p>For the purposes of this by-law, a common building shall be defined as a building for the use of the co-op members which shall include: General meeting room, Meeting room for the Board of Directors, Co-op coordinator’s office, Small Kitchen, Laundry facilities for co-op members, Washroom facilities.</p>
R3-H	0717	92-103P (Lookout) (LR1, LR2, LR3, LR4)	Pt. Lots 16, Con. 1 (Chaffey), 35R-6025, Pts. 1, 4, 5 & 7	G-8-2	<ul style="list-style-type: none"> <li>• Development shall occur in accordance with Property Detail Schedule 9-8.</li> <li>• Permitted Uses: duplex dwelling, semi-detached dwelling, street townhouse, townhouse dwelling, multiple dwellings.</li> <li>• The maximum number of dwelling units permitted shall be limited to 175 dwelling units. Flexibility in specific zones is provided respecting the maximum number of dwelling units permitted, which in total shall not exceed 175 dwelling units, with the following maximums applicable to the areas identified on the Property Detail Schedule: <ul style="list-style-type: none"> <li>- Area 1 – maximum 57 dwelling units</li> <li>- Area 2 – maximum 57 dwelling units</li> <li>- Area 3 – maximum 27 dwelling units</li> <li>- Area 4 – maximum 42 dwelling units</li> </ul> </li> <li>• The maximum permitted building height in any zone as measured from the lowest habitable floor of the lowest dwelling unit in any building, and which in any case shall not exceed 3.5 storeys. Maximum permitted height of all accessory buildings or structures in any zone shall be 5 m (16.4 ft.).</li> <li>• The maximum number of dwelling units in any one building shall not exceed 15 units.</li> <li>• The maximum lot coverage shall be as follows: <ul style="list-style-type: none"> <li>- Area 1 – 30%</li> <li>- Area 2 – 25%</li> <li>- Area 3 – 20%</li> <li>- Area 4 – 20%</li> </ul> <p>Provided the total lot coverage shall not exceed 14,500 m<sup>2</sup>(156,081 ft<sup>2</sup>).</p> </li> </ul>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>• Vehicular parking areas or facilities, walkways, storm water management facilities and common use recreation amenities shall not be included in the calculation of lot coverage.</li> <li>• No open storage of goods or materials shall be permitted in any zone detailed.</li> <li>• Notwithstanding the above, within the areas identified as 1(a), 2(a), 4(a), the maximum number of dwelling units in each of the areas shall not exceed 20.</li> <li>• Each building is restricted to 3 storeys of living space; and no building shall exceed 14 m in overall height as measured from the roof vertically down the outside wall to the point of average natural grade on the most downhill side of the building.</li> <li>• Yard requirements:               <ul style="list-style-type: none"> <li>- Minimum 6 m (19.7 ft.) from any public street or road allowance</li> <li>- Minimum 3 m (9.8 ft.) from all other zone boundaries, except for a garage structure which shall have no yard requirements.</li> </ul> </li> </ul>
C-H	0718	92-103P (Lookout) (LO1)	Pt. Lot 16, Con. 1, 35R-6025, Pt. 2,35R-6025, Pts. 1, 4, 5 &7, Pt. Lot 16, Con. 14, 35R-15002, Pts. 1, 6, 7 & 8 35R-7013, Pts. 1-3	G-8-2	Permitted Uses <ul style="list-style-type: none"> <li>• Private park               <ul style="list-style-type: none"> <li>- Private open space including: boardwalks; swimming, wading and picnic areas; gardens; limited storage facilities for non-motorized watercraft; and, short term mooring for a maximum of 12 boats provided that no overnight boat mooring shall be permitted.</li> </ul> </li> </ul>
IN	0722	90-83P	Pt. Lots 17 & 18, Con. 2, Chaffey, Block 29, 35M-624	F-9-3	<ul style="list-style-type: none"> <li>• All building, parking areas and driveway setbacks shall be as per Property Detail Schedule 9-9.</li> <li>• The minimum elevation for all openings in habitable buildings or structures shall be 285.29 m G.S.C. datum.</li> </ul>
RU1	0725	90-89P	Pt. of Lot 17, Con VIII, Brunel		The lot area shall be deemed to comply.
RU1	0726	90-90P	Pt. Lot 11, Con. 1, Stephenson, 35R-20229, Pt. 1	M-2	<ul style="list-style-type: none"> <li>• The westerly side yard setback from Part 1 shall be a minimum of 30 m (100 ft.).</li> <li>• The side yard setback from the northerly lot line of severance B/228/89/HTE shall be a minimum of 30 m (100 ft.).</li> </ul>
R4	0734	90-98P	Pt. Lot 12, Con. 2, Chaffey, 35R-13618, Pts. 1, 2, 3	F-8-3	<ul style="list-style-type: none"> <li>• The minimum easterly side yard setback shall be 6.7 m (22 ft.) and the minimum westerly side yard setback shall be 8.5 m (27.9 ft.).</li> </ul>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>A driveway may be located 1.2 m (3.9 ft.) from the boundary of a single family residential zone.</li> <li>A parking area may be located 1.2 m (3.9 ft.) from the boundary of a single family residential zone.</li> <li>The minimum lot area is hereby deemed to comply for a 10 unit multiple dwelling.</li> </ul>
R3	0739	90-102P	Chaffey; Lots 9, 10, RP 24, Pt. Lot 16, RP24, 35R-8569, Pt. 1, 35R-7334, Pts. 3, 4 & 7 Muskoka Condo Plan 50	F-8-3	<ul style="list-style-type: none"> <li>Sixteen (16) townhouse dwelling units may be attached to each other.</li> <li>The minimum rear yard setback shall be 7 m (23 ft.).</li> </ul>
RR	0744	90-111P	Pt. Lot 1, Con. 13 & 14, Brunel, Part 3, Plan 35R-11708	G-6	Furniture and fixtures repair and refinishing with associated sales shall be permitted use. All sales, refinishing, etc. shall take place in existing barn.
SR1	0748 <b>AMENDED</b>	90-122P (Martin) 2014-8	Pt. Lot 14, Con. 13, Brunel, Pts. 2 & 3, 35R-8626	H-8	Rear yard setback at 4.57 m (15 ft.) and the water course setback at 13.7 m (45 ft.) for the north corner and 7.62 m (25 ft.) for the south corner; and a bed and breakfast with a maximum of 2 bedrooms is an additional permitted use.
M1	0756	90-119P	Pt. Lot 18, Con. 10, Chaffey, 35R-7357, Pt. Part 1, 35R-14067, Pt. 1	B-9	The only use permitted is a welding shop for fabrication and repair. The minimum side yard abutting a provincial highway shall be 24.5 m (80.38 ft.).
RR	0758	90-132P	Pt. Lots 14 & 15, Con. 7, Stephenson, 35R-15746, Pts. 1-3	J-3, K-3	The lot area and frontage are deemed to comply.
R4	0759	90-128P	Pt. Lot 9, Con. 1, Chaffey, 35R-13394, Pt. 2	G-7-2	The minimum lot frontage at 20 m (66 ft) is hereby deemed to comply.
R4	0769	90-163P	Pt. Lots 18 & 19, Con. 3, Chaffey; Lot 47, Plan RCP-525	F-9-1	The minimum rear yard setback shall be 6.09 m (19.7 ft.).
R4	0778	90-185P	Pt. Lots 1 & 2, Plan 3, Huntsville, Pts. 1, 2, 3 & 4, 35R-13207	F-8-3	The only permitted uses shall be a single detached dwelling or a duplex.
MU1	0779	90-184P	Pt. Lot 9, Con. 1, Chaffey	G7-2	The following uses shall not be permitted: Nursery, Garden Centre, Restaurants, Car wash.
C7	0787 <b>AMENDED</b>	90-212P 2018-50	Pt. Lots 17 & 18, Con. 2, Chaffey; Block 1, Plan 35M-624	F-8-4	The only permitted use shall be a singular automotive and home centre. For the purposes of this by-law an “automotive and home centre” means



**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					a single establishment offering a wide variety of merchandise for sale, including but not limited to automobile parts and accessories, sporting goods and recreational equipment, home improvement products such as furnishings, appliances, electrical and plumbing fixtures, building supplies, garden supplies and other similar products, which shall also include as part of the same establishment an automotive repair and service facility, and may also include a gas bar. The maximum gross floor area of all buildings and structures shall be 8,100 m <sup>2</sup> (87,191 ft <sup>2</sup> ) inclusive of any garden centre canopy “gross floor area”, which shall not exceed 187 m <sup>2</sup> (2013 ft <sup>2</sup> ), and the minimum parking requirement shall be 239 parking spaces.
SR1	0789	90-210P	Pt. Lot 22, Con. 2, Stephenson, being Lot 8, Plan 6.	L-4	Structural development other than a dock or boathouse shall be permitted only if above 278.0 m G.S.C. datum elevation Contour.
SR1	0794	91-12P	Pt. Lot 15, Con. 1, Stephenson, 35M-635, Blk 16 and Lots 2-14	M-3	Buildings and structures, with the exception of either floating docks or boathouses constructed on piles, shall be prohibited below the 275.92 m Contour.
RR	0799	91-25P	Pt. Lot 19, Con. 2, Stisted, 35R-13065, Pt. 1	F-3, F-4	The minimum front yard setback shall be 39.6 m (130 ft.) and minimum westerly interior side yard setback shall be 54.8 m (180 ft.).
RR	0804	91-39P	Pt. Lot 25, Con. 11, Stephenson, 35R-3783, Pt. 1 and 35R-4267, Pt. 1, 35R-3427, Pt. 1	H-4	A 7.3 m x 9.14 m (24 ft. x 30 ft.) farm machinery repair building shall be permitted as an accessory use to the principal residential use.
R3	0807	91-37P	Pt. Lot “L” and Lot “A”, Reg. Plan 7; Pts. 2 & 3, 35R-12305, and 35R-14553, Pts. 1-7, 9, 12, 15 (Chaffey)	F-8-3	The minimum elevation for doors, windows and other openings in habitable buildings shall be 286.3 m geodetic datum. The building setback from Manominee Street shall be 5 m (16.4 ft.).
C7	0815	91-44P	Lots 8 & 9, Plan RCP 500 (Chaffey)	F-8-4	The minimum side yard abutting a residential zone shall be 3 m (9.8 ft.).
MU2	0816	91-47P	Pt. Lot 18, Con. 2, Chaffey; 35R-11257, Pt. 2 and 35R-14563, Pt. 3	F-8-4	The rear yard setback shall be 2.7 m (8.8 ft.). The parking setback from a residential zone will be 3.6 m (11.8 ft.).
RR	0820	91-53P	Pt. Lot 14, Con. 10, Brunel; Pts. 1-4, 35R-3912	I-8	Woodworking and furniture making with associated sales, shall be an additional permitted use. For the purposes of this by-law woodworking and furniture making shall include a showroom, inside storage and an

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					area for screened outside storage. The maximum gross floor area to be used for woodworking and furniture making, including showroom and inside storage, shall be 399.5 m <sup>2</sup> (4300 ft <sup>2</sup> ).
R1-H	0821	2023-40 (OLT) (OLT-22-0-2390) Formerly PL200170 (Earls Road Development)	Part of Lot 17, Con 3, Chaffey	E-8 F-8 F-8-2	Notwithstanding any provisions of Zoning By-law 2008-66P as amended to the contrary, the following shall apply: Permitted Uses (principal use): Dwelling, single detached Minimum Lot Frontage: 15.0 m Minimum Lot Area: 450 m <sup>2</sup> Maximum Lot Coverage: 50% excluding decks Minimum Front Yard: 4.5 m, and 6.0 m to the garage Minimum Interior Side Yard: 1.2 m Minimum Exterior Side Yard: 3.0 m Minimum Rear Yard: 7.0 m Maximum Height of Principal Building:10.0 m
R2-H	0822	2023-40 (OLT) (OLT-22-0-2390) Formerly PL200170 (Earls Road Development)	Part of Lot 17, Con 3, Chaffey	E-8 F-8 F-8-2	Notwithstanding any provisions of Zoning By-law 2008-66P as amended to the contrary, the following shall apply: Permitted Uses (principal use): Dwelling, single detached Minimum Lot Frontage:13.5 m Minimum Lot Area: 400 m <sup>2</sup> Maximum Lot Coverage: 50% excluding decks Minimum Front Yard: 4.5 m, and 6.0 m to the garage Minimum Interior Side Yard: 1.2 m Minimum Exterior Side Yard: 3.0 m Minimum Rear Yard: 7.0 m Maximum Height of Principal Building: 10.0 m
R2-H	0823	2023-40 (OLT) (OLT-22-0-2390) Formerly PL200170	Part of Lot 17, Con 3, Chaffey	E-8 F-8 F-8-2	Notwithstanding any provisions of Zoning By-law 2008-66P as amended to the contrary, the following shall apply: Permitted Uses (principal use): Dwelling, single detached Minimum Lot Frontage: 12.2 m Minimum Lot Area: 360 m <sup>2</sup>

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
		(Earls Road Development)			Maximum Lot Coverage: 50% excluding decks Minimum Front Yard: 4.5 m, and 6.0 m to the garage Minimum Interior Side Yard: 1.2 m Minimum Exterior Side Yard: 3.0 m Minimum Rear Yard: 7.0 m Maximum Height of Principal Building: 10.0 m
R2-H	0824	2023-40 (OLT) (OLT-22-0-2390) Formerly PL200170 (Earls Road Development)	Part of Lot 17, Con 3, Chaffey	E-8 F-8 F-8-2	Notwithstanding any provisions of Zoning By-law 2008-66P as amended to the contrary, the following shall apply: Permitted Uses (principal use): Dwelling, single detached Minimum Lot Frontage: 10.5 m Minimum Lot Area: 300 m <sup>2</sup> Maximum Lot Coverage: 50% excluding decks Minimum Front Yard: 4.5 m, and 6.0 m to the garage Minimum Interior Side Yard: 1.2 m Minimum Exterior Side Yard: 3.0 m Minimum Rear Yard: 7.0 m Maximum Height of Principal Building: 10.0 m
R3-H	0825	2023-40 (OLT) (OLT-22-0-2390) Formerly PL200170 (Earls Road Development)	Part of Lot 17, Con 3, Chaffey	E-8 F-8 F-8-2	Notwithstanding any provisions of Zoning By-law 2008-66P as amended to the contrary, the following shall apply: Permitted Uses (principal use): Dwelling, townhouse Minimum Lot Frontage: 6.0 m per unit plus 3.0 m for exterior lots Minimum Lot Area: 150 m <sup>2</sup> per unit Maximum Lot Coverage: 60% Minimum Front Yard: 4.5 m where driveways are located in the front yard, otherwise, 0.0 m Minimum Interior Side Yard: 1.2 m, provided that an interior side yard shall not be required where dwelling units share a common wall Minimum Exterior Side Yard: 3.0 m Minimum Rear Yard: 6.0 m For a detached garage accessory to a laneway based dwelling unit, the

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					minimum rear yard shall be 0.6 , Maximum Height of Principal Building: 11.0 m For the purposes of the R3H-0825 Exception Zone, a private street or private lane shall be deemed to be a public street
R4-H	0826	2023-40 (OLT) (OLT-22-0-2390) Formerly PL200170 (Earls Road Development)	Part of Lot 17, Con 3, Chaffey	E-8 F-8 F-8-2	Notwithstanding any provisions of Zoning By-law 2008-66P as amended to the contrary, the following shall apply: Permitted Uses (principal use): Dwelling, apartment Minimum Lot Frontage: Nil Minimum Lot Area: Nil Maximum Lot Coverage: 40% Minimum Front Yard: 7.0 m Minimum Interior Side Yard: 5.0 m Minimum Exterior Side Yard: 5.0 m Minimum Rear Yard: 7.0 m Maximum Height of Principal Building: 16.5 m
R4-H	0827	2023-40 (OLT) (OLT-22-0-2390) Formerly PL200170 (Earls Road Development)	Part of Lot 17, Con 3, Chaffey	E-8 F-8 F-8-2	Notwithstanding any provisions of Zoning By-law 2008-66P as amended to the contrary, the following shall apply: Permitted Uses (principal use): Dwelling, apartment, Dwelling, townhouse The following provisions apply to dwelling, apartment: Minimum Lot Frontage: Nil Minimum Lot Area: Nil Maximum Lot Coverage: 40% Minimum Front Yard: 7.0 m Minimum Interior Side Yard: 5.0 m Minimum Exterior Side Yard: 5.0 m Minimum Rear Yard: 7.0 m Maximum Height of Principal Building: 16.5 m The following provisions apply to dwelling, townhouse: Minimum Lot Frontage: 6.0 m per unit plus 3.0 m for exterior lots Minimum Lot Area: 150 m <sup>2</sup> per unit

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					Maximum Lot Coverage: 60% Minimum Front Yard: 4.5 m where driveways are located in the front yard, otherwise, 0.0 m Minimum Interior Side Yard: 1.2 m, provided that an interior side yard shall not be required where dwelling units share a common wall Minimum Exterior Side Yard: 3.0 m Minimum Rear Yard: 6.0 m For a detached garage accessory to a laneway based dwelling unit, the minimum rear yard shall be 0.6 m Maximum Height of Principal Building: 11.0 m For the purposes of the R3H-0827 Exception Zone, a private street or private lane shall be deemed to be a public street
R4-H	0828	2023-40 (OLT) (OLT-22-0-2390) Formerly PL200170 (Earls Road Development)	Part of Lot 17, Con 3, Chaffey	E-8 F-8 F-8-2	Permitted Uses (principal use, on 2 <sup>nd</sup> floor and above): Dwelling, apartment Permitted Uses (principal use, on 1 <sup>st</sup> floor): Food Store, Day nursery, Service Establishment, Health Services, Variety and Convenience Store, Laundromat/Dry Cleaner, Financial Establishment, Office, Personal Service Establishment, Restaurant, Retail Store, Post Office, Veterinary Clinic Minimum Lot Frontage: 12 m Maximum Lot Coverage: 40% Maximum Net Residential Density: 1 unit/167 m <sup>2</sup> of lot area Minimum Front Yard: 7.0 m Minimum Interior Side Yard: 5.0 m Minimum Exterior Side Yard: 7.0 m Minimum Rear Yard: 6.0 m or 50% of the height of the building, whichever is greater Maximum Height of Principal Building: 16.5 m

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
C	0829	2023-40 (OLT) (OLT-22-0-2390) Formerly PL200170 (Earls Road Development)	Part of Lot 17, Con 3, Chaffey	E-8 F-8 F-8-2	Notwithstanding any provisions of Zoning By-law 2008-66P as amended to the contrary, the following shall apply: Permitted Uses (principal use) Passive parkland or outdoor recreation, except no building or structures other than educational/interpretive facilities or viewing platform are permitted in the zone
M1	0830	91-58P	Pt. Lot 6, Con. 1, Chaffey, 35R-12367, Pt. 1	G-7-1	No buildings or structures shall be permitted in the area as shown cross hatched on Property Detail Schedule 9-10. The following uses shall be excluded: Automotive uses, general food and beverage industries, industrial commercial wood industries, any residential dwelling.
RR	0831	91-72P	Pt. Lots 17 & 18, Con. 14, Chaffey, 35R-14886, Pt. 1	A-8	The minimum elevations for any openings to buildings shall be: 336.5 m (geodetic datum).
RR	0832	91-72P	Pt. Lots 17 & 18, Con. 14, Chaffey, 35R-14886, Pt. 2	A-8	The minimum elevations for any openings to buildings shall be: 335.3 m (geodetic datum).
RR	0833	91-72P	Pt. Lots 17 & 18, Con. 14, Chaffey, 35R-14886, Pts. 3 & 4	A-8	The minimum elevations for any openings to buildings shall be: 334.4 m (geodetic datum).
RR	0834	91-72P	Pt. Lots 17 & 18, Con. 14, Chaffey, 35R-14886, Pts. 5-9	A-8, A-9	The minimum elevations for any openings to buildings shall be: 333.5 m (geodetic datum).
RR	0835	91-72P	Pt. Lots 17 & 18, Con. 14, Chaffey, 35R-14886, Pts. 10 & 11	A-8, A-9	The minimum elevations for any openings to buildings shall be: 332.6 m (geodetic datum).
SR1	0840	91-77P	Pt. Lot 16, Con. 1, Stephenson, designated as Lots 33 & 34, Plan 519	M-3	All structures, other than those permitted in a Natural Resource Zone, shall be located above the 276.5 m Contour.
SR1	0842	91-85P	Pt. Lot 19, Con. 2, Stephenson	M-4	The lot frontage and area are deemed to comply.
SR1 and RR	0844	91-92P	Pt. Lots 12 & 13, Con. 12, Brunel, 35M-671, Lots 1-41, 35M-674, Lots 1-10, 35R-21456, Pts. 1, 3-6, 35R-19899, Pts. 1, 4-7	H-8	No structural development (except docks/boathouses) shall occur below the 282.8 m G.S.C. datum.

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RR	0845	91-96P	Pt. Lot 6, Con. 9, Brunel, Pts. 12-28, 35R-5850	I-7	The lot frontages and areas are deemed to comply.
R1	0847	91-104P	Pt. Lot 19, Con. 3, Chaffey; Pt. Lot 81, Plan RCP 525	F-9-1	The yard requirements shall be as follows: Front Yard – 6 m (19.7 ft.)      Rear Yard – 3 m (9.8 ft.) Side Yards – 7 m (23 ft.).
SR1	0849	91-115P	Pt lot 6, Con 10, Brunel, designated as Part 3 on Plan M-220	I-7	The existing lot area 2,852 m <sup>2</sup> . (30,700 ft <sup>2</sup> .) frontage 15.5 m (50.8 ft.), setback from the water 15.2 m (49.8 ft.) and minimum side yard requirements (east -2.4 m (7.9 ft.), west 2.7 m (8.8 ft.)) are deemed to comply. No structures other than floating dock shall be permitted below 282.5 m Contour (GSC datum).
R1	0862	92-1P	Pt. Lot 14, Con. 1, Chaffey; Lot 36, RCP 534, 35R-14781, Pt. 2	G-8-1	The minimum front yard requirement shall be 4.8 m (15.75 ft.).
RU2	0863	92-2P	Pt. Lot 25, Con. 14, Chaffey, 35R-14910, Pts. 1 & 2	A-10	The rear yard requirement shall be 152 m (498.7 ft.) for each proposed lot.
RU2	0868	92-9P	Pt. Lots 32, Con. 7, Stephenson, 35R-14874, Pt. 4	K-6	The minimum westerly side yard and rear yard shall be 30 m (100 ft.).
O2	0869	92-8P	Pt. Lot 26, Con. 6, Stephenson, Plan 8, Lot 12	K-5	A dock shall be the only permitted structure on the waterfront.
R1	0873	92-12P	Pt. Lot 26, Con. 5, Stephenson, Parts 1 & 3, 35R-8617	K-5	An apartment dwelling with a maximum of seven dwelling units is an additional permitted use.
SR4	0875	92-14P	Pt. Lot 10, Con. 6, Stephenson, Pts. 4, 5 & 6, 35R-6671	K-2	A minimum rear yard requirement of 6 m (19.7 ft.) shall be permitted.
MU3	0876	92-22P 96-32	Pt. Lot 18 & 19, Con. 2, Chaffey; 35R-16614, Pts. 1, 2, Pt. Parts 3 & 4, 5-7, 35R-2699, Pt. 1, Pt. Part 2	F-9-3	The minimum setback from the normal high water mark at the creek shall be 5 m (16.4 ft.). All buildings and structures shall be limited to a maximum of 12 E.R.U.'s for sewer servicing purposes on Part 1, 2, 3, 4 & 5 on Reference Plan 35R-9093, except where additional E.R.U.'s for sewer capacity is Confirmed. The following yard requirements shall apply:

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					a) 2 m (6.6 ft.) for a driveway or parking area abutting a residential zone; 1 m (3.3 ft.) for the interior side yard.
RR	0903	92-72P	Pt. Lot 20, Con. 2, Chaffey	F-9-1	The minimum rear yard requirement shall be 8.2 m (27 ft.).
RU1	0904	92-69P	Pt. Lot 10, Con. 3, Chaffey	F-7-2	<ul style="list-style-type: none"> <li>A storage building for only railway artifacts shall be permitted without a principal dwelling on the same lot.</li> <li>Storage of railway artifacts shall be permitted use in this Rural Zone. The minimum lot frontage is deemed to comply.</li> </ul>
C3	0907	92-66P	Pt. Lot 25, Con. 10, Stephenson, 35R-6280, Pt. 1	I-4, I-5	<ul style="list-style-type: none"> <li>One permanent display home shall be a permitted use. For the purposes of this by-law a permanent display home shall be defined as a pre-engineered home which can be dismantled &amp; replaced with another home at the same location. Further, it shall contain a sales office, showroom, displays of custom home products and can be serviced with a private well and septic system.</li> <li>Three temporary display homes shall be a permitted use. For the purposes of this by-law, a temporary display home shall be defined as a pre-engineered home which can be dismantled and replaced with another home at the same location. There shall be no use of the interior and specifically they will not be serviced with water or sewer.</li> <li>One accessory building consisting of a maximum of 185.8 m<sup>2</sup> (2,000 ft<sup>2</sup>) total floor area, not exceeding height of 5 m (16.4 ft.). and use for storage related to the display homes shall be permitted use.</li> <li>There shall be no outside storage.</li> </ul>
RR	0911	92-74P	Pt. Lot 5, Con. 8, Brunel	J-7	A bakery within a single detached dwelling will be an additional permitted use. For the purposes of this by-law “Bakery” shall mean the production, wholesale and retail sales of baked goods.
R3	0917	92-76P	Lot 175, RP 12, Chaffey	F-8-3	The minimum exterior side yard requirement shall be 2.45 m (8 ft.). The minimum rear yard requirement shall be 6 m (19.7 ft.).
RR	0920	92-79P	Pt. Lot 29, Con. 13, Stisted	A-5	The front yard requirement for one accessory structure will be 3 m (9.8 ft.).



<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
R1	0922	92-101P	Pt Lot 25, Con. 5, Stephenson, being Lots 35 & 36 on RP No. 2, Village of Port Sydney	K-4, K-5	For the purposes of this by-law, lots 35 & 36 on Registered Plan No. 2 Village of Port Sydney shall be considered as one lot for development purposes
IN	0930	92-95P	Pt. Lot 19, Con. 2, Chaffey, 35R-15402, Pts. 1 & 2	F-9-3	The minimum front yard setback shall be 14 m (45.9 ft.).
SR4	0931	92-112P	Pt. Lot 17, Con. 5, Chaffey; Pt. Part 1, 35R-6595	E-8	The minimum elevation for openings to buildings and structures shall be above 290.0 m G.S.C. and the minimum elevation for the driveway shall be 289.16 m G.S.C. The minimum setback from the watercourse shall be 30 m (100 ft.).
NR	0933 <b>AMENDED</b>	92-120P 99-54P	Pt. Lot 23, Con. 14, Stisted	A-4	A 6 m x 1.8 m (20 ft. wide by 6 ft. long) addition to the existing garage will be permitted for only the storage of wood. A maximum 35.3 m <sup>2</sup> (380 ft <sup>2</sup> ) detached deck with a maximum height of 0.4 m (16 in), including railing but excluding any form of walls and a roof and only facing Ravenscliffe Road District Road No. 2, shall be an additional permitted use.
SR5	0936	92-126P	Pt. Lot 13, Con. 12, Chaffey; Lots 16 & 17, RP 10	B-8	The minimum rear yard requirement shall be 8.5 m (27.9 ft.)
RU1	0939	93-3P	Pt. Lot 25, Con. 2, Stephenson, Pt. 3, 35R-4162	L-4, L-5	A home-based business in automotive repair and restoration shall be allowed in a detached garage with a maximum ground floor area of 92.9 m <sup>2</sup> (1000 ft <sup>2</sup> ) as an accessory permitted use and shall be restricted to only one person operating the business provided this person lives on the same parcel of property and does not allow for employees in this RU1 Zone. “A home-based business in automotive repair and restoration” shall be defined as a building or structure within which the exclusive service performed or executed on motor vehicles for compensation, shall be limited to the installation of exhaust systems, transmission repairs, brake repairs, radiator repairs, tire repairs and installation, rustproofing, major and minor mechanical repairs or similar use and the repairing of motor

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<p>vehicle bodies, exterior and undercarriage but shall not include the chemical stripping of vehicles or their parts.</p> <p>Respecting rear yard requirements, the minimum rear yard requirement shall not be less than 50 m (164 ft.) from the westerly property boundary of the subject lands. All other provisions of the Estate Residential (ER) Zone in By-law 74-8, as amended shall apply.</p>
RR	0950 <b>AMENDED</b>	93-29P 2013-108	Lots 31 & 32, Con. 12 & 13, Brunel	H-10, H-11	The minimum front yard setback shall be 45 m (147.6 ft.).
RR	0951	93-29P	Pt. Lot 30, Con. 14, Brunel, Plan 35M-692, Lot 11	H-10	The minimum front yard setback shall be 25 m (82 ft.).
RR	0952	93-29P	Pt. Lot 30, Con. 14, Brunel, 35M-692, Lot 12	H-10	The minimum front yard setback shall be 90 m (295 ft.).
RR	0954	93-36P	Pt. Lot 9, Con. 3, Chaffey, 35R-15617, Pts. 1-3	F-7-2, E-7	The minimum elevation to openings to all buildings and structures shall be 286.68 m G.S.C. datum. All vehicle access to the building envelopes must be constructed to a minimum elevation of 286.37 m G.S.C. datum.
SR1	0956	93-32P	Lot 16, Con. 1, Stephenson, 35R-15255, Pts. 3 & 4	M-3	Structural development, except docks, is prohibited on ground below the 277.0 m G.S.C. datum elevation contour.
RR	0958	93-33P	Lot 2, Con. 14, Brunel, 35R-4582, Pt. 1	G-6	<p>A home-based business in automotive repair and restoration shall be allowed in a detached garage with a maximum ground floor area of 139.4 m<sup>2</sup> (1500 ft<sup>2</sup>) as an accessory permitted use and shall be restricted to only one person operating the business provided this person lives on the same parcel of property and does not allow for employees.</p> <p>“A home-based business in automotive repair and restoration” shall be defined as a building or structure within which the exclusive service performed or executed on motor vehicles for compensation, shall be limited to the installation of exhaust systems, transmission repairs, brake repairs, radiator repairs, tire repairs and installation, rustproofing, major and minor mechanical repairs or similar use and the repairing of motor vehicles or their parts. It shall also allow for a motor vehicle dealership limited to two vehicles for sale at one time.</p>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
SR1	0960	93-41P	Lot 14, Con. 13, Brunel, 35R-15620, Pts. 1-4	H-8	The minimum front yard requirement shall be 10 m (33 ft) and the minimum rear yard requirement shall be 5 m (16.5 ft). Structural development, except docks is prohibited on ground below 285.29 m G.S.C. datum elevation Contour.
RU1	0969	93-60P	Lot 3, Con. 12, Brunel, 35R-7892, Pt. Part 1	H-6	The lot frontage is deemed to comply.
C3	0970	93-79P	Pt. Lot 25, Con. 1, Chaffey, 35R-20784, Pts. 1, 2, 3, 6 & 7	F-10, G-10	The permitted uses shall be limited to the following: Art Gallery and/or Studio, Sporting Goods Store, Gift and/or Clothing Store, Restaurant, Travel Agency/Tourist Information, Veterinary Service/Animal Hospital, Day Nursery, Agricultural Nursery and/or Garden Centre, Recreational Uses and one accessory dwelling unit.
M1	0971 <b>AMENDED</b>	93-79P 97-110P	Pt. Lot 20 N. corner, Con. 3, Chaffey	F-9-1	The permitted use shall be a workshop. For the purpose of this By-law a “Workshop” shall be defined as an establishment which includes the following: production of metal products including miscellaneous machinery and equipment such as, but not limited to, vehicle axles, bushings, tools; metal stamping and a machine shop.
R3	0975	93-64P	Lot 1, Plan 19, Chaffey	G-8-1	<ul style="list-style-type: none"> <li>• The minimum front yard requirement shall be 3 m (9.8 ft.).</li> <li>• The minimum setback from the normal high water mark (Muskoka River) shall be 6 m (19.7 ft.).</li> <li>• The parking space shall be permitted to the street line.</li> <li>• The minimum lot area shall be as follows; Lot C 188 m<sup>2</sup> (2,024 ft<sup>2</sup>.), Lot D 306 m<sup>2</sup>. (3,294 ft<sup>2</sup>.)</li> </ul> Openings in all habitable buildings and structures shall be above the 286.3 m G.S.C. datum.
RR	0982	93-72P	Pt. Lot 3, Con. 1, Chaffey, RD 881, Pt. 14, 35R-15028, Pt. 1	G-6	A home-based business in fiberglass repairs to vehicles, boats and snowmobiles shall be allowed in a detached garage with a maximum ground floor area of 108 m <sup>2</sup> (1,163 ft <sup>2</sup> .) as an accessory use and shall be restricted to only one person operating the business provided this person lives on the same parcel of property and does not allow for employees.

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
RU2	0983	93-77P	Pt. Lots 23, 24 & 25, Con. 7 & 8, Stephenson	J-4, J-5	The lot frontage is deemed to comply. The minimum yard requirement shall be 20 m (66 ft.). Only one dwelling unit will be permitted.
O2	0987	93-80P	Pt. Lot 6, Con. 3, Kinsmen Beach	F-7-1	The following uses shall be permitted: Boathouse, Dock, Storage shed, Change house, Snack bar, Gazebo, Playground equipment, Picnic tables and shelter.
NR1 NR2	0989	93-80P	Pt. Lots 8 & 9, Con. 3, Chaffey, 35R-16729, Pt. 1	F-7-1, F-7-2	The following use shall be permitted: A camping establishment comprising those buildings, uses and structures as shown on the site plan attached as Property Detail Schedule 9-11. A camping establishment shall mean a tourist establishment consisting of a maximum of 210 camping sites and comprising land used or maintained as grounds for the camping or parking of trailers, motorized mobile homes, truck campers, campers or tents but excluding mobile homes.
NR1	0991	93-80P	Pt. Lots 16 & 17, Con. 5, Chaffey, 35R-16192, Pt. 1, 35R-2273, Pt. 1	E-8	Only the following use shall be permitted: A camping establishment comprises those buildings, uses and structures as shown on the site plan attached to by-law as Property Detail Schedule 9-12. A camping establishment shall mean a tourist establishment consisting of a maximum of 146 camping sites and comprising land used or maintained as grounds for the camping or parking of trailers, motorized mobile homes, truck campers, campers or tents but excluding mobile homes, mobile home parks and parks.
NR1 NR2	0995	93-80P	Pt. Lot 19, Con. 6, Chaffey, Plan 11, Lot 1, 35R-12824, Pts. 1-13	D-9	Only the following use shall be permitted: A Camping Establishment comprising these building uses and structures as shown on the site plan, shown in Property detail Schedule 9-13. A camping establishment shall mean a tourist establishment consisting of a maximum of 85 tenting sites and 70 trailer sites and comprising land used or maintained as grounds for the camping or parking of trailers, motorized mobile homes, truck campers, campers or tents but excluding mobile homes.

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
R1	1003	93-83P	Pt. Lot 25, Con. 5, Stephenson; Part 30, Plan 553	K-4	A private cabin with a maximum floor area of 27.9 m <sup>2</sup> (300 ft <sup>2</sup> ) shall be permitted. The minimum front yard requirement shall be 12 m (40 ft) for the private cabin only. A private cabin shall be permitted in the front yard.
SR1	1008	94-7P	Lot 6, Con 10, E. Pt. Lot 4, Plan M220, Brunel	I-7	a) The existing lot frontage and area shall be deemed to comply. b) Maximum lot coverage - 105.9 m <sup>2</sup> (1,140 ft <sup>2</sup> .) excluding the deck and, all new buildings or structures shall be set back a minimum of 25 m (82 ft.) from the high water mark, excluding the deck which shall be setback a min. of 22 m (72 ft.). from the high water mark
R4	1009	94-9P	Pt lots 28 & 29, Con 2, Chaffey, being Pts 1 & 2 on 35R-2832	F-10	The maximum number of dwelling units shall be 18. The minimum lot frontage is hereby deemed to comply for 18 units.
RU1	1011	94-10P	Pt. Lot 7, Con.5, Chaffey	E-7	The minimum lot frontage of 97 m is deemed to comply.
RR	1020	94-23P	Pt. Lot 20, Con. 3, Chaffey, 35R-15761, Pt. 1	F-9-1	The front yard requirement shall be 5.4 m (17.7 ft.).
NR	1022 <b>AMENDED</b>	<del>94-24</del> 2012-93	Pt lots 22 & 23, Con 14, Brunel	G-9	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the maximum lot coverage of 15.6% shall be deemed to comply; minimum front yard setback of 12.8 m; the setback from fish habitat be recognized; and that all development shall be limited to that as shown on Schedule 9-51. All recommendations included in the Fish Habitat Impact Assessment prepared by Riverstone Environmental shall be implemented through site plan control.
RU1	1025	94-35P	Pt. Lots 9 & 10, Con. 7, Brunel	J-7	An “Antique Shop as a Home-Based Business” shall be an additional permitted use. “Antique Shop as a Home-Based Business” shall be defined as the sales and service of antiques and limited to a maximum of 158 m <sup>2</sup> (1,700 ft <sup>2</sup> ) of floor area. The front yard requirements for the existing buildings on the subject property shall hereby be deemed to comply.

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
SR5	1029	94-49P	Pt. Lots 26 to 29, Con. 12, Stisted,	B-5	The maximum lot coverage for accessory buildings shall be 2.5%. The minimum yard requirement from a watercourse shall be 30 m.
SR5	1032 <b>AMENDED</b>	94-49, 2000-32P	Pt. Lots 26 & 29, Con. 12, Stisted	B-5	The maximum lot coverage for accessory buildings shall be 2.5%. A docking facility to accommodate a maximum of 4 boats shall be permitted.
C	1033	94-49P	Pt. Lots 26 to 29, Con. 12, Stisted	B-5	The only permitted uses shall be a Private Park with accessory buildings and a private road. The accessory buildings and all structures, including docks shall have a 457 m (1500 ft) yard requirement from a watercourse and the lot coverage shall not exceed 1%.
NR	1034	94-49P	Pt. Lot 27, Con. 12, Stisted,	A-5, B-5	A Public Park shall not be permitted in this Natural Resource (NR) Zone and the only permitted use in this Natural Resource (NR) Zone shall be a dock located within the area identified on Property Detail Schedule 9-14.
SR5	1035	94-49P	Pt. Lots 26 to 29, Con. 12, Stisted	B-5	The location of any buildings within this Seasonal Residential (SR) Zone shall be located within the area identified on Property Detail Schedule 9-14.
NR	1036	94-49P	Pt. Lot 29, Con. 12, Stisted	B-5	A maximum of one dock per lot is permitted.
SR1	1037	94-47P	Pt. Lot 5, Con. 10, Brunel, Plan 425, Lots 24-27	I-7	The lot frontage and area and the location of the existing dwelling are deemed to comply. The minimum elevation of doors, windows or other openings in any new habitable building or in any reconstruction of the existing habitable building shall not be below the 283.45 m G.S.C. datum contour line.
C7	1053	94-70P	Lot 19 & Pt. Lots 20, 37 & 38, Registered Plan 1, Chaffey, 35R-9837, Pt. 2	G-8-1	<ul style="list-style-type: none"> <li>• A place of worship shall be an additional permitted use.</li> <li>• No parking shall be required for the area shown on Property Detail Schedule 9-15. The parking requirement for any new buildings or structures outside the area shall be one (1) space for every 70 m<sup>2</sup> of floor area.</li> <li>• The frontage of the subject lands shall be deemed to be on High Street.</li> <li>• The yard requirement for High Street and Princess Street shall be 5 m (16.4 ft.).</li> <li>• The maximum height of any building or structure shall be 2.5 stories.</li> </ul>

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
RR	1061	94-72P	Pt. Lot 20, Con. 3, Stephenson, being Pt. 1, RD 499 and Pt. 1, 35R-14428	L-4	<p>A home-based business in automotive mechanical repairs shall be allowed within the existing detached garage with a maximum ground floor area of 119 m<sup>2</sup> (1280 ft<sup>2</sup>) as an accessory permitted use and shall be restricted to only one person operating the business provided this person lives on the same parcel of property and does not have more than 1 employee. The outside storage area is for motor vehicles associated with the business not exceeding five at one time, and shall be screened from view from Landfill Site Road.</p> <ul style="list-style-type: none"> <li>For the purposes of this by-law “a home-based business in automotive mechanical repair” shall be defined as a building or structure within which the exclusive service performed or executed on motor vehicles for compensation, shall be limited to the installation of exhaust systems, transmission repairs, brake repairs, tire repairs and installation, rustproofing, major and minor mechanical repairs or similar use.</li> </ul>
RR	1063	95-4P	Pt. Lot 1, Con. 13, Brunel, 35R-16293, Pts. 5 & 7	H-6	The frontage shall be on a private right-of-way.
M1	1064	95-5P	Pt. Lots 7 & 8, Con. 14, Brunel and Pt. Lot 8, Con. 1, Chaffey	G-7-1	The only permitted uses shall be a day nursery and a parking lot.
M1	1065	95-5P 97-42P	Pt. Lots 7 & 8, Con. 14, Brunel and Pt. Lot 8, Con. 1, Chaffey, 35R-15461, Pts. 1 & 2, 35R-1605, Pts. 13, 14 & 18, 35R-15949, Pt. 1, 35R-18868, Pts. 1-10	G-7-1, G-7-3	<p>The parking requirement for a manufacturing, processing or industrial building shall be 1 parking space for each 50 m<sup>2</sup> (538 ft<sup>2</sup>.) of gross floor area.</p> <p>The maximum lot coverage shall be 45%.</p> <p>The minimum front yard requirement shall be 8 m (26.3 ft<sup>2</sup>.).</p>
R1	1066	95-6P	Pt. Lot 19, Con. 4, Chaffey	E-9	A bakery within a single detached dwelling will be an additional permitted use. For the purposes of this By-law “Bakery” shall mean the production, wholesale and retail sales of baked goods.
C7	1072	95-14P	Lot 46, Registered Plan 3	F-8-4	The landscaped strip of land shall be 0.5 m (1.6 ft.) in width and the parking and driveway setback from a residential zone shall be 0.5 m (1.6 ft.).

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
R3	1075 <b>AMENDED</b>	95-22P 2006-55P	Chaffey; Lot 67 and Block "H", Plan M-489	F-8-4	<ul style="list-style-type: none"> <li>The minimum easterly side yard requirement shall be 3 m (9.8 ft.) and the minimum westerly side yard requirements shall be 6 m (19.7 ft.).</li> <li>The northerly landscaped planting buffer adjacent a Residential Zone shall be 3 m (9.8 ft.) width and the parking setback shall be located 3 m (9.8 ft.) from the boundary of a Residential Zone.</li> <li>The driveway may be located within 1.52 m (5 ft.) of the building.</li> <li>The maximum number of dwelling units shall be six and the minimum number of required parking spaces shall be eight.</li> </ul>
SR1	1082	95-31P	Pt. Lot 28, Con. 7, Stisted; Lot 128, Plan M-447	D-5	<ul style="list-style-type: none"> <li>A "Private Cabin" with a maximum floor area of 18 m<sup>2</sup> (193.8 ft<sup>2</sup>.) shall be an additional permitted use on this lot with a minimum lot area of 2400 m<sup>2</sup> (25,830 ft<sup>2</sup>.). The minimum easterly side yard requirement shall be 2.33 m (7.6 ft.) for the private cabin only.</li> </ul>
C7	1084	95-29P	Lots 41 & 42, Registered Plan 3, Chaffey	F-8-4, G-8-2	The southerly interior side yard requirement shall be .9144 m (3 ft.) and the northerly interior side yard abutting a Residential Zone shall be 1.524 m (5 ft.).
NR1	1088	95-34P	Pt. Lot 20, Con. 6, Chaffey, BR 719, Pt. 10, 35R-16160, Pt. 1	D-9	A home occupation shall be an additional permitted use.
R2	1096	95-46P	Pt. Lot 18, Con. 2, Chaffey; 35R-16568, Pt. 2	F-9-1, F-9-3	The minimum northerly side yard requirement shall be 1 m (3.3 ft.).
C3	1097	95-41P	Pt. Lots 32 & 33, Con. 1, Stisted, Pt. 1, 35R-9350	G-6	Indoor storage (e.g. mini-storage units as opposed to warehousing) and Outdoor storage of Recreational Vehicles, shall be additional permitted uses, subject to site plan control. For the purpose of this by-law "Recreational Vehicles" shall be as defined in this by-law, plus snowmobiles, boats, all terrain vehicles, and similar vehicles, but shall not include derelict vehicles of any type.
SR4	1098	95-43P	Pt. Lot 10, Con. 6, Stephenson, 35R-15916, Pts. 1 & 2	K-2	The lot frontage, lot area, lot coverage and location of the existing dwelling and frame shed, are deemed to comply.
SR1	1099 <b>AMENDED</b>	95-51P 2014-66	Pt. Lot 14, Con. 13, Brunel	H-8	An "Antique Shop as a Home Based Business" shall be an additional permitted use. "Antique Shop as a Home Based Business" shall be defined as, the sales and storage of antiques and, shall only be permitted in the existing detached garage.



<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					A Bed and Breakfast Establishment having one bedroom only shall be permitted in a max. 640 ft <sup>2</sup> accessory structure. The existing lot area of 1.5 ac is deemed to comply with the minimum lot area requirement for a Bed and Breakfast Establishment.
R4	1100	95-50P	Pt. Lots 20 & 21, Pt. Block “C”, Registered Plan 15; Chaffey, 35R-18144, Pt. 2	G-8-1	A maximum of 48 unit Townhouse Dwellings or a maximum of 48 unit apartment building shall be the only permitted use. The lot frontage is deemed to comply.
SR1	1103	95-53P	Pt Lot 20, Con 11, Brunel; Pts. 51 & 52, BR 647	H-9	The lot frontage, lot area, and the location of the existing structures are deemed to comply. In addition, the side yard requirement shall be reduced to 2.4 m (8 ft), the maximum height shall be restricted to the height of the existing cottage (5.33 m (17.5 ft) measured from ground to peak) and the maximum floor area of the proposed addition shall not exceed 44.69 m <sup>2</sup> (481 ft <sup>2</sup> ). For the purposes of this By-law this lot shall be considered as one lot for development purposes.
C2	1106	95-63P	Pt. Lots 15 & 16, Con. 6 & 7, Stephenson, 35R-8622, Pts. 1-7	J-3, K-3	The only permitted uses shall be: <ul style="list-style-type: none"> <li>• a retail store limited to antiques/crafts/gifts/studio/gallery;</li> <li>• a two-bedroom bed and breakfast and a residence; and</li> </ul> storage related to the preceding uses (on the bottom level)
C3	1108	95-62P	Pt lot 20, Con 6 & 7, Stephenson	J-4, K-4	The only permitted uses shall be alcohol beverage outlets; art galleries; bicycle and motorcycle stores; boat and marine supply stores; drug stores; feed and grain outlets; food store; gift and novelty store; hardware, household furniture and appliance stores; nursery or garden centres; variety and convenience store; caterers; marina uses not including manufacturing; personal service shop; restaurants; tourist accommodation; artist studio; bus depot; driving school; inside storage and taxi cab stand. For the purposes of this by-law, inside storage shall mean that part of a commercial building that is used for the inside placing and storage of goods and materials accommodating low volume, small scale inventory goods and equipment that serve the local community.

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					<p>The southerly side yard requirement shall be reduced from 3.05 m (10 ft) to 2.80 m (9.2 ft) for the existing frame building only.</p> <p>The encroachment of the eave into the southerly side yard requirement shall be increased from .5 m (1.6 ft) to .77 m (2.54 ft) for the frame building only.</p> <p>The southern 15.24 m (50 ft) of the subject property, for the full extent of the southern boundary, shall be used for inside storage as defined in this by-law.</p>
SR1	1112	95-70	Pt. Lot 30, Con. 14, Chaffey, 35R-16452, Pt. 2	A-10	A private cabin of 73.4 m <sup>2</sup> (790 ft <sup>2</sup> ) shall be a permitted use. For the purposes of this by-law Part of lot 1 and Lot 2 on Plan M-381 together with the lands shown hatched on Property Detail Schedule 9-16 shall be considered as one lot for development purposes.
M1	1120	95-89P	Pt. Lot 12, Con. 1, Chaffey, being Part 1 on Plan 35R-10564, Hunter’s Bay	F-8-3	Pipe Manufacturing shall be the only use permitted. For the purpose of this By-law “Pipe Manufacturing” shall be defined as follows: Pipe Manufacturing shall mean a plant which manufactures pipes and pipe fittings and shall include accessory uses such as outside and inside storage, offices, lunchroom.
R2	1133	96-21P	Pt. Lots 9 & 10, RCP-528, Chaffey	G-8-1	<p>A Tourist Home “Bed &amp; Breakfast” with a maximum of 3 bedrooms shall be an additional permitted use.</p> <p>The exterior side yard requirement shall be 0 m for the parking lot only, in addition, the rear yard requirement shall be 1.5 m (4.9 ft.) for the parking lot only.</p>
RR	1135	96-23P	Pt. Lot 25, Con. 10, Stephenson, being Part 1, 35R-12540	I-5	<p>A home-based graphics business shall be an additional permitted use.</p> <p>The minimum front yard requirement for the existing dwelling and deck shall be hereby deemed to comply.</p>
RR	1139 <b>AMENDED</b>	96-31P 2003-40P	Pt. Lots 7 & 8, Con. 7, Chaffey, 35R-18890, Pt. 1	D-7	<p>The existing lot frontage along the Con Road Allowance between Cons 6 &amp; 7, and the existing front yard requirement shall hereby be deemed to comply.</p> <p>A home based business in small engine and marine engine repair within one enclosed detached garage having a maximum floor area of 139 m<sup>2</sup></p>

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					(1,500 ft <sup>2</sup> ) and a minimum interior side yard requirement of 7 m (23 ft) together with an outdoor storage area for a maximum of 60 boats shall be permitted as accessory uses to be owned and operated by the resident(s) of the associated single family dwelling on the same property.
O3	1140	96-30P (CRC-1)	Pt. Lots 26 & 27, Con. 1, Chaffey, 35R-17733, Pt. Part 2, Pts. 1 & 3-18, 35R-17745, Pt. 1	F-10, G-10	<p>Permitted Uses</p> <ul style="list-style-type: none"> <li>• golf course;</li> <li>• indoor and outdoor tennis courts.</li> </ul> <p>Lot &amp; Site Regulations:</p> <ul style="list-style-type: none"> <li>• Maximum lot coverage – 5%.</li> <li>• Building setbacks: 3 m (9.8 ft.) from Highway 60, Muskoka Road 23 and entrance road to the resort. No setback from other zone boundaries.</li> <li>• No open storage of goods or materials.</li> <li>• The following additional accessory uses to the resort shall be permitted within the buildings existing in 1996: art gallery, antiques and gift shop, café, ice cream parlour, and sales/marketing office.</li> </ul>
C4	1141	GR1	<p>Pt. Lots 26 &amp; 27, Con. 1, Chaffey, 35R-17733, Pt. Part 2, Pts. 1 &amp; 3-18, 35R-17745, Pt. 1</p> <p>Muskoka Condo Plan 16 Muskoka Condo Plan 23 Muskoka Condo Plan 33 Muskoka Condo Plan 11</p>	H-10	<p>Permitted Uses</p> <ul style="list-style-type: none"> <li>• commercial accommodation units with normal rental character or interval ownership character, as defined herein;</li> <li>• recreation complex.</li> </ul> <p>For the purposes of this Section, a Commercial Accommodation Unit shall mean: a rental unit in the form of a hotel room or unit, suite or other similar description of a commercial character to be rented out for the purposes of catering to the needs of the traveling public by furnishing sleeping accommodation with or without food, in the form of normal rental character, and each commercial accommodation unit shall be equivalent to 0.75 ERUs.</p> <p>For the purposes of this Section, an Equivalent Residential Unit (ERU) shall be a term relating the use of a structure to the amount of sewage flow generated or water consumed by that use and shall be an average daily flow of 1500 L (330 Imperial gallons) in the GR-1 zone and 1249 L (275 Imperial gallons) in the GR-2 and GRC-1 zones</p>

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					<p>Lot &amp; Site Regulations:</p> <ul style="list-style-type: none"> <li>• The maximum density of development is 188 ERU's.</li> <li>• The maximum lot coverage is 20%.</li> <li>• The maximum building height is 3 storeys</li> <li>• Parking for the commercial accommodation units shall be 1.4 spaces per unit.</li> <li>• Accommodation Unit Floor Area (minimum m<sup>2</sup>): with normal rental character: 28 or with interval ownership character: 47.</li> <li>• Building setbacks:                             <ul style="list-style-type: none"> <li>- 19.5 m from normal high water mark</li> <li>- 50 m from the property line abutting the road allowance between Lots 25 &amp; 26, Con 1, Chaffey, except for Shoreline Units No. 1 in the southwest corner of the property, which shall be setback 25 m from said property line.</li> <li>- Buildings shall be a minimum of 3 m apart.</li> </ul> </li> <li>• A minimum 5 m buffer strip shall be provided along the lot line abutting the road allowance between Lots 25 &amp; 26, Con 1, Chaffey.</li> <li>• No open storage of goods or materials is permitted.</li> </ul>
C4	1142	GR2	Pt. Lot 26, Con. 1, Chaffey, Muskoka Condo Plan 15	G-10	<p>Permitted Uses</p> <ul style="list-style-type: none"> <li>• commercial accommodation units with normal rental character, as described herein;</li> <li>• residential accommodation units with rental character, as described herein.</li> </ul> <p>For the purposes of this Section, a Commercial Accommodation Unit shall mean: a rental unit in the form of a hotel room or unit, suite or other similar description of a commercial character to be rented out for the purposes of catering to the needs of the traveling public by furnishing sleeping accommodation with or without food, in the form of normal rental character, and each commercial accommodation unit shall be equivalent to 0.75 ERUs.</p> <p>For the purposes of this Section, a Residential Accommodation Unit shall mean: a residential unit which may be rented out which furnishes sleeping accommodation, with or without food, and such rental may be</p>

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					<p>in the form of interval ownership which shall include Time-Sharing or Interval Ownership, Fee Simple, Fee Simple with Rentback, Fee Simple and Right to Use, and which shall have a turnover frequency capability exceeding 12 times per year and each residential accommodation unit shall be equivalent to 1.0 ERU.</p> <p>For the purposes of this Section, an Equivalent Residential Unit (ERU) shall be a term relating the use of a structure to the amount of sewage flow generated or water consumed by that use and shall be an average daily flow of 1500 L (330 Imperial gallons) in the GR-1 zone and 1249 L (275 Imperial gallons) in the GR-2 and GRC-1 zones.</p> <p>Lot &amp; Site Regulations</p> <ul style="list-style-type: none"> <li>• The maximum density of development is 37 ERU’s.</li> <li>• The maximum lot coverage is 20%.</li> <li>• The maximum building height is 3 storeys</li> <li>• Parking shall be 1.4 spaces per accommodation unit.</li> <li>• Accommodation Unit Floor Area (minimum m<sup>2</sup>): with normal rental character: 28 or with interval ownership character: 47.</li> <li>• Building setbacks: 5 m (16.4 ft.) from all zone boundaries.</li> <li>• No open storage of goods or materials is permitted.</li> </ul>
C2	1143	94-38P	Pt. Lots 16 & 17, Con. 4 & 5, Stephenson, 35R-9241, Pt. Part 1, 35R-11244, Pt. 4, 35R-3648, Pt. 16, 35R-13156, Pt. 2, 35R-9929, Pt. 1, 35R-3896, Pt. 1, 35R-11244, Pt. 3, 35R-14800, Pt. 1, 35R-17307, Pts. 1-4	K-3, L-3	<p>The existing yard requirements, lot area and lot frontage shall be deemed to comply.</p> <p>The maximum gross floor area for a building(s) shall not exceed 1,850 m<sup>2</sup> (20,000 ft<sup>2</sup>) per lot.</p> <p>In addition to those uses permitted, those uses shall only be permitted where they are dry non-effluent producing in nature as required and approved by the Ministry of the Environment and Energy; an additional permitted use is a Laundromat with a closed loop water system.</p>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
C2	1152	96-52P	Pt. Lot 18, Con. 5, Stephenson, 35R-16854, Pt. 2, 35R-16865, Pt. 1	K-3	<p>The following uses shall not be permitted due to the high water usage nature of the use:</p> <ul style="list-style-type: none"> <li>- Nursery or Garden Centre      - Laundromat</li> <li>- Restaurant exceeding maximum occupancy of 30 persons (as per building code)</li> <li>Car Wash                                      - Hospital</li> </ul>
R2	1154	96-50P	Lot 154 & Part Lots 155 & 156, Town of Huntsville (Chaffey), Plan 12, E.Pt. Lot 154, 35R-15149, Pts. 2 & 3	G-8-1	<p>A Bed &amp; Breakfast shall be an additional permitted use.</p> <p>The setback for a parking space from the street line shall be 0 m.</p>
RU1	1156	2005-80P	Pt. Lot 3, Con. 5 & 6, Stephenson	K-1	<p>A maximum of 1858 m<sup>2</sup> (20,000 ft<sup>2</sup>) of “self storage” space shall be permitted as shown on Property Detail Schedule 9-17. For the purposes of this by-law, “self-storage” is defined as a building or group of buildings with self-contained units leased to a person or persons for the inside storage of personal property where access to the unit is permitted only to place or remove property but does not include a warehouse facility or outside storage.</p> <p>A 20 m (66 ft) wide buffer area shall be retained in a natural state from the top of the creek bank and a 9 m (30 ft) wide buffer area shall be retained in a natural state along the easterly and westerly lot lines as shown on Property Detail Schedule 9-17.</p>
RU2	1161	96-70P	Pt. Lot 33, Con. 6, Chaffey	D-11, E-11	The lot frontage shall be deemed to comply.
RR	1163	96-78P	Pt. Lot 15, Con. 8, Stisted, Part 2, 35R-4400	C-3, D-3	<p>“A home based business in automotive mechanical repairs” shall be allowed within the existing detached garage with a maximum ground floor area of 93 m<sup>2</sup> (1,000 ft<sup>2</sup>) as an accessory permitted use and shall be restricted to only one person operating the business provided that person lives on the same parcel of property. The outside storage area is for licensed motor vehicles associated with the business, not exceeding five at one time.</p> <p>For the purposes of this by-law “a home based business in automotive mechanical repair shall be defined as a building or structure within which the exclusive service performed or executed on motor vehicles for</p>

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					compensation, shall be limited to the installation of exhaust systems, transmission repairs, brake repairs, tire repairs and installation, rust proofing, major and minor mechanical repairs or similar use.
RR	1166	96-80P	Pt. Lot 24, Con. 9, Brunel, Pt. 1, 35R-8295	J-9	The existing location of the detached garage is deemed to comply. The interior side yard requirement for the easterly eave only shall be reduced to 0 m.
R1	1170	96-77P	Pt. Lot 11, Con. 3, Chaffey, being Part 1, BR-1188	F-7	A residence with a Funeral Home will be an additional permitted use.
SR1	1174	96-98P	Lot 33, Con. 5, Stisted, 35R-9430, Pts. 2-5, Pt. Parts 9 & 10, Pts. 12 & 13, 35R-16838, Pts. 1 & 2	E-6	The lot frontage and area are deemed to comply.
SR1	1175	96-100P	Lot 11, M220, Pt. Lot 7, Con. 10, Brunel	I-7	The following exceptions apply: the existing lot frontage and area shall be deemed to comply; and the maximum lot coverage for the principal building shall not exceed 93 m <sup>2</sup> (1000 ft <sup>2</sup> .) and the maximum lot coverage for all accessory structures shall not exceed 22.3 m <sup>2</sup> (240 ft <sup>2</sup> .).
MU4	1183 <b>AMENDED</b>	97-7P 2007-5P	Lot 13, Con. 2, Chaffey, 35R-16907, Pts. 3 & 4	F-8-3	The permitted uses may include an art gallery, an artist studio, general offices, health services, a personal service shop, and/or travel agency. A parking lot, with a 2 m (6.6 ft.) minimum easterly side yard requirement for parking and landscaped strip of land shall be the only permitted use in this zone.
MU4	1184 <b>AMENDED</b>	97-7P 2010-12	Lot 13, Con. 2, Chaffey, 35R-16907, Pts. 1 & 2	F-8-3	The existing front yard and lot coverage of 26% shall be deemed to comply. A retail store and an alcohol beverage outlet/brewery shall be additional permitted uses.
M1	1188	97-41P	Pt. Lot 7, Con. 1, Chaffey, 35R-3163, Pts.1 & 2, Pts. 1-5, 35R-15105	G-7-1, G-7-3	The front lot line shall be that abutting Crescent Road. The parking space standard shall be one (1) parking space per 50 m <sup>2</sup> (538.2 ft <sup>2</sup> .) of gross floor area.

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
R1	1192	97-39P	Pt. Lot 24, Con. 1, Chaffey, Lot 31, M-475	G-9, G-10	A Bed and Breakfast shall be an additional permitted use, with a maximum of 2 (two) bedrooms within the existing dwelling to be used for the bed and breakfast operation.
RR	1193	97-53P	Pt. Lot 25, Con. 14, Brunel, 35R-16964, Pts. 4-6	G-10	The rear yard requirement shall be increased from 10 m (33 ft.) to 90 m (295 ft.).
C7	1194	97-59P	Lot 5, RCP 500, Chaffey	F-8-4	<p>The landscaping strip, driveway and parking shall be 0.6 m (1.97 ft.) on the westerly side yard only.</p> <p>The landscaped strip on the easterly property line shall not be required from the south corner of the existing building to the northerly property line and the “buffer requirements” shall not be required from the south wall of the existing building to the northerly property line on the east and west side of the property.</p> <p>The minimum side yard requirements shall be as per the existing location of the building, including the breezeway as shown on Property Detail Schedule 9-18.</p>
RU1	1198 <b>AMENDED</b>	97-72P 2017-58 (Butler)	Pt. Lot 30, Con. 5, Stephenson, 35R-17368, Pt. 2	K-5	Boat storage in the existing building shall be an additional permitted use. The minimum lot frontage shall be 75.0 m.
M1	1200	97-71P	Pt. Lot 15, Con. 3, Stephenson, 35R-15203, Pts. 4-7	L-3	<p>The only permitted use shall be “storage”. For the purposes of this by-law, “storage” shall be defined as an industrial establishment that is used for the placing of general household goods, wares and materials, or other similar products, that are used either externally or internally around the household for residential purposes. There will be no commercial storage (warehousing) permitted. In addition, the storage of recreational vehicles and amenities will be permitted and includes such items as snowmobiles, all terrain vehicles, motorcycles, antique cars and boats or other similar uses. The storage of any and all the goods, wares, vehicles and recreational amenities as mentioned above shall be located inside a maximum 2 storey building, including all or a portion of the first floor (storey) that is constructed above or below grade. There will be no</p>



**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<p>outside storage of any type. The parking area shall be located a minimum of 4 (four) m (13 ft.) from Lone Pine Drive.</p>
SR1	1202	97-70P	Pt. Lot 27, Con. 1, Chaffey, Pts. 5-10, 35R-12740	G-10	A Bed and Breakfast shall be an additional permitted use, with a maximum of 3 (three) bedrooms within the existing dwelling to be used for the bed and breakfast operation.
RR	1203	97-69P	Pt. Lot 17, Con. 10, Pt. 3, 35R-9931, Chaffey	B-8	<p>“A home based business in small engine mechanical repairs” shall be allowed within the existing detached garage within the existing detached garage with a maximum ground floor area of 93 m<sup>2</sup> (1,000 ft<sup>2</sup>) as an accessory permitted use and shall be restricted to only one person operating the business provided that person lives on the same parcel shall be restricted to only one person operating the business provided that person lives on the same parcel of property. The only outside storage area is located attached to the existing garage, on the north side, and is for parts and equipment associated with the small engine repair and shall be screened from view from adjacent properties and the road.</p> <p>“A home based business in small engine mechanical repair” shall be defined as a building or structure within which the exclusive service performed or executed shall be on small engines which may include lawn mowers, tillers, generators, waterpumps, chainsaws and other similar uses; for compensation, and shall be limited to the installation of exhaust systems, tune-ups, changing drive belts, changing timing chains, tire repairs and installation, repairing fuel injectors, sharpening blades or changing starters and other mechanical repairs on small engines or similar use.</p>
NR2	1210	97-74P	Pt. Lot 9, Con. 3, Chaffey	F-7-2, E-7	The minimum lot area shall be deemed to comply. The reference to “all openings in habitable buildings or structures” shall not include the exterior opening to the garage.

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RU2	1216	97-102P	Pt. Lots 6, Con. 14, Stephenson,	G-1	The lot frontage is deemed to comply. The setback from the westerly lot line south of the creek and behind the lots zoned SR1 and SR4 shall be 15 m (50 ft.).
M3	1217	97-115P	Pt. Lot 30, Con. 12, Stephenson, 35R-16600, Pts. 1-4	H-5	The only permitted uses shall be: automotive uses; boat-building and repair; construction contractors; furniture and fixtures industries; general offices; glass and glass products; industrial commercial excluding machinery and equipment rental, banquet and bingo halls, laundry or dry-cleaning, lumber yard, a retail oil depot, a solid fuel supply yard, tractor or farm machinery sales and service; storage uses; truck terminal and wholesale trade.
R1	1221	2009-127P	Part Lot 25, Con 6, Stephenson	K-4	Notwithstanding the provisions of Section 5.2.4, the lot frontage shall be deemed to comply.
RR	1223	97-117P	Pt. Lot 18, Con. 12, Brunel, 35R-17425, Pt. 2	H-9	The minimum front yard requirement shall be 24 m (78.7 ft.) and the minimum easterly side yard requirement shall be 10 m (33 ft.).
R2	1224	97-113P	Pt. Lot 19, Con. 2, Chaffey; Pts. 2, 3, 4, 6 & 8, 35R-3114	F-9-3	The lot frontage is deemed to comply, with the front lot line being deemed to be the northerly limit of Parts 2 & 6, Plan 35R-3114 (the southerly edge of the private right-of-way).
SR5	1229	97-130P	Lot 25, Plan 10, Chaffey, Con. 12, Lot 13	B-8	A minimum southerly side yard requirement shall be 3.35 m (11 ft.) and a minimum setback from a watercourse of 17 m (59 ft.), both for a multi-level deck and garden only, shall be deemed to comply.
SR1	1230	97-133P	Pt. Lot 12, Con. 11, Brunel, Pt. 4, BR 873	H-8	A Tourist Home (Bed and Breakfast) shall be an additional permitted use, with a maximum of 3 (three) bedrooms within the existing dwelling to be used for the bed and breakfast operation.
SR1	1231	97-136P	Pt. Lot 5, Con. 9, Brunel, being Pt. 45 on RP 7	I-7	For the garage/workshop only: the minimum rear yard requirement and setback from a street line for a parking space shall be 4.5 m (14.8 ft.); and, the maximum height shall be 5.5 m (18 ft.).
RU2	1232	97-137P	Pt. Lot 1, Con. 5, Chaffey, 35R-17480, Pts. 4 & 13 35R-17480, Pts. 5 & 12 35R-17480, Pts. 6 & 11	E-6	The minimum rear yard requirement shall be 20 m (66 ft.) and shall prohibit the construction of buildings structures within this 20 m (66 ft.) yard requirement.

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RU2	1234	97-137P	Pt. Lot 1, Con. 5, Chaffey, 35R-17480, Pts. 1-3 & 14	E-6	The minimum northerly side yard requirement shall be 92 m (300 ft).
M1	1236	98-10P	Pt. Lot 10, Con. 3, Chaffey, Pt. 1-4, 35R-12392	F-7	The following uses are prohibited: car wash, general food and beverage industries, industrial commercial, leather industries, and manufacturing or processing plant.
MU1	1239	98-23P	Lots 15 & 16, Plan 14, Huntsville (Chaffey)	G-7-2	An “automobile sales and display lot” including the non-development of any buildings or structures shall be the only permitted use.
C1	1243	98-26P	Pt. Lot 25, Con. 6, Stephenson, being Pts. 21, 22 & 23, Plan 6, Port Sydney.	K-5	A Restaurant and a Tourist Home (bed & breakfast) shall be additional permitted uses. A 2 m high privacy fence/garbage enclosure shall be permitted within 2 m of the street line east of the entrance off Morgan St.; and a landscaped strip of land 1 m in width shall be provided along the interior side lot line adjacent the church property with the exception of the garbage enclosure which shall be allowed without a setback from said interior lot line and Morgan St.
C3	1245	98-27P	Pt. Lot 8, Con. 1, Chaffey, Plan 509, Lot 12, 35R-17421, Pt. 5, 35R-15619, Pts. 1-4, 7-10, 12-14	G-7-1	The lot frontage shall comply, being on a private road not maintained year-round by a public authority.
RR	1250	98-46P	Pt. Lot 20, Con. 3, Chaffey	F-9-1	The lot frontage shall be deemed to comply with the front lot line being deemed to be the lot line abutting the road allowance between Con 2 & 3, Lot 20, Chaffey. Further the Owner agrees that there are no requirements for the private access road on the public road allowance to be maintained by a public authority. The following reductions in the front yard setbacks from 12 m (39.37 ft.) shall be deemed to comply: <ul style="list-style-type: none"> <li>• 10.82 m (35.5 ft.) for the dwelling</li> <li>• 10.39 m (34.1 ft.) for the steel clad barn; and</li> <li>9.11 m (29.9 ft.) for the garage.</li> </ul>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
C3	1257	98-60P	Pt. Lots 7, 8, 9 & 10, 35M-580, Huntsville (Chaffey), Con. 1, Lot 8, 35R-13113, Pts. 3 & 5	G-7-2	The following yard requirements are deemed to comply <ul style="list-style-type: none"> <li>• 0 m for the width of the landscaped strip on the exterior side yards and front yard;</li> <li>• 6 m (19.7 ft.) for the exterior side yard;</li> <li>• 12 m (40 ft.) for the front yard;</li> <li>• 8 m (26.2 ft.) for a rear yard abutting a residential zone; and</li> <li>• 6 m (19.7 ft.) for the visibility triangle.</li> </ul>
RR	1258	98-61P	Pt. Lot 13, Con. 6, Stephenson, RD 344, Pt. 3	K-3	A "home-based business in Automotive Detailing" shall be allowed <u>within</u> the existing enclosed detached garage as an accessory permitted use and shall be owned and operated by the residents of the associated single-family dwelling on the same parcel of property. For the purposes of this by-law a "home based business in Automotive Detailing" shall be defined as, "including window tinting, pin-striping, car & truck accessories, and sign work, but specifically not to include automotive repair or body shop."
SR1	1260	98-72P	Pt. Lots 31 & 32, Con. 2 & 3, Brunel	L-11	For the purposes of development and requirements of the Building Code Act with respect to the location of septic systems, 3061 South Portage Rd. the road portion of 060 004 09100 and 87 Cedar Patch Lane 060 004 09000 shall be considered one for development purposes.
SR5	1261	98-75P	Pt. Lot 12, Con. 10, BR 708, Pt. 3, Chaffey,	C-8	The minimum front yard requirement for the northerly corner of the dwelling shall be 17.07 m (56 ft.), a minimum of 21.49 m (70.5 ft.) for the southerly corner of a dwelling, a minimum of 18.44 m (60.5 ft.) for the south end of a deck and a minimum of 17.07 m (56 ft.) for the north end of a deck.
C7	1264	98-84P	Blocks J & L, RP 7, Huntsville (Chaffey), 35R-15764, Pt. 1	F-8-3	The minimum westerly side yard requirement adjacent to the parcel described as Plan 7, Part Block L, 18 John Street, specifically being the lot line running a distance of 7,489 m north/south and described as bearing N29° 02'30"W shall be 0 m.
SR1	1269	98-111P	Pt. Lot 14, Con. 13, Brunel, 35R-17669, Pts. 1 & 3	H-8	The minimum lot frontages and areas shall be deemed to comply and the rear yard requirement on the northerly lot shall be reduced to 2.5 m (8.2 ft.).

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
SR3	1270	98-118P	Pt. Lot 28, Con. 14, Brunel, 35R-17761, Pts. 1-4, 35R-17250, Pts. 1-3	G-10	An “Artist Studio” shall be an additional permitted use.
R3 R4	1276 <b>AMENDED</b>	99-9P 2002-24P	Pt. Lot 18, Con. 2, Chaffey, 35R-19713, Pts. 1-4, 5-8, 9-14	F-9-3	<ul style="list-style-type: none"> <li>• Openings to all habitable buildings and structures shall be above the 285.29 m a.s.l. contour line.</li> <li>• Part of Lot 18, Con. 2, Chaffey, designated as Pt. 6, 35R-9093 and Pt. 5, 35R-10358, shall be considered one lot for development purposes.</li> <li>• The minimum yard requirement from gypsy Bill Creek and the lagoon on the westerly side lot of the subject property shall be four (4) m (13 ft.).</li> </ul> Accessory garages only shall be permitted a minimum of one m from the front lot line fronting on Szawzowski Drive.
R4	1279	99-20P	Pt. Lot 19, Con. 2, Chaffey, 35R-17843, Pts. 5-10	F-9-3	The maximum lot coverage shall be 44%. The maximum height shall be 8 m (26.25 ft.).
R4	1281	99-20P	Pt. Lot 19, Con. 2, Chaffey, 35R-17843, Pts. 3 & 4	F-9-3	The yard requirement from a watercourse shall be a minimum of 3 m (9.8 ft.) from the high-water mark of Gypsy Bill Creek on the west side and a minimum of 4 m (13 ft.) on the east side.
R3	1287	99-40P	Lot 40, Plan 1, Huntsville (Chaffey)	G-8-1	The minimum landscaped strip and parking adjacent to the southerly residential zone shall be 2 m (6.6 ft.), the minimum landscaped strip and parking adjacent to the easterly residential zone shall be 2 m (6.6 ft.) only from the existing dwelling, including verandah to the street-line, the minimum landscaped strip and parking adjacent to the westerly residential zone shall be 1 m (3.3 ft.) and the landscaped strip and parking adjacent to High Street shall be 0 m.
C1	1289	99-41P	Pt. Lot 92, RP 2, Huntsville (Chaffey)	F-8-3, G-8-1	The minimum landscaped strip and parking adjacent a residential zone shall be 1 m (3.3 ft.), adjacent the institutional zone shall be 0 m and adjacent Centre Street shall be 0.5 m (1.6 ft.).
R2	1291	99-43P	Pt. Lot 13, Con. 2, Chaffey, 35R-9932, Pts. 2 & 3, 35R-18054, Pt. 2	F-8-3	The minimum northerly interior side yard shall be 1 m (3.3 ft.).
C3	1293	99-50P	Pt. Lot 20, Con. 7, Stephenson	J-4	The only permitted uses shall be outdoor recreational uses which are compatible and accessory to the principal uses permitted on the adjacent lot being Part 1, Plan 35R-4769.

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
R2	1300	99-83P	Pt. Lot 11, Con. 2, Chaffey, 35M-613, Pt. Blk 21, 35R-18045, Pt. 1	F-8-3	The lot shall be deemed to have frontage on a road maintained year round by the municipality. The minimum lot frontage shall be deemed to comply.
NR	1302 <b>AMENDED</b>	99-81P 2022-68	Pt. Lots 22 & 23, Con. 14, Brunel	G-9	<ul style="list-style-type: none"> <li>• A maximum 168 m<sup>2</sup> floodproofed dwelling and maximum 70 m<sup>2</sup> wet-floodproofed dryland boathouse shall be permitted buildings and structures;</li> <li>• The minimum elevation for openings to habitable buildings and structures, including elevations of any bed of a septic system shall be above the 286.46 m ASL contour line;</li> <li>• Filling below the above elevation will not be permitted, except for a septic bed and driveway;</li> <li>• The minimum lot area shall be 0.65 ha and the minimum lot frontage shall be 58 m; and</li> <li>• The yard requirements for the Shoreline Residential One (SR1) zone shall apply.</li> </ul>
RU2	1303	99-84P	Pt lot 9, Con 6, Stephenson, 35R-15035, Pts. 1-3	K-2	<p>A maximum 278.7 m<sup>2</sup> (3000 ft<sup>2</sup>) workshop shall be an additional permitted use, restricted to one employee which must be the owner of the subject lands. There shall be no outside storage associated with the “Workshop”.</p> <p>For the purposes of this By-law a “Workshop” shall be defined as an establishment, excluding a septic system, except an oil receptor, which includes the following; production of metal products including miscellaneous machinery and equipment for compensation such as, but not limited to, vehicle axles, bushings, tools; and a machine shop.</p>
SR1	1304	99-85P	Pt. Lot 28, Con. 1, Stephenson, Pts 2 and 4, Plan BR-1014	M-5	<p>Pts. 2 and 4 on Plan BR-1014 shall be considered one lot for development purposes.</p> <p>The combined lot area for Parts 2 and 4 on plan BR-1014 shall be deemed to comply, the lot frontage shall be deemed to comply, only on Part 4 and the maximum lot coverage for the dwelling shall be 93 m<sup>2</sup> (1000 ft<sup>2</sup>).</p>
RR	1308	99-101P	Pt. Lot 8, Con. 6, Chaffey, RD-982, Pt. 2	D-7	A "home based business in automotive undercoating rustproofing" shall be allowed within the existing detached garage as an accessory

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					permitted use and shall be restricted to only one person operating the business provided that person lives on the same parcel of property. The outside storage area is for licensed motor vehicles only associated with the business, not exceeding five at one time. “A homebased business in automotive undercoating rustproofing” shall be defined as a building or structure within which the exclusive service performed or executed on motor vehicles for compensation, shall be limited to the necessary spraying of materials on the undercarriage and/or other vital and necessary components of a vehicle to ensure proper rust proofing.
RR	1310	99-104P	Pt. Lot 17, Con. 11, Chaffey, 35R-18209, Pt. 1	B-8	The front lot line shall be deemed to the northerly lot line.
SR1	1314	99-116P	Pt. Lot 27, Con. 1, Stephenson, Part 2, 35R-5679 & Part 25, Plan BR-530	M-5	Pt. Lot 27, Con. 1, Stephenson, Part 2, 35R-5679 & Part 25, Plan BR-530 shall be considered one lot for development purposes.
C1	1318	99-125P	Pt. Lot 31, Con. 1, Stisted, 35R-18304, Pt. 1	G-5	An accessory dwelling unit and a variety and convenience store shall not be permitted.
RR	1319	99-125P	Pt. Lot 31, Con. 1, Stisted, 35R-18304, pts. 2 & 3	G-5	Etwell Road shall be deemed to be the front lot line and that the frontage is deemed to comply.
RR	1323	99-150P	Pt. Lot 8, Con. 11, Stisted, 35R-13538, Pt. 2	B-2	A “home based business in snowmobile mechanical repairs” shall be allowed within the existing detached garage, with a maximum 23.2 m <sup>2</sup> (250 ft <sup>2</sup> ) as an accessory permitted use and shall be restricted to only one person operating the business provided that person lives on the same parcel of property. The outside storage area is for licensed snowmobiles only associated with the business, not exceeding three at one time. For the purposes of this by-law “a home based business in snowmobile mechanical repairs” shall be defined as a building or structure within which the exclusive service performed or executed on snowmobiles for compensation, shall be limited to the installation of exhaust systems, tune-ups, changing belts, changing/repairing tracks, repairing fuel systems and any other necessary mechanical repairs on snowmobiles.

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
SR1	1324	99-151P	Pt. Lot 13, Con. 10, Stephenson	I-3	The minimum lot frontage and area shall be hereby deemed to comply, the minimum front yard requirement shall be 42.5 m (140 ft), the minimum westerly interior side yard requirement shall be 2.74 m (9 ft), the maximum height shall be 7 m (23 ft), the cottage/dwelling shall be a maximum of 2 bedrooms with a maximum 75.81 m <sup>2</sup> (816 ft <sup>2</sup> ) habitable floor area and constructed in accordance with the building septic permit number on file with the Town of Huntsville as 156-99S.
RU1	1325	99-53P	Pt. Lot 12, Con. 14, Chaffey	A-8	A “home based business in automotive mechanical repairs” shall be allowed within the existing detached garage with a maximum ground floor area of 113.33 m <sup>2</sup> (1,220 ft <sup>2</sup> ) as an accessory permitted use and shall be restricted to only one person operating the business provided that person lives on the same parcel of property. The outside storage area is for licensed motor vehicles associated with the business, not exceeding five at one time.  For the purpose of this by-law “a home based business in automotive mechanical repair” shall be defined as a building or structure within which the exclusive service performed or executed on motor vehicles for compensation, installation, rust proofing, major and minor mechanical repairs or similar use.
SR1	1327	99-55P	Pt. Lots 15 & 16, Con. 1, Stephenson, Plan 519, Lot 23 and 35R-4264, Pts. 3 & 7	M-3	The minimum lot area and frontage shall be deemed to comply.
MU1	1328	2000-5P	Pt. Block B, Plan 15, Huntsville, Pt. 1, 35R-10608 (Chaffey)	G-8-1	The minimum lot frontage is deemed to comply.  The minimum landscaped strip shall be 2.5 m (8.2 ft.) in width along the easterly side yard for a minimum southerly distance of 23 m (75 ft.) and 0 m in width along the westerly side yard for a minimum southerly distance of 30 m (100 ft.).  The only permitted uses shall be a duplex, triplex or fourplex.
MU1	1332	2000-7P	Pt. Lt. 9, Con. 1, Chaffey, Pt. 1 of 35R-18044		“Motor Vehicle Rental” is an additional permitted use.



**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
C3	1335	99-149P	Pt. Lot 11, Con. 2, Chaffey, 35R-16709, Pt. 2, 35R-18001, Pts. 1-4	F-7-2, F-7-4, F-8-1	The minimum front yard requirement shall be 12 m (40 ft.). The minimum width of the landscaped strip shall be 1 m (3.3 ft.).
C3	1337	2000-20P	Pt. Lot 4, Con. 14, Brunel, 35R-18129, Pt. 4	G-6	Highway No. 11 shall be deemed to be the front lot line.
NR	1339 <b>AMENDED</b>	2000-18P 2018-118	Pt. Lot 21, Con. 1, Chaffey, 35R-3752, Pts. 2 & 3	F-9-3, F-9-4	<p>Notwithstanding the requirements of the Zoning By-law 2008-66P, as amended, the following provisions shall apply:</p> <ul style="list-style-type: none"> <li>• A flood proofed dwelling, including a maximum 74.49 m<sup>2</sup> attached deck and a maximum 262.4 m<sup>2</sup> addition with a total maximum lot coverage of 501.09 m<sup>2</sup> shall be an additional permitted use;</li> <li>• The southerly side yard setback for an addition shall be a minimum of 1.2 m from the lot line;</li> <li>• The minimum elevation for openings to habitable space shall be above 285.29 m elevation;</li> <li>• Filling below the 285.29 m elevation will not be permitted;</li> <li>• The existing lot area and frontage are deemed to comply; The yard requirements shall be as shown on Schedule “9-55”. A flood proofed dwelling, including a maximum 66 m<sup>2</sup> (710 ft<sup>2</sup>.) attached deck and a maximum 83.61 m<sup>2</sup> (900 ft<sup>2</sup>.) detached garage for a total maximum lot coverage of 385 m<sup>2</sup> (3,320 ft<sup>2</sup>.) shall be an additional permitted use. The minimum elevation for openings to habitable buildings and structures shall be above the 285.29 m a.s.l. contour line. Further, filling below the above elevation will not be permitted, except for fill used to floodproof a dwelling, septic structures and driveway. The existing lot area and frontage shall be hereby deemed to comply. The yard requirement for the Seasonal Residential (SR) Zone shall apply, except that the proposed attached deck shall be located no closer to the water than the existing attached deck.</li> </ul>



**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					A private cabin with a maximum floor area of 70 m <sup>2</sup> (753.5 ft <sup>2</sup> .) is permitted, with the exception of the southerly side yard requirement which shall be a minimum of 45 m (147.6 ft.).
M6	1366	2000-99P and 2008-66P	Pt. Lots 26, 27, 28, 29 & 30, Con. 13 & 14, Stephenson, 35R-4283, Pt. Parts 1 & 2, 35R-19714, Pts. 1-5	G-5, H-5	<p>The following uses and provisions apply:</p> <ul style="list-style-type: none"> <li>• An existing “stump dump” located in Part of Lots 29 &amp; 30, Con. 14, Stephenson, is permitted in accordance with MOE Certificate of Approval #A510419.</li> <li>• The minimum yard requirement abutting the Canadian National Railway line shall be 0 m.</li> <li>• A concrete or asphalt product manufacturing establishment is permitted.</li> <li>• An intermodal transportation facility is permitted.</li> <li>• A contractor’s establishment is permitted provided it does not exceed 2,000 m<sup>2</sup> (21,530 ft<sup>2</sup>.).</li> <li>• A heavy equipment sales &amp; service establishment is permitted provided it does not exceed 2,000 m<sup>2</sup> (21,530 ft<sup>2</sup>.).</li> <li>• A material recovery facility for metal material only, but which excludes a scrap yard, is permitted, provided the maximum area of the facility does not exceed 4,000 m<sup>2</sup> (43,060 ft<sup>2</sup>.).</li> </ul> <p>A warehouse is permitted, provided it does not exceed 10,000 m<sup>2</sup> (107,600 ft<sup>2</sup>.).</p>
SR1	1370	2000-126P	Pt. Lot 7, Con. 10, Brunel, M-220, Lot 16, 35R-18443, Pt. 2	I-7	The minimum lot frontage and area shall be deemed to comply and the maximum floor area for a dwelling shall be 102.19 m <sup>2</sup> (1,100 ft <sup>2</sup> .). Part 2, Plan 35R-18443, and Lot 16, Plan M-220 shall be considered one lot for development purposes.
C3	1372	2000-127P	Pt. Lot 20, Con. 7, Stephenson, 35R-11597, Pts. 1-3	J-4	Inside manufacturing and storage only, outside/inside assembly and sales of timber frame and log homes shall be an additional permitted use.
RR	1378	2012-23	Pt. Lot 21, Con. 1, Stisted, 35R19137, Pt. 1	G-4	The minimum front yard requirement for a septic system shall be 15 m (49 ft) on the most northerly retained lot under severance file no. B/59/2000/HTE.
SR1	1381	2001-6P	Pt. Lot 13, Con. 12, Brunel, 35R-18863, Pt. 4	H-8	The lot is deemed to front upon a road maintained year round by a public authority.

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
R1	1383	2001-9P	Pt. Lot 23, Con. 5, Stephenson, 35R-14371, Pts. 4-7, 35R-18956, Pts. 1 & 2	K-4	The minimum rear yard requirement shall be 20 m (66 ft)
R1	1384	2001-9P	Pt. Lot 23, Con. 5, Stephenson, 35R-14371, Pts. 2 & 3, 35R-18956, Pts. 2&3	K-4	The minimum westerly side yard requirement shall be 10 m (33 ft).
RR	1389	2001-19P	Pt. Lots 30 & 31, Con. 13 & 14, Brunel, 35M- 683, Lots 4-9, 35M-692, Lots 9 & 10	G-10, G-11	The minimum front yard requirement shall be 7 m (23 ft.).
RR	1393	2001-43P	Pt. Lot 28, Plan 671, Brunel, Con. 12, Pt. Lots 12 & 13	H-8	The lands shall be deemed to be one lot for development purposes. The minimum southwesterly side yard setback shall be 1 m (3.3 ft.). No structural development except docks/boathouses shall occur below the 282.8 m G.S.C. datum.
C3	1404	2001-83P	Pt. Lot 8, Con. 1, Huntsville (Chaffey), RCP Plan 509, Lot 28	G-7-2	The sale of bridal gowns and accessories shall be an additional permitted use.
C3	1405	2001-86P	Pt. Lot 11, Con. 2, Chaffey, 35R-19735, Pt. 5	F-7-4, F-8-3	A household furniture and appliance store shall require three (3) parking spaces be provided for each 93 m <sup>2</sup> (1,001 ft <sup>2</sup> .) of gross floor area or part thereof.
C3	1406	2001-84P	Pt. Lot 19, Con. 6, Chaffey, 35R-16913, Pts. 5 & 7	D-9	The uses in this zone shall exclude a restaurant, car wash, animal hospital and/or lodge. Self storage is an additional permitted use. Openings in habitable buildings or structures shall be above the 955.7 ft. elevation (above sea level).
RU2	1409	2001-87P	Pt. Lot 33, Con. 5, Stisted, 35R-16033, Pts. 1-6, 35R-16494, Pt. 1	E-6	The lands shall be deemed to be one lot for development purposes.
M1	1410	2011-63  2007-88P	Pt. Lot 25, Con. 9, Stephenson	I-4, I-5	Notwithstanding any requirements of Zoning By-law 2008-66, as amended: <ul style="list-style-type: none"> <li>• the lot frontage shall be deemed to comply</li> <li>• the yard requirement from Orr Road shall be 168 m (551 ft)</li> <li>• the permitted uses will be limited to: <ul style="list-style-type: none"> <li>• garden centre;</li> <li>• office;</li> <li>• accessory dwelling unit; and</li> </ul> </li> </ul>

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					<ul style="list-style-type: none"> <li>contractors yard and associated screened storage</li> </ul>
C3	1411	2001-102P	Pt. Lot 20, Con. 7, Stephenson, 35R-2964, Pts. 2 & 3, 35R-11597, Pts. 4-6	J-4	Alarm monitoring, safety and security product sales, repairs and fabrication, including extinguisher refilling, shall be an additional permitted use in this zone.
RR	1421	2001-121P	Pt. Lot 14, Con. 20, Brunel	H-8	A Tourist Home “Bed & Breakfast” with a maximum of three bedrooms shall be an additional permitted use in this Zone.
SR1	1426	2001-127P	Pt. Lot 21, Con. 2, Stephenson, 35R-19267, Pts. 8, 9 & 22	L-4	The minimum front yard requirement shall be 30 m (100 ft.).
R1	1427	2001-138P	Pt. Lots 24 & 25, Con. 1, Chaffey, Plan M-538, Pt. Lot 7	G-9, G-10, F-10	The yard requirement from Golden Pheasant Drive for all buildings and structures shall be a minimum of 155 m (108 ft.) and the lands not used for a single family dwelling, driveway, parking and personal amenity area shall be left in its natural state.
R1	1428	2001-140P	Lot 30, Plan M489, Huntsville (Chaffey)	G-8-2, G-8-4	A Bed & Breakfast with a maximum of three bedrooms shall be an additional permitted use. Section 41 of the Planning Act, R.S.O., 1993, as amended, shall apply to use as a Bed & Breakfast.
M3	1432	2001-149P	Pt. Lot 26, Con. 13, Stephenson, 35R-19176, Pt. 1	G-5, H-5	The uses in this zone shall be limited to “industrial pipe storage and accessory office and equipment maintenance uses”.
RU1	1433	2001-150P	Pt. Lots 11 & 12, Con. 14, Brunel	G-7-4, G-8-3	An “Outdoor Recreational Park” shall be an additional permitted use. For the purposes of this by-law, an Outdoor Recreational Park shall mean a commercial recreational use which comprises: driving ranges, miniature golf course, tennis courts, outdoor skating rink, rock climbing wall, recreational trails, two batting cages, four volleyball courts, snow tubing hills, summer tubing slides and snowboarding hill, together with necessary and accessory buildings, such as maintenance sheds and tube storage sheds, and may include one accessory restaurant/Con stand.
C3	1434	2001-148P	Pt. Lot 3, Con. 14, Brunel, 35R-19428, Pt. 9	G-6	The following uses shall not be permitted: drug store, food store, nursery or garden centres, laundromat/dry cleaners, restaurants, tourist accommodation, car wash, caterers, hospital, lodge, fraternity or private club, rinks/arenas and recreational uses.

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
NR	1435	2001-144P	Pt. Lot 31, Con. 6, Chaffey, 35R-19634, Pts. 1-5, 35R-19634, Pts. 6-8, 35R-19634, Pts. 9-11, 35R-19634, Pt. 12	D-11	The lands shall remain undeveloped and in their natural state with the exception of a 1.5 m (4.9 ft.) wide pedestrian path to the river on each lot. No in-water works, including docks and boathouses shall be permitted.
RU1	1436	2021-26 (Ellis)	Pt. Lots 22 & 23, Con. 10, Stephenson	I-8	A duplex residential dwelling shall be permitted in a detached accessory building as an additional permitted accessory use, subject to meeting the following: <ul style="list-style-type: none"> <li>• All provisions for a secondary residential dwelling unit within a detached accessory building on Rural zoned lands apply;</li> <li>• A vegetative buffer shall be maintained between the duplex residential dwelling and the adjacent road; and</li> </ul> The duplex residential dwelling shall be occupied by individuals employed in association with an onsite farm operation.
RR	1437	2021-55 (Eckenswiller)	Part Lot 25, Con 11, Stephenson, Part 2, 35R5745	H-4, H-5	The minimum lot frontage shall be 61 m (200.1 ft)
SR4	1438	2001-144P	Pt. Lot 31, Con. 6, Chaffey, 35R-19634, Pts. 1-5, 35R-19634, Pts. 6-8, 35R-19634, Pts. 9-11, 35R-19634, Pt. 12	D-11	All buildings and structures shall be set back a minimum of 15 m (50 ft.) from the Natural Resource Zone.
R3	1440	2002-12P	Pt. Lot 19, Con. 3, Chaffey, Pt. 1, 35R-3486	F-9-1	The maximum number of dwelling units shall be limited to six (6). The minimum side yard requirement shall be thirteen (13) m (42.7 ft.) from the northerly lot boundary.
RR	1441	2022-117 (Lindgren)	Part of Lots 4 & 5, Con 13, Brunell.	G-6, H-6, H-7, H-7-3	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the following shall apply: <ul style="list-style-type: none"> <li>• The provisions listed in Exception "1443" shall apply; and</li> <li>• The minimum required lot frontage shall be 109 m</li> </ul>
RR	1442	2022-117 (Lindgren)	Part of Lots 4 & 5, Con 13, Brunel.	G-6, H-6, H-7, H-7-3	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the following shall apply: <ul style="list-style-type: none"> <li>• The provisions listed in Exception "1443" shall apply; and</li> <li>• The minimum required lot frontage shall be 127 m</li> </ul>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RR	1443	2022-117 (Lindgren)	Part of Lots 4 & 5, Con 13, Brunel.	G-6, H-6,H-7, H-7-3	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the following shall apply: <ul style="list-style-type: none"> <li>• A minimum 9 m wide treed vegetative buffer shall be required along the Lindgren Road East frontage, with the exception of a 5 m wide driveway;</li> <li>• Development and site alteration shall be prohibited within 15 m of the limits of any adjacent Conservation Zone, save and except for a 5 m wide driveway;</li> <li>• Development shall be serviced with enhanced onsite sewage treatment systems; and</li> <li>• No development and site alteration shall be permitted until such time as a Site Plan Agreement or Community Planning Permit has been approved by the Town that implements all recommendations of the Scoped Environmental Impact Study and all updates thereto contained in the Response to Town of Huntsville Comments and Mapping Updates, both prepared by Michalski Nielsen Associates Limited, and both on file with the Town</li> </ul>
RU1	1450	2002-27P	Pt. Lots 28 & 29, Con. 11, Stephenson, 35R-3671, Pts. 13 & 15, 35R-6637, Pt. Part 2, 35R-21267, Pts. 2, 3, Pt. Parts 1 & 7	H-5	The uses shall be limited to “storage uses, a seasonal garden centre in the area shown cross-hatched on Property detail Schedule 9-19, and boat and recreational vehicle sales as an accessory use in the area shown hatched on Property detail Schedule 9-19.
RU1	1451	2002-37P	Pt. Lots 19 & 20, Con. 4, Stephenson	K-4, L-4	A “home-based business in small motor repair shall be allowed within the existing enclosed detached garage as an accessory permitted use and shall be owned and operated by the resident(s) of the associated single family dwelling on the same parcel of property”.
SR1	1452	2002-38P	Pt. Lots 16, 17, 18 & 19, Con. 1 & 2, Stephenson	M-3, M-4	All openings and finished floor in habitable buildings shall be above 278.0 m G.S.C. datum elevation contour.
R4	06790679	2002-44P 2005-15P	Pt. Lots 13 & 14, Con. 3, Chaffey		The following provisions shall apply: <ul style="list-style-type: none"> <li>• The maximum residential density shall be 60 units per hectare.</li> <li>• The minimum yard setback from Centre Street shall be 15 m (50 ft.).</li> </ul>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>The minimum “Landscaped Area” shall be 25%.</li> <li>The maximum height of the principal building shall be 16.5 m (54 ft.) and the maximum number of storeys shall be 5.</li> </ul>
C	1459	2002-72P	Pt. Lot 13, Con. 14, Brunel	G-8-3	This area shall be left in its existing and natural state but may include stormwater management facilities.
RU1	1462	2002-69P	Pt lot 21, Con 7, Stephenson	J-4	The minimum yard requirement along Greer Rd shall be 30 m (100 ft.), the existing vegetative buffer shall be maintained and there shall be no access for residential uses from Greer Rd.
C3	1463	2002-67P	Pt. Lot 20, Con. 7, Stephenson, Pts. 1 & 2, 35R-14401	J-4, K-4	<p>“Storage uses”, excluding outside storage uses” shall be an additional permitted use.</p> <p>Parts 1 and 2 on Plan 35R-14401 shall be deemed to be one lot for development purposes.</p>
RR	1468	2002-87P	Pt. Lot 5, Con 10, Chaffey, 35R-19819, Pts. 1 & 2	B-7, C-7	The minimum front yard requirement for the dwelling and accessory buildings shall be 22.86 m (75 ft.) and the minimum southerly interior side yard requirement for all development, including a septic system, shall be 22.86 m (75 ft.) extending along the entire southerly lot line.
MU2	1470 <b>AMENDED</b>	2002-97P 2011-53	Pt. Lot 18, Con. 2, Chaffey, Pt. 1, 35R-11257	F-8-4	<p>The exterior side yard setback from Hilltop Drive be reduced to 2.5 m (8.2 ft.) only for the small triangular portion on the southeast corner of Building “B”.</p> <p>A “dwelling, multiple” shall be an additional permitted use.</p>
RU1	1471	2002-103P	Pt. Lot 18, Con. 3, Stephenson	L-3	Commercial storage uses shall be permitted within the existing 372 m <sup>2</sup> (4,004 ft <sup>2</sup> .) storage building.
C3	1475	2009-127P	Part Lot 29, Con 2, Chaffey	F-10	Notwithstanding the provisions of Section 5.4.2, a Bed and Breakfast Establishment is an additional permitted use.
MU1	1482	2000-38P (Johnson) 2013-33	Lot 1, Plan 14, Chaffey, 35R-18426, pts. 1-3	G-7-2	<p>Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply:</p> <p>A maximum encroachment of 3.0 m into the westerly required interior side yard shall be permitted for a porch.</p> <p>The following uses are not permitted: Marina, Recreational</p>



**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					Establishment, Restaurant, Tourist Establishment, and Variety & Convenience Store
MU1	1486 <b>AMENDED</b>	2002-99P 2012-23	Pt. Blocks A & B, Registered Plan 14, Huntsville (Chaffey), 35R-20036, Pts.3 & 4	G-7	A duplex shall be permitted on each lot.
C2	1490	2002-151P	Pt. Lot 17, Con 5, Stephenson, designated as Part 6, 35R-11244.	K-3	The following General Commercial (c2) uses shall not be permitted <ul style="list-style-type: none"> <li>• Nursery or Garden Centre</li> <li>• Laundromat</li> <li>• Restaurant exceeding max occupancy of 30 persons</li> <li>• Car wash</li> <li>• Hospital</li> </ul>
SR1	1491	2002-152P	Pt. Lot 14, Con. 13, Brunel, RD 365, Pt. 9	H-8	The minimum lot frontage shall be 32 m (104.9 ft) and the maximum floor area for a detached dwelling shall be 148 m <sup>2</sup> (1,593 ft <sup>2</sup> ).
R4	1495 <b>OMB DECISION</b>	2003-8P	Pt. Lot 19, Con. 2, Chaffey, 35R-17810, Pt. 17	F-9-3	<ul style="list-style-type: none"> <li>• No parking space shall be permitted within 1.5 m of the Highway No. 60 street line.</li> <li>• Subject to any other approvals from authorities having jurisdiction, a maximum of 8 vessel moorings shall be permitted.</li> <li>• Both a planting strip and privacy fence shall be provided along the lot lines adjoining the single family residential development along Crescent Bay Lane. The planting strip shall be a minimum of 4 m (13 ft.) in width not including any retaining wall or similar structure. The privacy fencing shall be 2 m (6.6 ft.) in height.</li> <li>• For the purposes of this by-law, "HEIGHT means, with reference to a building, the vertical distance measured from the average or natural finished grade on the side of the building facing Fairy Lake".</li> <li>• A 5 m (16.4 ft.) wide area buffer measured from the water's edge of the watercourse shall be maintained in a natural state no cut zone.</li> <li>• a reduction in the setback from type 1 fish habitat from 30 m to 10.5 m;</li> <li>• The maximum building height shall be 15.1 m, except that no portion of any building</li> <li>• within 41.7 m from the high water mark of Fairy Lake shall have a height of over 12.2 m.</li> </ul>

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					No more than 61% of the proposed building footprint shall be 15.1 m in height.
RR	1500	2003-3P	Pt. Lot 20, Con. 5, Stephenson, 35R-6585, Pt. 4	K-4	One “Cabin, Private”, shall be permitted to have a maximum floor area of 22.3 m <sup>2</sup> (240 ft <sup>2</sup> ).
RR	1503	2003-25P	Pt. Lots 30 & 31, Con. 14, Brunel, Plan 35M-692, Lot 8	G-10, G-11	The minimum front yard requirement shall be 7 m (23 ft.).
RR	1504	2003-25P	Pt. Lot 31, Con. 13 & 14, Brunel, 35M-692, Lot 15	G-10, G-11	The minimum exterior side yard requirement shall be 7 m (23 ft.).
IN	1506	2003-25P	Pt. Lot 30, Con. 14, Brunel, Plan 35M-692, Lot 13	G-10	The only permitted use shall be a Private Community Centre and Recreational Facility. For the purposes of this by-law: a “Private Community Centre and Recreational Facility” shall mean the use of land, buildings and structures for private social, cultural, athletic and recreational purposes. Such facility may include, but not be limited to, such amenities as: swimming pools, tennis courts, spa, training and fitness rooms, art and craft rooms, games rooms, assembly space, theatre, kitchen and dining rooms. Public use of the facility is permitted on a fee for service basis.
RU1 and RU2	1510	2003-44P	Lot 27 & Pt. Lot 28, Con. 13, Chaffey	A-10	A building for the production of maple syrup, with a maximum floor area of 60.3 m <sup>2</sup> (650 ft <sup>2</sup> ), shall be permitted.
R4	1512 <b>AMENDED</b>	2003-56P 2009-111P	Lot 48, Plan 1, Huntsville (Chaffey), 35R-7187, Pt. 1	G-8-1	The minimum yard requirements from a watercourse, front yard and side yard requirements and parking space setbacks from a watercourse shall be as shown on Property Detail Schedule 9-20. Respecting minimum lot area for adjoining dwelling units, the lot area for an 8 unit stacked townhouse shall be deemed to comply.
RU1	1518	2003-75P	Pt. Lot 19, Con. 14, Chaffey	A-9	The minimum lot frontage shall be 72.5 m (238 ft).
SR1	1522	2003-93P	Pt. Lot 23, Con. 1, Brunel, Pt. SRA, RP 35R-20058, Pts. 1-3 3978 South Portage Rd.	M-9	The Part of Lot 23, Con 1, Brunel, shall be considered as one lot for development purposes and that the ground floor area of the existing single family dwelling shall be the maximum ground floor area permitted

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					for this building on that part of the subject lands lying south of District Road No. 9.
SR3	1523	2003-94P	Pt. Lot 18, Con. 1, Brunel, 35R-19746, Pts. 1 & 2	M-9	The minimum yard requirements from a watercourse shall be 14 m (46 ft) and the minimum lot area shall be 0.16 ha (0.40 ac).
SR1	1525	2003-108P	Pt. Lots 12 & 13, Con. 12, Brunel, Plan M-671, Lot 9	H-8	A Tourist Home “Bed & Breakfast” with a maximum of two bedrooms shall be an additional permitted use. No structural development (except docks/boathouse) shall occur below the 282.8 m G.S.C. datum.
R1	1526	2003-109P	Pt. Lot 15, Con. 1, Chaffey, 35R-16420, Pts. 1-5	G-8-2	One 65 m <sup>2</sup> (700 ft <sup>2</sup> ) “Cabin, Private”, is a permitted use.
M1	1527	2003-113P	Pt. Lot 1, Con. 13 & 14, Brunel, 35R-15721, Pt. 1, 35R-12397, Pt. 1, 35R-21106, Pts. 1 & 2	G-6	The easterly side yard setback, of 23.1 m (75.8 ft), shall be deemed to comply.
NR	1528	2003-113P	Pt. Lot 30, Con. 6, Chaffey, 35R-20274, Pt. 2	D-10	The lands shall remain undeveloped and in its natural state with the exception of a 1.5 m (4.9 ft.) wide pedestrian path to the river. No in-water works, including docks and boathouses shall be permitted.
SR4	1530	2003-113P	Pt. Lot 30, Con. 6, Chaffey, 35R-20274, Pt. 2	D-10	All buildings and structures shall be setback a minimum of 15 m (50 ft.) from the Natural Resource Zone.
RU1	1531	2004-50P	Part Lot 13, Con 4, Brunel	L-8	A “Stair and Balustrade Manufacturing Home-Based Business” shall be an additional permitted used. A stair and balustrade manufacturing home-based business shall be defined as having one enclosed detached workshop with a maximum floor area of 223 m <sup>2</sup> (2,400 ft <sup>2</sup> ), together with a 53.5 m (576 ft <sup>2</sup> ) garage, a 20 m <sup>2</sup> (216 ft <sup>2</sup> ) workshop with a kiln, and a 13 m <sup>2</sup> (140 ft <sup>2</sup> ) storage shed. The stair and balustrade manufacturing home-based business shall only be permitted as accessory uses, to be owned and operated by the resident(s) of the associated single family dwelling on the same property. The minimum yard requirements for all buildings and structures shall be 30 m (100 ft) and the subject lands shall be retained in a natural state, with the exception of the dwelling and the home-based business. The minimum westerly side yard requirement for all buildings and structures shall be 12 m (39.3 ft).

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
SR1, SR1-H	1533	2003-116P	Part Lots 20 & 21, Con 11, Brunel, BR 565, Pt. 1, 40, 41, 61	H-9	Parts 1, 40 and 41, Plan BR-565 and Part 61, Plan BR-565, Brunel, municipally known as 15 and 20 Otter Lake Road, Town of Huntsville, shall be considered as one lot for development purposes and that the principal dwelling shall be permitted only on Part 61 of Plan BR-565.
RU2	1537	2001-131P	Pt. Lot 6, Con. 13, Brunel	H-7	The minimum lot frontage and area shall be deemed to comply. Private road access off the Chub Lake road allowance shall be deemed to comply for development on the subject lands.
R1	1540	2003-133P	Pt. Lot 7, Con. 1, Chaffey, RD 468, W. Pt. Lot 13	F-7-3	The minimum rear yard setback shall be 5.02 m (16.5 ft.).The minimum setback from a TransCanada Pipeline shall be 6.55 m (21.5 ft.).
	1541				
	1542				
	1543				
	1544				
	1545				
SR4	1546	2003-137P	Pt. Lot 3, Con. 13, Stephenson, Pt. Lot 1, Plan M-215, 35R-20293, Pts. 1 & 2	G-1	The minimum westerly interior side yard requirement shall be 1 m (3.3 ft.).
SR4	1547	2003-139P	Pt. Lot 27, Con. 9, Stisted, Pt. 2-7, Plan 35R-20002	C-5	The minimum rear yard requirement shall be 5.8 m (19 ft.).
SR3	1548	2003-154P	Pt. Lot 30, Con. 1, Chaffey, RD 632, Pt. 7	G-10	The minimum lot frontage shall be 29.81 m (97.81 ft) and the minimum lot area shall be 879.42 m <sup>2</sup> (9,466.41 ft <sup>2</sup> ), and the minimum front yard requirement shall be 10 m (33 ft).
C4	1549	2003-155P	Pt. Lots 12 & 13, Con. 6, Chaffey	D-8	The lands shall be used as an agri-tourism operation, with a limit of three tourist cabins, each being a maximum size of 92.9 m <sup>2</sup> (1,000 ft <sup>2</sup> .) and being accessory to the principle use. Each tourist cabin shall be serviced by private individual water and septic systems, shall be occupied by the Owner only. For the purposes of this by-law, an agri-tourism operation is defined as a tourist establishment where guests may be permitted to prepare and cook food, sleep, and enjoy agricultural and recreational facilities and uses.

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
C3	1550	2009-77P	Pt. Lot 3, Con. 14, Brunel, 35R-19428, Pts. 4 & 5	G-6	Light metal fabricating shall be an additional permitted use. For the purposes of this by-law, light metal fabricating shall mean a non-toxic, low effluent establishment which shall include but not be limited to the following: producers of motor vehicle and recreational vehicle exhaust systems and accessories, producers of heating and cooling equipment and shall include the installation of such components. Outdoor storage is not permitted. After market sales and services of motor vehicle products shall be an additional permitted use.
RU2	1553	2003-159P	Pt. Lot 18, Con. 2, Stephenson, 35R-20090, Pts. 1 & 2	L-3, M-3	A Log Depot for log storage and distribution will be an additional permitted use on the lands. The lands shall be retained in their natural state a minimum of 30 m (100 ft) from the front lot line, and 15 m (50 ft) from the side lot lines.
SR1	1555	2003-160P	Pt. Lot 18, Con. 1 & 2, Stephenson, 35R-20090, Pts. 3, 4, 5, & 7	M-3	All openings and finished floor area in habitable buildings shall be above 278.0 m (912.0 ft) G.S.C. datum elevation contour.
SR1	1556	2003-162P	Pt. Lot 3, Con. 10, Brunel, 35R-20380, Pts. 1 & 2	I-6	The minimum front yard requirements for retained Lot 1 shall be 47.24 m (155 ft.) and for severed Lot 2 shall be 27.43 m (90 ft.).
RR	1557	2003-163P	Pt. Lot 25, Con. 13, Stephenson, 35R-20031, Pt. 1	H-4, H-5, G-5	The lot area shall be deemed to comply.
M5	1559	2003-163P	Pt. Lot 25, Con. 13, Stephenson, 35R-20031, Pt. 2	H-4, H-5	The permitted uses shall be non-toxic and low effluent in nature and limited to: communication uses, construction contractors, electrical product industry, forestry use, furniture and fixtures industry, general metal fabricating, general offices, glass and glass products, industrial commercial but prohibiting high water uses.
RR	1565	2003-178P	Pt. Lot 15, Con. 7, Stephenson	J-3	A duplex dwelling will be a permitted use.
M3	1566 <b>AMENDED</b> <b>AMENDED</b> <b>AMENDED</b>	80-80 2003-179P 2012-3 2017-101	Pt. Lot 2, Con. 14, Brunel	G-6	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended; a self-storage facility with no accessory outdoor storage shall be the only permitted use.

**Table C.1 – Previous Site-Specific Exceptions**

<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
SR4	1570	2003-182P	Pt. Lots 9 & 10, Con. 7, Stephenson	J-2, K-2	One "Cabin, Private" shall be permitted on each individual lot, and shall be located and set back a minimum of 10 m (33 ft.) west of the private right-of-way.
R3	1577	2004-31P	Lot 22, Plan M526, Lot 18, Con. 2, Chaffey	F-9-3	The only permitted use shall be one fourplex dwelling, and the lot area shall be deemed to comply.
R1	1581	2004-36P	Pt. Lot 23, Con. 1, Chaffey, 35R-20713, Pts. 1-6, 35R-20713, Pts. 7-18	F-9-4	All natural vegetation within the minimum yard requirement from Fairy Lake shall be maintained in a natural state except for the removal of dead and decaying vegetation and a 2 m (6.6 ft.) wide pathway to the shoreline.
NR	1582	2004-36P	Pt. Lot 23, Con. 1, Chaffey, 35R-20713, Pts. 1-18	F-9-4	The Natural Resource (NR) zoned lands shall be retained in a natural state with no alteration of vegetation, soils, ravine slopes or the creek.
SR5	1584	2004-37P	Pt. Lot 27, Con. 7, Stisted, 35R-20280, Pts. 2-15,	D-5	The lands shown as cross-hatched on Property Detail Schedule 9-21 shall remain undeveloped and in their natural state with the exception of a 2.5 m (8.2 ft.) wide pedestrian path to the lake. The minimum front yard shall be 30 m (100 ft.).
SR1	1586	2004-59P	Lots 26 & 27, Con. 10, Stisted, Plan 6, Lot 14 & 14a	C5	Lots 14 and 14A of Plan No. 6, shall be considered as one lot for development purposes and hereby deemed to comply, permitting only a garage on Lot 14 and a single detached dwelling on Lot 14A.
C1	1588	2004-49P	Lots 11 & 12, Con. 1, Chaffey, 35R-17540, Pts. 1-8, and 10-14	G-8-1	The permitted uses on the subject lands shall be limited to art galleries, gifts and novelties stores, variety and convenience stores, general offices, public administration, public or private utilities public use, community service uses, health services, personal service shop, restaurants, artist studio, bus and train depot, driving schools, taxi cab stand, travel agency, veterinary service (excluding outside kennel) and educational institutional uses.
R4	1589	2004-60P	Pt. Lot 13, Con. 2, Chaffey, 35R-19940, Pts. 1-5	F-8-3	The maximum number of dwelling units shall be ten.
M6-H	1591	2004-66P	Pt. Lots 31 & 32, Con. 13, Stephenson	G-5, H-5	A quarry shall be permitted within 30 m (100 ft.) of the east Extractive Industrial (M6) Zone boundary north of the TransCanada Pipeline Blast control area.

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
C	1592	2004-66P	Pt. Lots 31 & 32, Con. 13, Stephenson, 35R-11511, Pt. 2, 35R-4301, Pts. 1-3	G-5, G-6 H-5, H-6	All structural development shall be prohibited and the land shall be retained and enhanced as a buffer area in a natural state.
SR1	1594	2004-82P	Pt. Lot 15, Con. 9, Chaffey	C-8	A single detached dwelling shall only be permitted in the SR zoned lands, the minimum lot area and frontage are deemed to comply and all natural vegetation within 20 m (66 ft.) from the lake shall be maintained in a natural state except for the removal of dead and decaying vegetation and a 2 m (6.6 ft.) wide pedestrian pathway from the dwelling to the shoreline.
RR	1595	2004-83P	Pt. Lot 19, Con. 6, Chaffey, RD 327, Pt. 1	E-9	An embroidery and promotional product home-based business shall be an additional permitted use. An embroidery and promotional product home-based business shall be defined as “a business specializing in machine printed/embroidered clothing (pad printing and foil stamping) and shall be conducted in a 130 m <sup>2</sup> (1,400 ft <sup>2</sup> .) workshop”. Furthermore, the embroidery and promotional product home-based business shall only be permitted as an accessory use, to be owned and operated by the resident(s) of the single family dwelling located on the same property.
R1	1597	2004-88P	Part Lot 24, Con 1, Chaffey, Plan 538, Pt. Lot 5, 35R-20443, Pts. 1 & 2	G-10	The westerly side yard shall contain a 3 m (9.8 ft.) buffer that shall be maintained in a natural state no cut zone. The westerly side yard setback shall be as shown on Property Detail Schedule 9-22.
RU1	1599	2004-89P	Pt. Lot 23, Con. 6, Stisted	D-6	One “Cabin, Private” shall be permitted to have a maximum floor area of 63.1 m <sup>2</sup> (680 ft <sup>2</sup> .).
SR3	1602	2004-94P	Pt. Lot 35, Con. 1, Chaffey, Plan 5, Lots 2 & 3, 35R-8224, Pts. 4-14	G-11	The maximum width of a boathouse shall not exceed 9.75 m (32 ft.).
SR3	1607	2004-111P	Pt. Lot 32, Con. 14, Brunel, Pt. Shore Rd., 35R-20018, Pts. 1-4	G-11	The minimum front yard setback for a dwelling shall be 5.8 m (19 ft) from the high water mark. For the purpose of this by-law, the high water mark is the present controlled water’s edge and the exception shall apply to one single family dwelling unit only.
RU2 and NR	1609	2004-116P	Pt. Lot 35, Con. 7, Chaffey, 35R-20516, Pt. 1 (1608)	D-11	The following provisions shall apply:

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					a) to retain those lands between the defined top of bank and the Big East River identified as follows, <ul style="list-style-type: none"> <li>• the 316.3 m contour line elevation above sea level on the north side of the river, and</li> <li>• the 320 m contour line elevation above sea level on the south side of the river; in a natural state with no alteration of vegetation, soils, valley slopes or shoreline landscape with an exception for a 1.5 m (4.9 ft.) wide pedestrian path to the shore;</li> </ul> b) all buildings and structures to be located a minimum of 15 m (50 ft.) from the defined top of bank; and c) in-water works shall not be permitted (i.e., dock, boathouse)
R4-H	1610	2004-117P	Pt. Lot 13, Con. 2, Chaffey, 35R-6358, Pts. 3-10	F-8-3	The maximum number of dwelling units shall be six and the minimum lot frontage shall be deemed to comply. The minimum landscape strip shall be 4 m (13 ft.), except as otherwise identified on Property Detail Schedule 9-23. The lands shown as “Natural Area” (shown as NR) shall remain in their natural state, save and except for the removal of dead and decaying vegetation posing a safety hazard, and the only permitted uses shall be structures for flood and erosion control, a dock facility and a 2 m (6.6 ft.) wide pathway connecting the dwellings with the docking facilities on the Muskoka River.
R4	1613	2004-136P	Pt. Lot 13, Con. 2, Chaffey, 35R-17201, Pts. 1-22, 25, 26, RP 35R-20791, Pts. 1-3, Muskoka Condo Plan 53	F-8-3	The maximum number of dwelling units shall be 53, the minimum side yard requirement shall be 5 m (16.4 ft.) in the area shown cross-hatched only, and a 4 m (13 ft.) natural buffer (which may include a driveway, provided it is a minimum of 2 m (6.6 ft.) from any lot line), shall be provided adjacent to any residential zone.
R4-H	1614	2004-119P	Pt. Lot 31, Con. 2, Chaffey, Plan 18, Pt. Lot 5, 35R-20415, Pts. 1 & 2	F-11	The maximum number of dwelling units shall be 56; the minimum side yard shall be 10 m (33 ft.); the minimum buffer, which may include a pedestrian walkway, shall be 6 m (19.7 ft.) adjacent to a residential zone; and, the lot line on Hidden Valley Road shall be deemed to be the front lot line and shall be deemed to comply.
SR1	1616	2004-107P	Pt. Lot 33, Con. 5, Stisted; Pt. 1, 35R-20704, Trillium Pt. Road	E-6	The minimum yard requirements shall be defined as the boundaries of the building envelope as shown on Property Detail Schedule 9-24. Alteration of the natural vegetation shall not be permitted, save and



<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					<p>except where required for a permitted use or the removal of diseased, dead and decaying trees posing a safety hazard, and two 2 m (6.6 ft.) wide meandering pathways from the existing laneway to each dock structure at the shoreline, in the area shown hatched on Property detail Schedule 9-24.</p> <p>The minimum setback for a dock and any meandering pathway from the southern boundary of the lands described as Part 1, Plan 35R-4965, shall be a minimum of 4.5 m (14.8 ft.), and further the maximum size of such dock shall be 15 m<sup>2</sup> (50 ft.).</p>
SR4	1620	2004-127P	Pt. Lot 12, Con. 12, Stephenson	H-2, H-3	A single family detached dwelling shall be the only permitted use, the minimum lot area and frontage are deemed to comply.
R3	1623 <b>AMENDED</b>	2004-141P 2013-11	Pt. Lot 1, RCP 528 & Lot 51, Plan 9, Huntsville (Chaffey), 35R-4391, Pts. 1 & 3, row over Pt. 2	G-8-1	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, a six-plex is an additional permitted use; the lot area for a six-plex is deemed to comply; existing southerly side yard and rear yard setbacks are deemed to comply; and the minimum parking requirement shall be 1 space per dwelling unit.
RU1	1628	2004-146P	Pt. Lot 33, Con. 13, Stephenson	G-6	“Self-storage” shall be an additional permitted use. “Self-storage” is defined as a building or group of buildings with self-contained units leased to a person or persons for the inside storage of personal property where access to the unit is permitted only to place or remove property, but does not include a warehouse facility or outside storage. Self-storage which may include outdoor storage, shall be an additional permitted use, in the area shown cross hatched on Property Detail Schedule 9-25 only. A naturalized buffer area being a minimum of 15 m (50 ft.) shall be retained adjacent to a residential zone, in the areas shown on Property Detail Schedule 9-25.
RU1	1633	2005-9P	Lots 4 & 5, Con. 13, Brunel, 35R-20650, Pt. 4	H-6, H-7, G-6, G7-3	The lot line on the road allowance between Cons 12 and 13 shall be deemed to be the front lot line and shall be deemed to be in compliance with minimum lot frontage requirements.

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
NR	1636	2005-18P	Pt. Lots 3 & 4, Con. 4, Chaffey, 35R-21156, Pts. 20, 21, 29 & 30	E-6	The only permitted use within this Natural Resource Zone for each lot shall be a 2 m (6.6 ft.) wide meandering pedestrian walkway to the shoreline constructed of permeable natural materials. Alteration of natural vegetation shall not be permitted, save and except where required for a permitted use and the removal of dead and decaying trees posing a safety hazard.
NR1	1637	2005-18P	Pt. Lots 3 & 4, Con. 4, Chaffey, 35R-21156, Pts. 16-19, 27 & 28, 35R-21156, Pts. 10, 11, 23 & 24, 35R-21156, Pts. 12-15 & 25 & 26	E-6	The only permitted use within this Natural Resource Floodway-One Zone for each lot shall be a 2 m (6.6 ft.) wide meandering pedestrian walkway to the shoreline constructed of permeable natural materials and minor accessory water-related structures having a total maximum area of 18 m <sup>2</sup> (193.8 ft <sup>2</sup> ), and structures for flood and erosion control. Alteration of natural vegetation shall not be permitted, save and except where required for a permitted use and the removal of dead and decaying trees posing a safety hazard.
NR1	1638	2005-18P	Pt. Lot 4, Con. 4, Chaffey, 35R-21156, Pts. 31 & 32	E-6	The only permitted use shall be structures for flood and erosion control. Alteration of natural vegetation shall not be permitted, save and except where required for a permitted use and the removal of dead and decaying trees posing a safety hazard.
M2	1640 <b>AMENDED</b>	2005-26P 2006-81P	Pt. Lots 13 & 14, Con. 3, Chaffey, 35M-694, Lot 10	F-8-1	The minimum interior side yard requirement for a building canopy only shall be 2.4 m (7.9 ft.) and the minimum yard requirement to the North Kinton Avenue street line for a building canopy only shall be 6.7 m (22 ft.). A credit union with a maximum gross floor area of 279 m <sup>2</sup> (3,000 ft <sup>2</sup> ), shall be an additional permitted use.
M1	1642	2005-29P	Pt. Lot 22, Con 8, Stephenson, 35R-21033, Pt. 1	J-4	The only permitted uses shall be the sales, servicing and storage of marine, snow and other recreational vehicles and light industrial uses including cabinet making.

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RU2	1643	2005-31P	Pt. Lot 27, Con. 8, Stisted, 35R-16998, Pt. 1	C-5, D-5	A “Woodworking/Cabinet Business” shall be an additional permitted use. A Woodworking/Cabinet Business shall be defined as “a business specializing in the creation of hand and machine crafted wood products, including cabinets.” The use shall entirely occur in one enclosed building with a maximum gross floor area of 185.8 m <sup>2</sup> (2,000 ft <sup>2</sup> ). No outside storage shall be permitted. Furthermore, the Woodworking/Cabinet Business shall be owned and operated by the owner of the property only. The minimum yard requirement from Hoodstown Road shall be 25.9 m (85 ft) and the westerly side yard requirement shall be 18.28 m (60 ft) for all buildings and structures. In addition, the area within these yard requirements shall be maintained in their natural state, save and except for a 10 m (33 ft.) wide driveway and for the removal of dead or decaying trees posing a safety hazard.
R3	1648	2005-59P	Pt. Lot 16, Plan 24, Chaffey, 35R-8569, Pt. 1	F-8-3	The maximum number of dwelling units shall be four and the minimum lot frontage shall be 15.24 m (50 ft.).
SR1	1649	2005-60P	Pt. Lot 5, Con. 1, Chaffey, 35R-18838, Pts. 1 & 3	G-7-1	One “Cabin, Private”, with a maximum floor area of 45 m <sup>2</sup> (484.4 ft <sup>2</sup> .), attached to a garage by a common interior wall that has no openings, is a permitted use.
R2	1654	2005-69P	Pt. Lot 12, Con. 1, Chaffey	G-8-1	The minimum lot area shall be 378 m <sup>2</sup> (4,069 ft <sup>2</sup> .), minimum lot frontage shall be 12.2 m (40 ft.).
R3	1659	2005-90P	Pt. Lot 20, Con. 3, Chaffey, 35R-20938, Pt. 1	F-9-1	The only permitted use shall be a semi detached dwelling.
RR	1660	2005-91P	Pt. Lot 21, Con. 10, Stephenson	I-4	The lot frontage shall be deemed to comply.
NR	1661	2005-92P	Pt. Lot 29, Con. 6, Stephenson, 35R-20134, Pt. 2	K-5	No buildings or structures shall be permitted. No placement of fill or alteration of grades shall be permitted. Natural vegetation shall be retained and allowed to re-establish, except for the removal of trees creating a hazard.
SR4	1663	2005-96P	Pt. Lots 32 & 33, Con. 5, Stephenson	K-6	A single detached dwelling shall be permitted in the SR4 zoned lands only.

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
SR1	1668	2005-108P	Pt. Lot 11, Con. 9, Chaffey, Plan 15, Lot 5	C-7	One “Cabin, Private”, with a maximum floor area of 35.7 m <sup>2</sup> (384 ft <sup>2</sup> ) and no plumbing facilities is a permitted use, and the minimum rear yard setback shall be 3.65 m (12 ft).
RR	1669	2005-113P	Pt. Lot 2, Con. 14, Brunel, 35R-19944, Pt. 1	G-6	A home-based business in garage door sales shall be permitted within a 148.6 m <sup>2</sup> (1,600 ft <sup>2</sup> .) detached garage as an accessory permitted use and shall be owned and operated by the resident(s) of the associated single family dwelling on the same parcel of property.
R4-H	1672	2005-121P	Pt. Lot 18, Con. 2, Chaffey, 35R-14474, Pt. Part 2	F-9-3	<ul style="list-style-type: none"> <li>• The minimum elevation of doors, windows or other openings in habitable buildings or structures shall be above 285.29 m A.S.L.</li> <li>• Subject to any other approvals from authorities having jurisdiction, a docking area for a maximum of 9 vessels shall be permitted and located at the south east corner of the property.</li> <li>• No boat house(s) shall be permitted.</li> <li>• The maximum building height shall be 3 storeys and a maximum of 29 dwelling units shall be permitted.</li> </ul>
C7	1673	2005-127P	Lots 42 & 55, Plan 2, Huntsville (Chaffey)	G-8-1	“Indoor self storage” shall be permitted as an accessory use in that portion of the existing structure beyond the first 105 m <sup>2</sup> . (1,100 ft <sup>2</sup> .) of floor area adjacent to Main Street. For the purpose of this by-law, “indoor self storage” is defined as “an indoor climate-controlled space divided into smaller compartments, and used primarily to store professional archives, electronic equipment, seasonal retail products, household goods and other similar items; the storage of hazardous materials and/or waste products is prohibited”.
C7	1674	2005-128P	Lots 43 & 54, Plan 2, Huntsville (Chaffey)	G-8-1	The parking space requirements for a furniture and appliance store only, shall be reduced to 2 parking spaces for each 93 m <sup>2</sup> (1,000 ft <sup>2</sup> .) of gross floor area and no parking spaces shall be for storage areas.
RR	1675	2005-130P	Pt. Lot 6, Con. 10, Chaffey, 35R-21088, Pt. 2	B-7	The minimum northerly side yard requirement shall be 15 m (49 ft) for all buildings and structures. In addition, the area within these yard requirements shall be maintained in their natural state, save and except for the removal of dead or decaying trees posing a safety hazard.

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RR	1676	2005-132P	Pt. Lots 21 & 22, Con. 8, Stephenson	J-4	A 15 m (50 ft.) buffer shall be retained in a natural state, with the exception of a driveway, where the RR Zone abuts an NR Zone.
C3	1677	2005-139P	Pt. Lot 12, Con. 2, Chaffey, including 35R-2158, Pt. 3	F-8-3	The following additional uses shall be permitted: automotive parts and accessories; and general offices.
RR	1682	2005-145P	Pt. Lot 7, Con. 11, Chaffey, RD 627, Pt. 19	B-7	The lot frontage and area shall be deemed to comply, and the minimum side yard setback from the southwesterly lot line shall be 4 m (13 ft.), for a deck only.
R1	1687	2005-153P	Pt. Lot 23, Con. 1, Chaffey, RD 422, Pts. 5-7	G-9	<p>The following zone regulations shall apply:</p> <ul style="list-style-type: none"> <li>i. The minimum lot area shall be .08 ha (0.19 ac);</li> <li>ii. The minimum lot frontage shall be 25.6 m (84.1 ft);</li> <li>iii. The maximum permitted lot coverage, including accessory structures, shall be 30%;</li> <li>iv. The minimum front yard setback for a dwelling shall be 6.8 m (22.2 ft);</li> <li>v. The minimum rear yard setback shall be 6.1 m (20 ft); and,</li> </ul> <p>The minimum elevation of doors, windows or other openings in habitable buildings or structures shall be above 285.79 m A.S.L.</p>
MU1	1689	2006-3P	Lot 7, Plan 14, Huntsville (Chaffey)	G-7-2	A Tourist Establishment with a maximum of 34 accommodation units shall be permitted.
C7	1691 <b>AMENDED</b>	2006-5P (Empire Hotel)  2014-21	Lots 38, 39, 40, 57 & 58, Plan 2, Huntsville (Chaffey)	G-8-1	<p>Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply:</p> <ul style="list-style-type: none"> <li>• The Front Lot Line shall be deemed to be the lot line that divides the lot from Main Street East.</li> <li>• At least fifty per cent (50%) of the main wall of the building facing the Front Lot Line, consisting of the first Storey above Finished Grade, must be at or between the Front Lot Line and a maximum of 1.5 m from the Front Lot Line.</li> <li>• The minimum Exterior Side Yard shall be 2.0 m for sixty per cent (60%) of the Exterior Side Yard and 0 m for forty per cent (40%) of the Exterior Side Yard.</li> <li>• The minimum Rear Yard shall be 2.0 m.</li> <li>• The minimum Landscaped Area shall be twenty per cent (20%).</li> </ul>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>• The maximum Lot Coverage shall be eighty per cent (80%).</li> <li>• Buildings shall not penetrate any of the following Building Angular Planes:                             <ul style="list-style-type: none"> <li>○ Projected at an angle of thirty degrees (30°) over the entire lot, starting at a geodetic elevation of 309.21 m along the <b>Front</b> Lot Line for two-thirds (<math>\frac{2}{3}</math>) of the Front Lot Line, and projected at an angle of forty-five degrees (45°) starting at a geodetic elevation of 305.71 m for the easternmost one-third (<math>\frac{1}{3}</math>) of the Front Lot Line.</li> <li>○ Projected at an angle of thirty degrees (30°) over the entire lot, starting at a geodetic elevation of 309.21 m along the <b>Rear</b> Lot Line</li> <li>○ Projected at an angle of forty five degrees (45°) over the entire lot, starting at a geodetic elevation of 305.71 m along the <b>Interior</b> Side Lot Line.</li> <li>○ Projected at an angle of sixty degrees (60°) over the entire lot, starting at a geodetic elevation of 309.21 m along the <b>Exterior</b> Side Lot Line.</li> </ul> </li> </ul> <p>For information purposes only, the geodetic elevations described herein are based on the following heights relative to a geodetic elevation of 297.71 at the intersection of the Front Lot Line and Exterior Side Lot Line:</p> <p style="text-align: center;">8.0 m/two storeys (305.71 m) 11.5 m/three storeys (309.21 m)</p> <p>Notwithstanding the Building Angular Plane(s) described herein and the provisions of Section 2.75, the maximum building Height shall be 19.5 m measured from a geodetic elevation of 297.71 m, up to a maximum of five (5) storeys.</p> <p>The minimum building Height shall be 8.0 m, comprised of two (2) storeys.</p> <p>Notwithstanding Section 3.1.8.3, a canopy, awning, or similar structure, without structural support beyond the main wall of the building, may encroach into the Required Yard, if no part of the canopy, awning, or similar structure is located more than 5.0 m above the elevation of the ground directly below it and no closer than 0.3 m to a lot line.</p>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					Notwithstanding sections 3.1.8.2, 3.1.8.4, 3.1.8.6, and 3.1.9, a bay window, box window, deck, vestibule, loading dock, access ramp, retaining wall, fence, shall not encroach into a Required Yard.
SR1, SR2, CS1	1692	2006-7P	Part Lots 25, 26 & 27, Con. 2, Brunel, Plan 5, Lots 3, 9-13, and Blk B	L-10, M-10	Habitable buildings or structures, shall: Be located on grounds above 316.20 m above sea level; and, have a minimum finished floor elevation of 316.70 m above sea level.
SR4	1693	2006-8P	Pt. Lot 10, Con. 6, Stisted, 35R-21165, Pts. 1-5	D-2, E-2	All development shall be set back a minimum of 15 m (50 ft.) from any lands zoned Natural Resources (NR).
NR	1694	2006-8P	Pt. Lot 10, Con. 6, Stisted, 35R-21165, Pts. 1-5	E-2	No site alteration or vegetation removal shall be permitted, except for the removal of dead and decaying trees and the development of a pole supported or floating dock and a 2 m (6.6 ft.) wide meandering pedestrian walkway to the shoreline.
M1	1696	2006-10P	Pt. Lot 14, Con. 3, Chaffey	F-8-1	A financial institution shall be an additional permitted use.
M1	1699 <b>AMENDED</b>	90-37P 2006-22P	Pt. Lot 5, Con. 14, Brunel, 35R-5861, Pt. Part 1	G-6, G7-3	The following additional use shall be permitted: a propane storage and distribution facility including bulk propane tanks and ancillary uses for a propane operation.  The only permitted uses in this zone shall be: Communication uses, construction contractors, General Offices, Printing, Publishing and Allied industries, Storage uses, Transportation, Communication and other utilities, Transportation equipment industries, truck transport and wholesale trade.
MU1	1700	2006-23P	Pt. Lot 9, Con. 1, Chaffey, 35R-5285, Pts. 1 & 2	G-7-2	The minimum lot area shall be as shown; the minimum rear yard setback shall be 0 m; a maximum of 3 dwelling units shall be permitted; the existing 3 dwelling units are deemed to comply with the zoning requirements for minimum floor area/unit; the existing parking spaces shall be deemed to comply with zoning requirements for parking; and no landscaped planting strip shall be required.

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
MU1	1701	2006-23P	Pt. Lot 9, Con. 1, Chaffey, 35R-5285, Pts. 1 & 2	G-7-2	The minimum lot area and frontage shall be as shown; the minimum rear yard setback shall be 1 m (3.3 ft.); the minimum interior side yard shall be 0 m; a maximum of 7 dwelling units shall be permitted; the existing 7 dwelling units are deemed to comply with the zoning requirements for minimum floor area/unit; the existing parking shall be deemed to comply with zoning requirements for parking; no landscaped planting strip shall be required.
IN	1702	2006-24P	Pt. Lot 13, Con 1, Stephenson, 35R-18686, Pt. 1	M-3	Permitted uses are limited to the following: cemetery including accessory buildings, day nursery, library, museum, place of worship (which may include one accessory dwelling unit), private club, public use.
RU1	1703 <b>AMENDED</b>	2006-43P 2011-76	Pt. Lot 14, Con 9, Brunel, 35R-2984, Pt. 1	I-8, J-8	Notwithstanding the requirements of Zoning By-Law 2008-66P, as amended, the following shall be added to the existing exception: "The lot frontage shall be deemed to comply."
RU2	1705	2006-41P	Pt. Lot 27, Con. 14, Stisted	A-5	An artist studio located in the existing structure only, shall be a permitted use. The location of the existing structure is deemed to comply with all yard and setback requirements.
RU1	1706	2006-43P	Pt. Lot 27, Con. 13, Brunel	G-10, H-10	The lot frontage is deemed to comply.
MU4	1717	2006-79P	Pt. Lot 13, Con. 2, Chaffey, 35R-12167, Pt. 1	F-8-3	The permitted uses may include an art gallery, an artist studio, general offices, health services, a personal service shop, a travel agency and an accessory residential unit. The minimum rear yard shall be 4.9 m (16 ft.) and the minimum exterior side yard shall be 5.8 m (19 ft.). The minimum width for a planting strip on the easterly lot line shall be 1 m (3.3 ft.).
SR4	1720	2006-80P	Pt. Lot 33, Con. 5, Chaffey	E-11	Lots 19 & 19A on Plan 14, shall be considered one lot for development purposes. All the lands shall be subject to site plan control, pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. For Lot 19 only, the minimum side yard on the north-easterly lot line shall be 3.0 m (9.8 ft.).



<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
SR1	1722	2006-105P	Pt. Lot 3, Con. 1, Chaffey	F-6, G-6	The minimum lot frontage and area shall be deemed to comply.
RU1	1724	2006-83P	Pt. Lot 26, Con. 13 & 14, Brunel	G-10,H-10	The lot frontage shall be deemed to comply.
SR1	1725	2006-85P	Pt. Lots 27 & 28, Con. 14, Brunel, 35R-16515, Pts. 1 & 2	G-10	A Tourist Home is a permitted use.
SR4	1726	2006-86P	Pt. Lots 8 & 9, Con. 6, Stephenson, 35R-14925, Pt. 1	K-2	The following provisions shall apply: any tile bed shall be located a minimum of 130 m (426.5 ft.) from the present Longs Lake high water mark; all buildings and structures shall be located a minimum of 10 m (33 ft.) from the boundary of the NR Zoned lands and the lot area is deemed to comply.
SR4	1727	2006-86P	Pt. Lots 8 & 9, Con. 6, Stephenson, 35R-14925, Pt. 1	K-2	The following provisions shall apply: any tile bed shall be located a minimum of 50 m (164 ft.) from the present Longs Lake high water mark; all buildings and structures shall be located a minimum of 10 m (33 ft.) from the boundary of the NR Zoned lands; and a “cabin, private” shall be permitted.
SR4	1728	2006-86P	Pt. Lots 8 & 9, Con. 6, Stephenson, 35R-14925, Pt. 1	K-2	The following provisions shall apply: any tile bed shall be located a minimum of 50 m (164 ft.) from the present Longs Lake high water mark; all buildings and structures shall be located a minimum of 10 m (33 ft.) from the boundary of the NR Zoned lands; Natural buffer and a minimum front yard requirement of 30 m (100 ft.) shall be established and re-vegetated to a natural state with the only permitted use being a 2 m (6.6 ft.) wide path to the shoreline; the shoreline shall be disturbed as little as possible, and the only permitted shoreline structure shall be a floating, cantilevered, or post supported dock less than 50 m <sup>2</sup> (538.2 ft <sup>2</sup> .) in area within the area shown on Property Detail Schedule 9-26.
NR	1729	2006-86P	Pt. Lots 8 & Lot 9, Con. 6, Stephenson, 35R-14925, Pt. 1	K-2	The NR Zoned lands shall be retained as a natural shoreline buffer are to be disturbed as little as possible where the only permitted use shall be a 2 m (6.6 ft.) wide raised boardwalk to the shoreline and the only permitted shoreline structure shall be a floating, cantilevered, or post supported dock less than 50 m <sup>2</sup> (538.2 ft <sup>2</sup> .) in area within the area shown on Property Detail Schedule 9-26.

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
RU1	1731	2006-87P	Pt. Lot 12, Con. 1, Chaffey, 35R-3006, Pts. 2 & 3, 35R-11755, Pts. 7 & 8	G-8-1	The frontage on Townline Road shall be deemed to comply and the permitted uses shall be only those which existed on the date of the passing of this by-law.
RU2	1736	2006-103P	Pt. Lots 21 & 22, Con. 2, Stephenson	L-4, M-4	All development shall be setback a minimum of 30 m (100 ft.) from the Muskoka River.
R3	1738	2006-111P	Pt. Lots 3, 4 & 5, Plan RD 920, Chaffey	F-8-3	a) Permitted uses may include an accessory general office with a maximum floor area of 30 m <sup>2</sup> (322.9 ft <sup>2</sup> .) and an accessory retail use with a maximum floor area of 40 m <sup>2</sup> . (430.6 ft <sup>2</sup> .) b) The rear wall of any office or retail use shall be buffered, with a minimum 2 m (6.6 ft.) landscaped buffer, from any single family dwelling. Parking spaces may be permitted within 2 m (6.6 ft.) of a street line.
RU2	1740	2006-112P	Pt. Lot 10, Con. 6, Stisted	D-2	The only permitted uses shall be a detached dwelling, an artist/craftsperson, a day nursery, and a tourist home to be located a minimum of 500 m (1640 ft.) from the centerline of Stisted Landfill Road.
SR1	1743	2006-118P	Pt. Lots 7 & 8, Con. 10, Brunel	I-7	Alteration of the natural vegetation within 30 m (100 ft.) of the Muskoka River shall not be permitted, save and except for the removal of diseased, dead and decaying trees posing a safety hazard, and a 2 m (6.6 ft.) wide meandering pathway to the shoreline.
RR	1745	2006-121P	Pt. Lots 12 & 13, Con. 14, Brunel	G-8-3	All land shall be subject to site plan control to address drainage, access and building envelope concerns, pursuant to Section 41 of the Planning Act, R.S.O., 1990, as amended. No site alteration will be permitted until said site plan has been registered.
R2	1747	2006-125P	Pt. Lot 18, Con. 2, Chaffey	F-9-3	The rear yard setback for the existing single family dwelling only is deemed to comply.
R1	1748	2006-145P	Pt Lot 21, Can 1, Chaffey	G-10	The frontage as shown on Grandview Drive is deemed to comply
RR-H	1749	2007-2P	Pt. Lots 31 & 32, Con. 12, Brunel	H-10, H-11	The minimum front yard setback shall be 45 m (147.6 ft.).

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
SR4	1750	2007-3P	Pt. Lot 24, Con. 11, Stisted	B-4	A single family dwelling shall only be permitted in the SR4 zoned lands, the minimum lot area and frontage shall be as shown and all natural vegetation within 20 m (66 ft.) from the lake shall be maintained in a natural state except for the removal of dead and decaying vegetation and a 2 m (6.6 ft.) wide pedestrian pathway from the dwelling to the shoreline.
RR	1755	2007-7P	Pt. Lots 29 & 30, Con. 14, Brunel	G-10	One “Cabin, Private”, with a maximum floor area of 60 m <sup>2</sup> (645.8 ft <sup>2</sup> .) above an existing detached garage, is a permitted use and the front yard requirement for this building is deemed to comply.
R2	1756	2007-8P	Lot 5, Plan 14, Huntsville	G-7-2	<ul style="list-style-type: none"> <li>• The lot line on Wilmott Street shall be deemed to be the front lot line;</li> <li>• The minimum lot area shall be 400 m<sup>2</sup> (4306 ft<sup>2</sup>.);</li> <li>• The minimum front yard requirement shall be 5.0 m (16.4 ft.);</li> <li>• The minimum rear yard requirement shall be 6.4 m for a dwelling unit and 3.0 m (9.8 ft.) for the existing deck only; and</li> <li>• The minimum northerly interior side yard shall be 1.2 m (3.9 ft.).</li> </ul>
R2	1757	2007-8P	Lot 5, Plan 14, Huntsville (Chaffey)	G-7-2	<ul style="list-style-type: none"> <li>• The minimum lot area shall be 395 m<sup>2</sup> (4252 ft<sup>2</sup>.);</li> <li>• The minimum front yard requirement shall be 5 m (16.4 ft.); and</li> <li>• The minimum rear yard requirement shall be 7 m (23 ft.).</li> </ul>
R2	1758	2007-15P	Lot 5, Plan 3, Huntsville	G-8-2	A naturopathic and/or chiropractic clinic, with a maximum area of 50 m <sup>2</sup> (538.2 ft <sup>2</sup> .), may be permitted conjunction with a residential use. The property shall also be subject to site plan control.
SR2	1761	2007-38P	Pt. Lot 13, Con. 5, Brunel	K-8	The minimum front yard requirement from any shoreline shall be as shown on Property Detail Schedule 9-27 (a). No boathouse shall be permitted. The lands shall be subject to site plan control, pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended.
SR2	1764	2007-38P	Pt. Lot 13, Con. 5, Brunel	K-8	<ul style="list-style-type: none"> <li>• The minimum lot area shall be inclusive of land zoned NR as shown on Property Detail Schedule 9-27 (b);</li> <li>• No structural development or site alteration shall be permitted north of the creek;</li> <li>• The minimum front yard requirement from any shoreline shall be as shown on Property Detail Schedule 9-27 (a).</li> </ul>

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					The property shall also be subject to site plan control, pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended.
NR-H, NR	1765	2007-38P	Pt. Lot 13, Con. 5, Brunel	K-8	No boathouse or dock shall be permitted.
RR	1766	2007-38P	Pt. Lot 13, Con. 5, Brunel	K-8	All structures shall be located a minimum of 5 m (16.4 ft.) beyond the limit of the low-lying areas as shown on Property Detail Schedule 9-27 (c).
R2	1767 <b>AMENDED</b>	2007-44P (MacDonald) 2017-128	Pt. Lot 12, Con. 14, Brunel	G-8	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended; a semi-detached dwelling and a secondary suite, ancillary to the primary dwelling and located entirely within the existing dwelling, shall be a permitted accessory use. No more than one secondary suite shall be permitted.
RR	1768	2007-45P	Pt. Lot 2, Con. 1, Chaffey	F-6, G-6	The minimum lot frontage shall be 50 m (164 ft.) and the minimum lot area shall be 2900 m <sup>2</sup> ( ft <sup>2</sup> ).
RU2	1769	2007-45P	Pt. Lot 2, Con. 1, Chaffey	G-6	The minimum lot frontage shall be 30 m (100 ft.).
RR	1770 <b>AMENDED</b>	2008-75P (Main) 2018-93	Pt. Lot 2, Con. 5, Chaffey	E-6	A minimum lot frontage of 50 m (364.2 ft.) shall be permitted.
R4	1771	2007-58P	Pt. Lot 10, Con. 1, Chaffey	F-7-2	The only permitted use shall be a duplex dwelling, the lot frontage is deemed to comply, the existing driveway and deck maybe located within the required planting strip, and the lot is subject to site plan control.
C3	1772 <b>AMENDED</b>	2007-61P (Pantaleo) 2020-106	Pt. Lot 49, Plan 1, Huntsville (Chaffey)	G-8-1	The only permitted use shall be a hairdressing salon and spa, with an accessory residential use. A restaurant (excluding drive-through) shall be an additional permitted use within the existing 135.8 m <sup>2</sup> commercial building.
R1	1773	2007-65P	Pt. Lot 10, Con. 1, Chaffey	G-9, G-10	The lot area and lot frontage is deemed to comply, and the minimum interior side yard requirement in relation to Lot 3, Plan M558, shall be 8 m (26.25 ft.) and shall include unaltered 5 m (16.4 ft.) wide natural buffer strip adjacent to the lot line.

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
RU1, RR	1774	2007-66P	Pt. Lot 5, Con. 10, Chaffey	B-6, B-7	The lot frontages as shown on Property Detail Schedule 9-28, are deemed to comply and the front lot line for each lot shall be Old Centurion Road.
R4-H	1775	2007-83P	Pt. Lot 15, Con. 1, Chaffey	G-8-2	<ul style="list-style-type: none"> <li>• A maximum of 50 dwelling units shall be permitted and the lot frontage and lot area are deemed comply.</li> <li>• The northern boundary of the parcel shall be deemed to be the front lot line and the minimum front yard requirement shall be 15 m (50 ft.).</li> <li>• Within the front yard all existing vegetation shall be maintained or additional vegetation provided, save and except for a single vehicular and utility access to serve the proposed development.</li> </ul>
R4-H	1777	2007-84P	Pt. Block s A & B, Plan 14, Huntsville	G-7-2	<ul style="list-style-type: none"> <li>• The only permitted uses shall be a maximum of 60 dwelling units and 418 m<sup>2</sup> (4,499 ft.<sup>2</sup>.) of limited commercial uses. For the purposes of this by-law “limited commercial uses” shall only be permitted on the first floor of the building adjacent to Main Street West and are defined as an art gallery, variety &amp; convenience store, confectionary, delicatessen, bakeshop, finance business, general office, public administration, public or private utility, health service, personal service shop, artist studio, travel agency, day nursery and educational institution use;</li> <li>• The maximum height of the principal building shall be 12.6 m (41.3 ft.);</li> <li>• The westerly side yard requirement shall be 4 m (13 ft.) and the front yard requirement shall be 0 m for an enclosed underground parking structure only;</li> <li>• The minimum required parking spaces for a townhouse, fourplex or apartment shall be 1.25 parking spaces for each dwelling unit.</li> </ul>
R3	1778 <b>AMENDED</b>	2007-85P 2013-22	Pt. Lots 234 & 235, Plan 18, Huntsville (Chaffey)	G-8-1	<ul style="list-style-type: none"> <li>• The minimum lot frontage shall be 8.3 m.</li> <li>• The maximum lot coverage shall be thirty six percent (36%).</li> <li>• The minimum front yard shall be 5.8 m.</li> <li>• A maximum encroachment of 1.0 m into the required interior yard shall be permitted for a fire escape stairway.</li> <li>• The minimum parking setback from the front lot line shall be zero (0 m).</li> </ul>

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					<ul style="list-style-type: none"> <li>The maximum driveway/parking coverage in the front yard shall be seventy percent (70%).</li> <li>The minimum parking requirement shall be one (1) parking space per dwelling unit.</li> </ul>
R1	1779	2007-87P	Pt. Lots 24 & 25, Con. 6, Stephenson	K-4	The minimum lot frontage is 56 m (183.7 ft.).
R1	1780	2007-87P	Pt. Lots 24 & 25, Con. 6, Stephenson	E-9, F-9-1	The minimum side yard on the northerly lot line shall be 5 m (16.4 ft.), which shall be maintained in a natural state. The minimum lot frontage is 30 m (100 ft.).
RR	1781	2007-93P	Pt. Lot 19, Con. 3, Chaffey	E-9, F-9-1	Lot 70 and Part Lots 89 & 90, Plan 525, are considered one lot for development purposes, and the combined lot frontage and area are deemed to comply.
RR	1782	2007-93P	Pt. Lot 19, Con. 3, Chaffey	E-9, F-9-1	Lots 84 & 87 and Part Lots 89 & 90, Plan 525, are considered one lot for development purposes, and the combined lot frontage and area are deemed to comply.
RR, RU2	1783	2007-94P	Pt. Lot 15, Con. 7, Chaffey	D-8	The front lot line shall be deemed to be the northerly lot line (on Fowlers Road).
R3	1784	2007-95P	Pt. Lot 14, Con. 2, Chaffey	F-8-3	The minimum requirements for: lot area, front yard (Sabrina Park Drive), and rear yard shall be as shown on Property Detail Schedule 9-29 for a 4 unit townhouse only.
SR1	1785	2007-96P	Pt. Lot 1, Con. 2, Stisted	F-1	The lot area is as shown on Property Detail Schedule 9-30.
SR1	1786	2007-96P	Pt. Lot 1, Con. 2, Stisted	F-1	The lot area is as shown on Property Detail Schedule 9-30. The minimum rear yard shall be 2.75 m (9 ft.).
R4	1787	2007-108P	Pt. Lot 12, Con. 14, Brunel	G-8-3	The maximum number of dwelling units shall be eight (8).
RR	1788	2007-109P	Pt. Lot 29, Con. 9, Stephenson	I-5	<ul style="list-style-type: none"> <li>The lot frontage and area are deemed to comply with minimum requirements;</li> <li>The minimum rear yard requirement shall be 3.0 m (9.8 ft.);</li> <li>The maximum total lot coverage shall be 13.5%.</li> </ul>
R3	1789	2007-110P	Pt. Lot 20, Con. 2, Chaffey	F-9	The minimum requirements for a landscaped area along an interior side yard shall be 2 m (6.6 ft.) for a townhouse dwelling only.
C7	1790	2007-116P	Pt. Lot 15, Con. 1, Chaffey	G-8-2	The front lot line shall be deemed to be on King William Street.
C7	1791	2007-129P	Lots 23,24,33 and 34, Plan 1, Huntsville	G-8-1	The maximum building height shall be 13.10 m, a maximum of 40 dwelling units shall be permitted and shall be subject to site plan control pursuant to Section 41 of the Planning Act, RSO, 1990.

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
C7-H	1792	2007-130P	Pt. Block H, Plan 7, Chaffey	F-8-4	The maximum building height shall be 11 m (36 ft.) as determined from the principal means of access which shall be deemed to be on Menominee Street., and the lot frontage and yard requirements shall be as shown on Property Detail Schedule 9-36.
M1	1793	2007-131P	Pt. Lot 4, Con. 14, Brunel	G-6	The following additional use shall be permitted: a cement ready mix plant.
R4	1794	2008-1P	Part 192, Plan 11, Huntsville (Chaffey)	G-8-1	The following exceptions shall apply to the development of a 6 unit townhouse only: <ul style="list-style-type: none"> <li>• Required front yard (West St South) shall be 5.31 m (17.4 ft.)</li> <li>• Required exterior side yard (Veterans Way) shall be 3.86 m (12.7 ft.)</li> <li>• Required rear yard shall be 3.05 m (10 ft.)</li> <li>• Required rear yard landscaped area shall be 3.05 m (10 ft.)</li> <li>• Required interior landscaped area shall be 2.95 m (9.7 ft.)</li> <li>• Required parking spaces per unit shall be 1 parking space per unit that shall be located within the directly adjacent Veterans Way Road allowance.</li> </ul> Maximum lot coverage shall be 47 percent.
RR	1795	2008-9P	Pt. Lot 1, Con. 12, Brunel	H-6	The minimum lot frontage shall be 52 m (170.6 ft.).
RR	1796	2008-10P	Pt. Lot 15, Con. 14, Chaffey	A-8	All lands shown cross-hatched on Property Detail Schedule 9-31, shall be subject to site plan control to address the location of a building envelope and protection of the abutting cold water stream, pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. No site alteration will be permitted until said site plan has been registered.
RU2	1797	2008-11P	Pt. Lot 11, Con. 6, Stisted	D-2, D-3, E-2, E-3	No structural development shall be permitted.
RU1	1798	2008-17P	Pt. Lot 27, Con. 11, Stephenson	L-5, M-5	The minimum lot frontage on the year-round municipally maintained portion of Hughes Road shall be 24 m (78.7 ft.).
SR4	1799	2008-37P	Pt. Lot 19, Con. 11, Brunel	I-9	The minimum front yard requirement for a dwelling shall be 8.3 m (27.2 ft.) and shall be located within the building envelope shown hatched on Property Detail Schedule 9-32.

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					A private cabin, with a maximum habitable area of 60 m <sup>2</sup> (645.8 ft <sup>2</sup> .) and a maximum gross ground floor area of 40 m <sup>2</sup> (430.6 ft <sup>2</sup> .), shall be a permitted accessory use.
NR	1800	2009-62P	Pt Lot 30, Con. 7, Stisted	D-4	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, a maximum 31 m <sup>2</sup> gazebo and parking amenities are permitted uses, provided they are located no closer than 20 m from any shoreline, including the limits of a cold water stream.
CS4	1801	2009-62P	Pt Lot 30, Con. 7, Stisted	D-4	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, 6 tourist accommodation units and accessory parking amenities are permitted uses, in conjunction with the uses permitted on the abutting lands.
CS4	1802	2008-49P 2006-66P (1711)	Pt. Lot 30, Con. 7, Stisted	D-4	The permitted uses shall be limited to a resort with a maximum of 10 Tourist Accommodation Units and marina uses limited to a maximum of 48 boat slips, accessory parking, an accessory convenience store and dwelling unit, a gas dock, and private boat launch. Boat and marine engine sales, maintenance, repair and winter storage shall not be permitted. The minimum interior side yard requirement shall be 2.75 m (9 ft.).
RU1	1803	2008-50P	Pt. Lot 25, Con. 14, Chaffey	A-10	The minimum frontage requirement for Part 6 of Plan 35R-21571 shall be 60 m (197 ft.).
SR3	1804	2008-51P	Pt. Lots 16 & 17, Con. 13, Brunel	H-8	The minimum front yard requirement for a dwelling shall be 30 m (100 ft.). All lands shown cross-hatched on Property Detail Schedule 9-33 shall be subject to site plan control, pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended, and no site alteration will be permitted until said site plan has been registered.
RU2	1805	2008-51P	Pt. Lots 16 & 17, Con. 13, Brunel	H-8	The minimum rear yard requirement for a dwelling shall be 40 m (131.2 ft.).
RM	1806	2008-70P	Pt. Lots 8 & 9, Con. 4, Chaffey	E-7	The minimum unit frontages and areas shall be as shown on Property Detail Schedule 9-34, and the maximum number of units shall be 43 and the yard requirements shall be determined from the exterior boundary of the RM Zone.
SR1	1807	2008-71P	Lots 3, 4, & 5, Con. 9, Lot 5, Con. 10, Stisted	B-1, C-1	No site alteration, disturbance of natural vegetation or development shall be permitted within a 10 m (32.8 ft.) natural buffer area adjacent to NR zone lands.



<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
SR1	1808	2008-71P	Lots 3, 4,& 5, Con. 9, Lot 5, Con. 10, Stisted	B-1, C-1	No site alteration, disturbance of natural vegetation or development shall be permitted within a 30 m (98.4 ft.) natural buffer area adjacent to NR zone lands.
RU1	1809	2008-72P	Pt. Lots 11 & 12, Con. 14, Brunel	G-7-4, G-8-3	A market shall be an additional permitted use. For the purpose of this By-Law, a Market shall mean an area of land consisting of buildings, stalls, or an open area used primarily for the display and retailing of, and without limiting the generality of the foregoing, farm produce, meat, poultry, foodstuffs, wares, or commodities, excluding the sale of livestock.
RU2	1811	2008-74P	Pt. Lot 32, Con. 9 & 10, Stephenson	I-5, I-6	The minimum frontage requirements shall be 20 m (65.6 ft.) on a year round maintained road and 320 m (1050 ft.) on an unopened road allowance.
R4	1812	2008-77P	Part of Lots 13 and 14, Con 3, Chaffey	F-8-1	Notwithstanding any provisions of Zoning By-law 2008-66P, 5 townhouse dwelling units shall be an additional permitted use; the minimum westerly side yard requirement shall be 6 m and the lot frontage as shown on Schedule "I" is deemed to comply.
RR	1814	2008-82P	Part of Lot 15, Con 14, Chaffey	A-8	Not withstanding the requirements of Zoning by-law 2008-66P, the minimum setback from a Cold Water Stream shall be 20 m. All lands shown cross-hatched on Schedule "I" attached hereto shall be subject to site plan control to address the location of a building envelope and protection of the abutting cold water stream, pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. No site alteration will be permitted until said site plan has been registered.
RU2	1815	2008-82P	Part of Lot 15, Con 14, Chaffey	A-8	Not withstanding the requirements of Zoning by-law 2008-66P, the minimum frontage shall be 80 m, the minimum setback from a Cold Water Stream shall be 20 m, and, a woodland retreat with a maximum gross floor area of 60 m <sup>2</sup> shall be a permitted use. All lands shown cross-hatched on Schedule "I" attached hereto shall be subject to site plan control to address the location of a building envelope and protection of the abutting cold water stream, pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. No site alteration will be permitted until said site plan has been registered.

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
NR	1816	2008-86P	Part of Lot 32, Con 5, Chaffey	E-11	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, no site alteration is permitted in the wetland area as shown on Schedule "I" attached.
RU1 SR2	1817	2008-88P	Lots 11 and 12, Con 4, Stephenson	H-3	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the minimum lot area shall be as shown hatched and cross-hatched on Schedule "I", attached, and the lot frontage shown shall be deemed to comply. All lands shown hatched and cross-hatched on Schedule "I" attached hereto shall be subject to site plan control, pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended.
SR2	1818	2008-88P	Lots 11 and 12, Con 4, Stephenson	H-3	All residential development shall be located within the SR2 Zoned lands, a minimum distance of 30 m from the unopened road allowance. The lot line of the SR2 Zoned lands fronting on the unopened road allowance is deemed to comply with frontage requirements of Zoning By-law 2008-66P, as amended.
C7	1819	2007-129P	Lots 23,24,33 and 34, Plan 1, Huntsville	G-8-1	Notwithstanding the provisions of Section 6.3.2 of Zoning By-law 74-8, as amended, the minimum yard requirements shall be as shown on Schedule "II".
C7	1820	2007-129P	Lots 23,24,33 and 34, Plan 1, Huntsville	G-8-1	Notwithstanding the provisions of Section 6.2 of Zoning By-law 74-8, as amended, accessory residential dwelling units may be permitted on the ground floor subject to a minimum requirement for a ground floor commercial gross floor area of 465 m <sup>2</sup> being maintained.
C	1821	2008-97P	Part of Lots 13 and 14, Con 2, Chaffey	F-8-4	No development and/or site alteration shall occur within this zone.
R1(H) C	1822	2008-97P	Part of Lots 13 and 14, Con 2, Chaffey	F-8-4	The lands within this zone shall be subject to site plan control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended.
R1(H)	1823	2008-97P	Part of Lots 13 and 14, Con 2, Chaffey	F-8-4	Any building or structure foundation shall be located a minimum of 3 m from a Conservation Zone save and except for the structural post of any deck or porch shall be location a minimum of 1 m from a Conservation Zone.
SR1	1824	2008-120P	Part Lot 24, Con.1, Chaffey	G-9	The maximum lot coverage allowable is 12%, and the minimum easterly side yard setback is 5 m.
SR1	1826	2008-111P	Part of Lot 7, Con 13, Brunel	H-7	Notwithstanding the provisions of Zoning By-law 2008-66P, as amended, the minimum front yard shall be 15 m for a sewage treatment system and 25 m for a dwelling unit or deck, the minimum rear yard shall be 2 m for a dwelling unit and 0.9 m for a deck, and the

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
					minimum easterly side yard shall be 5 m. A screened deck and a dock shall be the only permitted accessory structures. All lands shall be subject to site plan control, pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended.
IN	1827	2008-112P	Part 184, Plan 12	F-8-3	Notwithstanding the provisions of Zoning By-law 2008-66P, as amended, the only permitted use shall be a parking lot for a Place of Worship. The minimum yard requirement for a parking space shall be 2.8 m for a side yard, 3.8 m for a rear yard, and 0 m for an exterior side yard abutting a street. The subject lands shall be subject to site plan control, pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended.
IN	1828	2008-113P	Part Lot 14, Con 14, Brunel	G-8-3	Notwithstanding the requirements of Zoning by-law 2008-66P, as amended, the only permitted use shall be a Place of Assembly.
RR	1829	2008-114P	Part Lot 13, Con 14, Brunel	G-8-3	Notwithstanding the provisions of Zoning By-law 2008-66P, as amended, the minimum lot area requirement shall be 0.3 ha, and the minimum lot frontage requirement shall be 52 m.
SR4	1831	2008-116P	Part Lot 10, Con 7, Stephenson	J-2	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the lot frontages and areas are deemed to comply, all as shown on Schedule "I".
R4	1832	2008-119P	Part Lot 8, Con 1, Chaffey Part Lot 26, RCP 509	G-7-2	Notwithstanding any requirements of Zoning By-law 2008-66P, the lot frontage shall be deemed to comply and the exterior yard requirements along Kitchen Road shall be 6 m.
M1, NR, RR	1834	2008-130P	Part Lots 21 and 22, Con 8, Stephenson	J-4	Development shall be located a minimum of 90 m from the Highway 11 road allowance. All lands shall be subject to site plan control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. No site alteration shall be permitted until said site plan has been registered.
RR	1835	2007-62P	Part Lot 6, Con 6, Chaffey	E-7	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the minimum lot frontage shall be 40 m and the minimum lot area shall be 0.3 ha.
SR4	1836	2008-139P	Part Lot 10, Con 6, Stephenson	K-2	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the southerly side yard setback shall be 3.6 m, the front yard setback shall be 14.5 m, the minimum depth of the shoreline buffer shall be 14.5 m, the maximum cumulative width of all shoreline structures and amenity areas shall be 9.7 m, the maximum lot coverage

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					for the principal building shall be 9.1%, all for the proposed deck. In addition, a boathouse/boatport shall be prohibited and the subject lands shall be subject to site plan control; all as shown on Schedule “I”.
R4	1837	2008-141P	Part Lot 31 & 32, Con 1, Chaffey	F-11	Notwithstanding any requirements of Zoning by-law 2008-66P, as amended, <ul style="list-style-type: none"> <li>• the frontage shall be deemed to comply;</li> <li>• the minimum interior side and rear yard requirements shall be as shown on Schedule II;</li> <li>• the minimum setback from steep slopes shall be as shown on Schedule II;</li> <li>• the maximum height shall be 11 m, to be measured as shown on Schedules III and IV, and an uninhabitable crawl space on one face (except no crawlspace is permitted in building units 1 to 6 on Schedule II); and,</li> </ul> a maximum of 2 enclosed or roofed accessory buildings shall be permitted.
C2	1838	2008-107P	Lot 5, Plan 7, Chaffey	G-8-2	The minimum landscape buffer for the easterly side yard shall be 2.44 m.
RU1	1839	2008-155P	Part Lots 26 and 27, Con 10, Stisted	B-5	Notwithstanding any provisions of Zoning By-law 2008-66P, as amended, the minimum lot frontage shall be 70 m, as shown on Schedule “I” attached.
R3	1840	2008-156P	Lot 47, Plan 25, Huntsville	F-8-3	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, Lot 47, Plan 25, Town of Huntsville, a maximum of six (6) dwelling units shall be permitted, one (1) parking space may be located within 0 m of the northerly side lot line, and parking requirements shall be reduced to 8 spaces. All lands shown hatched on Schedule “I” attached hereto shall be subject to site plan control.
RU1	1841	2008-157P	Part Lot 29, Con 1, Stisted	F-5, G-5	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, a paint ball operation with accessory structures (which may include a single family dwelling), is an additional permitted use; and, the minimum side yard requirement for structures and activity areas shall be 60 m. All lands shown hatched on Schedule “I” attached hereto shall be subject to site plan control, and no site alteration will be permitted until said site plan has been registered.

**Table C.1 – Previous Site-Specific Exceptions**

Zone Symbol	Exception No.	By-law No.	Location	Schedule No.	Provisions
SR1	1842	2008-158P	Part Lot 27, Con 8, Stisted	D-5	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, Part of Lot 27, Con 8, Chaffey, Town of Huntsville, designated as 18 and 29 Port Vernon Lane, shall be deemed to be one lot for development purposes. All lands shown hatched on Schedule “I” attached hereto shall be subject to site plan control.
SR1	1843 <b>AMENDED</b>	2008-159P 2010-30	Part Lot 14, Con 13, Brunel	H-8	The lot area shall be deemed to comply with zoning requirements, the southerly exterior side yard setback shall be 4.9 m for the dwelling, the lot coverage for the dwelling shall be 12.4 %, the front yard shall be measured from the high water mark, the minimum setback from a cold water stream shall be 20 m, and the minimum setback from a steep slope shall be 10 m and the lands shall be subject to site plan control, as shown on Schedule “II”, attached hereto.
RR	1844 <b>AMENDED</b>	2009-8P 2018-128	Part of Lot 19, Con 9, Stephenson	I-3, I-4, J-3	Notwithstanding the provisions of Zoning By-law 2008-66P, as amended, the lot frontage shall be deemed to comply, as shown on Schedule “II”.
RR	1845	2009-8P	Part of Lot 19, Con 9, Stephenson	I-3, I-4, J-3	Notwithstanding the provisions of Zoning By-law 2008-66P, as amended, the lot area shall be deemed to comply, as shown on Schedule “II”.
O3	1846	2009-9P	Part of Lots 17 and 18, Con 4, Chaffey	E-8, E-9	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the properties shall be deemed to be one lot for development purposes, and the lot area and frontage are deemed to comply.
CS3	1847	2018-79	Part Lot 10 & 11, Con 10, Chaffey	B-7, C-7	<p>Notwithstanding any provisions of Zoning By-law 2008-66P, as amended:</p> <ol style="list-style-type: none"> <li>1. As shown on Schedule “II”, attached hereto:               <ol style="list-style-type: none"> <li>a. The minimum front yard requirement for Cabins 3, 4b and 10, shall be 9 m, 27 m, and 19 m, respectively;</li> <li>b. The minimum front yard requirement for a tertiary septic system shall be 29 m;</li> <li>c. The existing shoreline activity areas, shown hatched on Schedule “II”, are deemed to comply; and,</li> <li>d. shall be deemed to be one lot for development purposes,</li> </ol> </li> </ol>

<b>Table C.1 – Previous Site-Specific Exceptions</b>					
<b>Zone Symbol</b>	<b>Exception No.</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>
					2. As shown on Schedule “III”, attached hereto, three new accessory cabins and washroom facilities are additional permitted structures.
RU2, CS3	1848	2009-10P	Part Lot 10 & 11, Con 10, Chaffey	B-7, C-7	The lands shall be deemed to be one lot for development purposes.
RU2	1849	2009-10P	Part Lot 10 & 11, Con 10, Chaffey	B-7, C-7	Notwithstanding any requirements of Zoning By-law 2008-66P, as amended, the only permitted uses shall be a parking lot, a work area, and an outdoor trail system, as shown on Schedule “II”, attached hereto.
R4	1850	2014-29	Part Lot 12, Con 14, Brunel	G-8-3	Notwithstanding any requirements of the Zoning By-Law 2008-66P, as amended, the following shall apply: <ul style="list-style-type: none"> <li>• The minimum lot frontage shall be 21.0 m</li> <li>• The required east Interior Side Yard shall be 5.0 m</li> <li>• The required west Interior Side Yard shall be 4.1 m</li> <li>• The maximum building Height shall be 9.0 m</li> <li>• Parking and driveways shall be set back a minimum of 1.5 m from the east interior lot line and shall be set back a minimum of 0.8 m from the west interior lot line</li> </ul>

## Appendix D – Previous Holding Provisions from Section 7 of Huntsville Zoning By-law 2008-66P

D.1 No buildings or structures shall be permitted in any zone followed by the symbol (H) or “Holding” until such time that the conditions outlined in Table D.1 have been fulfilled to the satisfaction of the Director of Development Services.

**Table D.1 Previous Holding Provisions**

Table D.1 Previous Holding Provisions							
Roll #	Zone	Exc. #	By-law No.	Location	Schedule No.	Provisions	By-law removing the Hold
				Vacant lots on Over Threshold and Highly Sensitive lakes		Prior to the lifting of the (H), a Phase II water Quality Impact assessment shall be completed to the satisfaction of the District of Muskoka.	
444201000206400	R4	502	2022-10 2022-11	Pt. Lot 16, Con.1 Chaffey, designated Lot 70 and Block K on Plan M489	F-8	<p>The Holding (H) provision may be removed and development may proceed upon Council being satisfied that</p> <ul style="list-style-type: none"> <li>• Adequate provisions for pedestrian infrastructure along Scott Street and Meadow Park Drive are secured to the satisfaction of the Town of Huntsville and necessary agreements are entered into to address these matters;</li> <li>• Hydraulic Water and Wastewater Modelling is completed to the satisfaction of the District Municipality of Muskoka; and</li> <li>• The provision of municipal water and sewer servicing is addressed to the satisfaction of the District Municipality of Muskoka.</li> </ul>	

<b>Table D.1 Previous Holding Provisions</b>							
<b>Roll #</b>	<b>Zone</b>	<b>Exc. #</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>	<b>By-law removing the Hold</b>
444201000300100	C5-H	N/A	2002-22P	Lot 16, Con. 2, 35R-10641, Pt. Part 1, Chaffey	F-8-4	The Holding (H) provision may be removed and development may proceed upon Council being satisfied that the provision of adequate infrastructure including water, sewer, stormwater systems, roads and transportation infrastructure is constructed or secured, and that the necessary development agreements including subdivision and site plan agreements are entered into.	
444201000300200	C5-H, C7-H	N/A	2002-22P	Pt. Lot 16, Con. 1 & 2, Plan 26, Lot 11, 35R-4562, Pt. Parts 1 & 2, Chaffey	F-8-4	The Holding (H) provision may be removed and development may proceed upon Council being satisfied that the provision of adequate infrastructure including water, sewer, stormwater systems, roads and transportation infrastructure is constructed or secured, and that the necessary development agreements including subdivision and site plan agreements are entered into.	
444201000301500	C7-H	1792	2007-130P	Pt. Block H, Plan 7, Chaffey	F-8-4	The Holding (H) provision may be removed and development may proceed upon Council being satisfied that the provision of adequate infrastructure including water, sewer, stormwater systems, roads and transportation infrastructure is constructed or secured, and that the necessary development agreements including subdivision and site plan agreements are entered into.	
444201000906601 444201000906600	R4	0494	2021-93 2021-94	Part of Lot 14, Concession 1, in the former Township of Chaffey, designated	G-8	The Holding (H) provision may be removed and development may proceed upon the Director of Development Services being satisfied that: <ul style="list-style-type: none"> <li>adequate provisions for attainable housing and pedestrian infrastructure are secured to</li> </ul>	



<b>Table D.1 Previous Holding Provisions</b>							
<b>Roll #</b>	<b>Zone</b>	<b>Exc. #</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>	<b>By-law removing the Hold</b>
				Lots 3 and 4 on Plan 38		the satisfaction of the Town of Huntsville and a Site Plan Agreement has been entered into to address these matters; and <ul style="list-style-type: none"> <li>the subject lots being merged on title.</li> </ul>	
444201001612100	R2-H	N/A	2004-18P	Lot 12, Con. 1, 35R-5971, Pts. 10 & 11, Chaffey	G-8-1	The Holding (H) provision may be removed and development may proceed upon Council being satisfied that the provision of adequate infrastructure including water, sewer, stormwater systems, roads and transportation infrastructure is constructed or secured, and that the necessary development agreements including subdivision and site plan agreements are entered into.	
444201001709607	R4-H			35R-14492, Part 5, Chaffey	G-7-2, G-8-1	The Holding (H) provision may be removed and development may proceed upon Council being satisfied that the provision of adequate infrastructure including water, sewer, stormwater systems, roads and transportation infrastructure is constructed or secured, and that the necessary development agreements including subdivision and site plan agreements are entered into.	
444201001710200 444201001710100 444201001710300 444201001710400 444201001710500 444201001710710	R4-H	1777	2007-84P	Pt. Blocks A & B, Lots 6A, 7A, 1B, Plan 14, Huntsville (Chaffey)	G-7-2	Where the Municipality has not received and approved for the subject lands, a site plan agreement under Section 41 of the Planning Act, on or before the one year anniversary date of the enactment of this by-law, then this by-law is repealed in its entirety. In addition, no person shall erect or use any building or structure, or part thereof, on lands outlined on Schedule "I" to this by-law to this by-law unless municipal water and sanitary sewer services are	

<b>Table D.1 Previous Holding Provisions</b>							
<b>Roll #</b>	<b>Zone</b>	<b>Exc. #</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>	<b>By-law removing the Hold</b>
						available to service such land, building or structure as the case may be. In addition, no person shall erect or use any building or structure, or part thereof, on lands outlined on Schedule "I" to this by-law to this by-law unless municipal water and sanitary sewer services are available to service such land, building or structure as the case may be. For the purpose of Section (3), a service is not available unless the authority having jurisdiction with respect to service confirms that the service is available to service the lot in question.	
444202000305401	R3-H	0531	2023-15	Part of Lot 9, Con 1, Chaffey	G-7 G-7-3	<p>"The Holding (H) provision, as shown on Schedule "I" to By-law 2023-15 may be removed and development may proceed for each phase upon Council being satisfied that:</p> <ul style="list-style-type: none"> <li>• Adequate provisions for infrastructure including stormwater, roads, and water and sewer services are secured to the satisfaction of the Town of Huntsville and the District Municipality of Muskoka and the necessary agreements to address the site development and the provision of municipal services, capacity allocation, disposal of solid waste, and any other related matters have been entered into;</li> <li>• That hydraulic modelling be completed, and results incorporated into the Functional Servicing Report to the satisfaction of the District of Muskoka,</li> <li>• That an updated Environmental Impact Study and Traffic Impact Brief be submitted to the satisfaction of the Town, and any recommendations are</li> </ul>	2023-16

<b>Table D.1 Previous Holding Provisions</b>							
<b>Roll #</b>	<b>Zone</b>	<b>Exc. #</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>	<b>By-law removing the Hold</b>
						implemented through a Community Planning Permit, and <ul style="list-style-type: none"> <li>• That Provision of confirmation from a qualified engineer to verify that all grading in vicinity of the eastern lot line and rear lot lines of lands located along Goodwin Drive is completed at a stable angle or implementation of regrading to address stability and drainage issues through a Community Planning Permit</li> </ul>	
444202000306600	MU1-H	0382	2021-81 2021-82	Pt. Lot 9, Con. 1, Chaffey, designated Pt. 1 on Plan RD258 & Pt. 2 on Plan 35R-6360	G-7-2	The Holding (H) provision may be removed and development may proceed upon Director of Development Services being satisfied that: <ul style="list-style-type: none"> <li>• Hydraulic Water and Wastewater Modelling be completed to the satisfaction of the District Municipality of Muskoka,</li> <li>• The provision of municipal water and sewer servicing is addressed to the satisfaction of the District Municipality of Muskoka.</li> </ul>	
444202000401515	R2-H	N/A	2019-117	Lot 10, Con. 1, 35R-15417, Pt. Parts 8 & 9, Chaffey	G-7-2	The Holding (H) provision may be removed and development may proceed upon Council being satisfied that the provision of adequate infrastructure including water, sewer, stormwater systems, roads and transportation infrastructure is constructed or secured, and that the necessary development agreements including subdivision and site plan agreements are entered into.	

<b>Table D.1 Previous Holding Provisions</b>							
<b>Roll #</b>	<b>Zone</b>	<b>Exc. #</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>	<b>By-law removing the Hold</b>
444202000500800	R4-H	1775	2007-83P	Pt. Lots 15 & 16, Con. 1, Chaffey	G-8-2	The Holding (H) provision may be removed and development proceed upon: a) confirmation from the Town Clerk that the conditions of road closing and land transfer under report, Clerk 2005-05 have been satisfied; and b) Council being satisfied that the provision of adequate infrastructure including municipal water, sewer, stormwater and roads is constructed or secured, and that the necessary development agreements including site plan have been entered into. Approval of the District of Muskoka shall be a prerequisite to the removal of the holding symbol as it applies to the provision of municipal water and sewer services.	
444202000500900 444202000500902 444202000500102	R3-H	717	92-103P, Lookout	Pt. Lots 16, Con. 1 (Chaffey), 35R-6025, Pts. 1, 4, 5 & 7, Pt. Part 2, Pt. Lot 16, Con. 14, 35R-15002, Pts. 1, 6, 7 & 8, 35R-7013, Pts 1-3	G-8-2	Council shall only consider a by-law to remove the “Holding (H)” provision upon: a) being notified in writing by the authority having jurisdiction that adequate water and sewer services are available to service the subject lands, and (b) being satisfied that a significant portion of the development in a previous phase(s) is complete and the owner providing evidence that the lands from which the “Holding (H)” category is to be removed is capable of being developed in a reasonable time frame.	2021-34 <b>PH.1 Removed</b>
444202000500902	C-H	0718	92-103P, Lookout	Pt. Lot 16, Con. 1, 35R-6025, Pt. Part 2,	G-8-2	The (H) designation shall only be removed at the time the (H) is removed from any of the lands zoned R3-H-0717, and the owner has entered into a site plan or development agreement with the Town to regulate the use of the private park on the property.	

<b>Table D.1 Previous Holding Provisions</b>							
<b>Roll #</b>	<b>Zone</b>	<b>Exc. #</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>	<b>By-law removing the Hold</b>
444202000604501	R1-H	0537	2023-34	Part of Lot 32, Con 1, Chaffery	F-11	"The Holding (H) provision, as shown on Schedule ""I"" to By-law 2023-xx may be removed and development may proceed upon the Director of Development Services being satisfied that: <ul style="list-style-type: none"> <li>• An entrance permit being granted by the Town for an additional entrance off of Ski Club Road A tree preservation plan prepared by a qualified professional to the satisfaction of the Town to identify vegetation retention and protection measures to be implemented before, during and after construction;</li> <li>• A drainage plan with slope stability measures prepared by a Professional Engineer being submitted; and</li> <li>• A site mitigation plan to include material storage prepared by a qualified professional being submitted; All to be reviewed and evaluated through a Community Planning Permit"</li> </ul>	2023-35
444202000802202	R4-H	0533	2023-20	Part of Gouldie Street, Plan 9, Closed by DM88775, Part 3 on 35R-21207	F-8	"The Holding ""H"" provision may be removed, and development may proceed upon the Director of Development Services being satisfied that the following has been completed: <ul style="list-style-type: none"> <li>• Appropriate watercourse setback and mitigation measures be confirmed through a technical report by a qualified biologist;</li> <li>• Hydraulic Water and Wastewater Modelling is completed to the satisfaction of the District Municipality of Muskoka; and</li> </ul>	2023-21

<b>Table D.1 Previous Holding Provisions</b>							
<b>Roll #</b>	<b>Zone</b>	<b>Exc. #</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>	<b>By-law removing the Hold</b>
						<ul style="list-style-type: none"> <li>• An agreement entered into with District Municipality of Muskoka respecting municipal water and sewer servicing, capacity allocation, and disposal of solid"</li> </ul>	
444202000808700	R4-H	1610	2004-117P	Pt. Lot 13, Con. 2, Chaffey, 35R-6358, Pts. 3 to 10	F-8-3	The Holding (H) provision may be removed and development may proceed upon Council being satisfied that the provision of adequate infrastructure including water, sewer, stormwater systems, roads and transportation infrastructure is constructed or secured, and that the necessary development agreements including subdivision and site plan agreements are entered into.	
444202000809400 444202000809800 444202000809802	MU4-H	505	2022-33 2022-34	Pt Lt 13, Con 2, Chaffey, Town of Huntsville, designated Part 2 on Plan 35R-5101, Pt Part 1 on Plan 35R-6106, and Parts 1, 2 & 5 on Plan 35R-11823	F-8	<p>The Holding (H) provision may be removed and development may proceed upon the Director of Development Services being satisfied that:</p> <ul style="list-style-type: none"> <li>• Adequate provisions for pedestrian infrastructure along West Road and Centre Street North are secured to the satisfaction of the Town of Huntsville, and necessary agreement are entered into to address this matter; and</li> <li>• the subject lots merging on title.</li> </ul>	N/A
444202000905201	C5-H	N/A	2002-22P	Pt. Lot 16, Con. 1 & 2, Plan 26, Lot 11, 35R- 4562, Pt. Parts 1 & 2, Chaffey	F-8-4	The Holding (H) provision may be removed and development may proceed upon Council being satisfied that the provision of adequate infrastructure including water, sewer, stormwater systems, roads and transportation infrastructure is constructed or secured, and that the necessary development agreements including subdivision and site plan agreements are entered into.	

<b>Table D.1 Previous Holding Provisions</b>							
<b>Roll #</b>	<b>Zone</b>	<b>Exc. #</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>	<b>By-law removing the Hold</b>
444202000905300	C5-H	N/A	2002-22P	Lot 16, Con. 2, 35R-10641, Pt. Part 1 and 35R-15996, Pt. 1, Chaffey	F-8-4	The Holding (H) provision may be removed and development may proceed upon Council being satisfied that the provision of adequate infrastructure including water, sewer, stormwater systems, roads and transportation infrastructure is constructed or secured, and that the necessary development agreements including subdivision and site plan agreements are entered into.	
444202000909400	C5-H	238	2002-22P	Pt. Lot 17, Con. 2, 35R-2616, Pts. 3 & 4, Chaffey	F-8-4	The Holding (H) provision may be removed and development may proceed upon Council being satisfied that the provision of adequate infrastructure including water, sewer, stormwater systems, roads and transportation infrastructure is constructed or secured, and that the necessary development agreements including subdivision and site plan agreements are entered into.	
444202000909401	C5-H	238	2002-22P	Pt. Lot 17, Con. 2, 35R-2616, Pts. 1 & 2, Chaffey	F-8-4	The Holding (H) provision may be removed and development may proceed upon Council being satisfied that the provision of adequate infrastructure including water, sewer, stormwater systems, roads and transportation infrastructure is constructed or secured, and that the necessary development agreements including subdivision and site plan agreements are entered into.	
444202000909800 444202000909801 444202000909827	R4-H	604	96-87P	Pt. Lots 17 & 18, Con. 2, 35M-624, Pts. 3 & 4, and Blk 27, Chaffey	F-8-4	The Holding (H) provision may be removed and development may proceed upon Council being satisfied that the provision of adequate infrastructure including water, sewer, stormwater systems, roads and transportation infrastructure is constructed or	

<b>Table D.1 Previous Holding Provisions</b>							
<b>Roll #</b>	<b>Zone</b>	<b>Exc. #</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>	<b>By-law removing the Hold</b>
						secured, and that the necessary development agreements including subdivision and site plan agreements are entered into.	
444202000909904	R4-H	1672	05-121P	Pt. Lot 18, Con. 2, Chaffey, 35R-14474, Pt. Part 2	F-9-3	The Holding (H) provision may be removed and development may proceed upon Council being satisfied that the provision of adequate infrastructure including water, sewer, stormwater systems, roads and transportation infrastructure is constructed or secured, and that the necessary development agreements including subdivision and site plan agreements are entered into.	
444202001000701	R4-H		99-100P	Lot 18, Con. 2, 35R-4750, Pts. 1 to 5, Chaffey	F-9-3	The Holding (H) provision may be removed and development may proceed upon Council being satisfied that the provision of adequate infrastructure including water, sewer, stormwater systems, roads and transportation infrastructure is constructed or secured, and that the necessary development agreements including subdivision and site plan agreements are entered into.	
444202001006100	R4-H		99-100P	Lot 18, Con. 2, 35R-6545, Pt. 1, Chaffey	F-9-3	The Holding (H) provision may be removed and development may proceed upon Council being satisfied that the provision of adequate infrastructure including water, sewer, stormwater systems, roads and transportation infrastructure is constructed or secured, and that the necessary development agreements including subdivision and site plan agreements are entered into.	



<b>Table D.1 Previous Holding Provisions</b>							
<b>Roll #</b>	<b>Zone</b>	<b>Exc. #</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>	<b>By-law removing the Hold</b>
444202001007087	R1-H		91-41P	Pt. Lot 20, Con. 2, Plan 35M-612, Pt. BLK 89, 35R-13225, Pt. 1, Chaffey	F-9-1, F-9-3	The Holding (H) provision may be removed and development may proceed upon Council being satisfied that the provision of adequate infrastructure including water, sewer, stormwater systems, roads and transportation infrastructure is constructed or secured, and that the necessary development agreements including subdivision and site plan agreements are entered into.	
444202001007500/ 444202001007502	R2-H		2014-91  2023-120	Part Lot 19, Con. 2, Chaffey	F-9	The Holding (H) provision may be removed and development may proceed upon Council being satisfied that the provision of adequate infrastructure including water, sewer, stormwater systems is constructed or secured, and that the necessary development agreements including site plan agreements are entered into.	
444202001007604	R4-H	0328	2017-42  2023-10	Part of Lot 19, Con 2, Chaffey	F-9-1 F-9-3	"The Holding (H) provision may be removed and development may proceed upon Council being satisfied that the provision of adequate infrastructure including water, sewer, stormwater systems, is constructed or secured, and that the necessary development agreements including servicing, bonussing, and site plan agreements are entered into" "The Holding (H) provision, as shown on Schedule ""I"" to By-law 2023-10 may be removed and development may proceed for each phase upon Council being satisfied that: <ul style="list-style-type: none"> <li>• The owner has entered into a development agreement with the District Municipality of Muskoka respecting capacity allocation; and a site plan</li> </ul>	2023-11

<b>Table D.1 Previous Holding Provisions</b>							
<b>Roll #</b>	<b>Zone</b>	<b>Exc. #</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>	<b>By-law removing the Hold</b>
						agreement pursuant to Section 41 of the Planning Act with the Town of Huntsville or a Community Planning Permit has been issued; and The owner has submitted a Traffic Impact Study to the satisfaction of the Town and Ministry of Transportation, and any recommendations are implemented through an Amended Site Plan Agreement or a Community Planning Permit "	
444202001100801	R4-H	1614	2004-119P	Pt. Lot 31, Con. 2, Plan 18, Pt. Lot 5, 35R-20415, Pt. 1, Chaffey	F-11	The Holding (H) provision may be removed and development may proceed upon Council being satisfied that the provision of adequate infrastructure including water, sewer, stormwater systems, roads and transportation infrastructure is constructed or secured, and that the necessary development agreements including subdivision and site plan agreements are entered into.	
444202001210213	SR2-H	0352	2020-74	Lot 8, Pt. Lots 16 & 17, Plan 5 Chaffey; Pt. 20 on Plan 35R-25128	G-11	The Holding (H) provision may be removed and development may proceed upon the Director of Development Services being satisfied that all existing structures were either removed or brought into compliance with the SR2 zone requirements.	
444202001401501	R3-H R4-H	0489 0490	2021-63 2021-64	Pt Lot 13, Con 3, Chaffey	F-8	The Holding (H) provision may be removed and development may proceed upon Council being satisfied that: <ul style="list-style-type: none"> <li>adequate provisions for infrastructure including stormwater, roads, water and sewer services, and sidewalks are secured to the satisfaction of the Town of Huntsville and the District Municipality of Muskoka and the necessary agreements to</li> </ul>	

<b>Table D.1 Previous Holding Provisions</b>							
<b>Roll #</b>	<b>Zone</b>	<b>Exc. #</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>	<b>By-law removing the Hold</b>
						address the site development and the provision of municipal services, capacity allocation, disposal of solid waste, sidewalks and any other related matters, have been entered into; and <ul style="list-style-type: none"> <li>• a peer review of the Scoped Environmental Impact Study prepared by Michalski Nielsen Associates Limited is conducted to the satisfaction of the Town of Huntsville and the District of Muskoka and/or confirmation is received from Ministry of Environment Conservation and Parks that Endangered Species Act requirements are addressed.</li> <li>• a peer review of the Traffic Impact Brief prepared by Tatham Engineering is conducted to the satisfaction of the Town of Huntsville and the District of Muskoka.</li> </ul>	
444202001401502 444202001413050 444202001401716	M2-H		2002-44P  2014-74  2017-64	Pt. Lots 13 & 14, Con. 3, 35R-20097, Pt. 1, 35M-694, Lot 8, Blk 14, Chaffey	F-8-1	The Holding (H) provision may be removed and development may proceed upon Council being satisfied that the provision of adequate infrastructure including water, sewer, stormwater systems, roads and transportation infrastructure is constructed or secured, and that the necessary development agreements including subdivision and site plan agreements are entered into.	
444202001401600	RU1-H		2017-62 (Karn)	PT Lots 14 & 15 Con 3, Chaffey	F-8, F-8-1	The Holding (H) provisions may be removed and development may proceed upon Council being satisfied that a secondary plan has ben adopted which would address but not be limited to the following: the provision of adequate infrastructure including water, sewer, stormwater systems, is constructed or secured, and that the necessary development agreements	

<b>Table D.1 Previous Holding Provisions</b>							
<b>Roll #</b>	<b>Zone</b>	<b>Exc. #</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>	<b>By-law removing the Hold</b>
						including subdivision, servicing, bonussing, and site plan agreements are entered into.	
444202001401701	IN-H	N/A	2002-44P	Pt. Lots 14 & 15, Con. 3, 35R-20697, Pts. 4 & 5, Chaffey	F-8-1, F-8-2	The Holding (H) provision may be removed and development may proceed upon Council being satisfied that the provision of adequate infrastructure including water, sewer, stormwater systems, roads and transportation infrastructure is constructed or secured, and that the necessary development agreements including subdivision and site plan agreements are entered into.	
444202001402300	R4-H R1-H, R2-H, R2-H, R2-H, R3-H, R4-H, R4-H, R4-H	0821, 0822, 0823, 0824, 0825, 0826, 0827, 0828, 0829	96-83P  2023-40 (OLT) (OLT- 22- 002390) (Formerly PL200170)	Lot 17, Con. 3, 35R-6151, Pt. Part 1, Chaffey	F-8-2 E-8, F-8	The Holding (H) provision may be removed and development may proceed for each phase of development upon Council being satisfied that: the provision of adequate infrastructure including water, sewer, stormwater systems, roads and transportation infrastructure is constructed or secured, and that the necessary subdivision agreement is executed; and adequate sewer capacity is available for each phase of development	
444202001402301	R4-H		96-83P	Pt. Lot 17, Con. 3, 35R-17261, Pt. 1, Chaffey	F-8-2	The Holding (H) provision may be removed and development may proceed upon Council being satisfied that the provision of adequate infrastructure including water, sewer, stormwater systems, roads and transportation infrastructure is constructed or secured, and that the necessary development agreements including subdivision and site plan agreements are entered into.	

<b>Table D.1 Previous Holding Provisions</b>							
<b>Roll #</b>	<b>Zone</b>	<b>Exc. #</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>	<b>By-law removing the Hold</b>
444202001402302	R4-H		96-83P	Pt. Lot 17, Con. 3, 35R-17261, Pt. 3, Chaffey	F-8-2	The Holding (H) provision may be removed and development may proceed upon Council being satisfied that the provision of adequate infrastructure including water, sewer, stormwater systems, roads and transportation infrastructure is constructed or secured, and that the necessary development agreements including subdivision and site plan agreements are entered into.	
444202001402310	M2-H	N/A	05-98P	Plan 35M-702, Lot 1, Chaffey	F-8-1	The Holding (H) provision may be removed and development may proceed upon Council being satisfied that the provision of adequate infrastructure including water, sewer, stormwater systems, roads and transportation infrastructure is constructed or secured, and that the necessary development agreements including subdivision and site plan agreements are entered into.	
444202001402330	M2-H	N/A	05-98P	Plan 35M-702, Lot 3, Chaffey	F-8-1	The Holding (H) provision may be removed and development may proceed upon Council being satisfied that the provision of adequate infrastructure including water, sewer, stormwater systems, roads and transportation infrastructure is constructed or secured, and that the necessary development agreements including subdivision and site plan agreements are entered into.	

<b>Table D.1 Previous Holding Provisions</b>							
<b>Roll #</b>	<b>Zone</b>	<b>Exc. #</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>	<b>By-law removing the Hold</b>
444202001404104	R1-H	0485	2021-30 (Rayville Developments (Woodstream) Inc)	Pt. Lot 18, Con. 3, Chaffey	E-8, E-9, F-8-2 & F-9-1	The Holding (H) provision may be removed and development may proceed upon the Director of Development services being satisfied that: <ul style="list-style-type: none"> <li>• the provision of adequate infrastructure including water, sewer, stormwater systems, roads and transportation infrastructure is constructed or secured, and that the necessary subdivision agreement is executed;</li> <li>• a peer review of the Scoped Environmental Impact Study is conducted to the satisfaction of the District of Muskoka and Town of Huntsville, and any recommendations are implemented through the subdivision agreement;</li> <li>• a peer review of the Traffic Impact Study is conducted to the satisfaction of the District of Muskoka and Town of Huntsville, and any recommendations are implemented through the subdivision agreement.</li> </ul>	2021-31
	R1-H	0486					
	R2-H	0487					
	R2-H	0488					
444202001409400	M4	0386	2018-68 (Muskoka Rock Company Ltd & Rudin)	Pt. Lot 20. Con. 3, Chaffey	F-9-1	The Holding (H) provision may be removed and development may proceed upon the Director of Development services being satisfied that <ol style="list-style-type: none"> <li>a) A Traffic Impact Study has been completed to the satisfaction of the District of Muskoka;</li> <li>b) A servicing agreement to address the provision and extension of municipal services and other servicing matters is entered into to the satisfaction of the District of Muskoka.</li> </ol>	2018-69

<b>Table D.1 Previous Holding Provisions</b>							
<b>Roll #</b>	<b>Zone</b>	<b>Exc. #</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>	<b>By-law removing the Hold</b>
444202001411613	R3-H	N/A	2021-106 (Matrix Construction)	Plan 525 Part Lot 58, Registered Plan 35R25202 Part 1, Town of Huntsville	F-9	<p>The Holding (H) provision may be removed and development may proceed upon the Director of Development Services being satisfied that:</p> <ul style="list-style-type: none"> <li>Hydraulic Water and Wastewater Modelling be completed to the satisfaction of the District Municipality of Muskoka.</li> <li>The provision of municipal water and sewer servicing is addressed to the satisfaction of the District Municipality of Muskoka.</li> </ul>	2021-107
444202002311308	SR2-H	N/A	2023-51	Part of Lot 14, Con 12, Designated as Part 31 on 35R-2199 together with DM349033	B-8	<p>"The Holding ""H"" provision may be removed and development may proceed upon the Director of Development Services being satisfied that the following has been completed:</p> <ul style="list-style-type: none"> <li>A Community Planning Permit By-law Agreement to acknowledge access will be on a non-year-round maintained road and that no municipal services will be available;</li> <li>Proof provided that the dwelling will be fully sprinklered or include other appropriate fire suppression or mitigation measures are provided to the satisfaction of the Town; and</li> <li>A noise and vibration study to determine the compatibility of the proposed development, and to recommend mitigation measures for a new sensitive land use within 300 m of a licensed pit or 500 m of a licensed quarry, to the satisfaction of the Town.</li> </ul>	2023-52

<b>Table D.1 Previous Holding Provisions</b>							
<b>Roll #</b>	<b>Zone</b>	<b>Exc. #</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>	<b>By-law removing the Hold</b>
444202002505010	RU1-H	1803	06-70P	Pt. Lot 25, Con. 14, 35R-20907, Pts. 18 to 20, Chaffey	A-10	The Holding (H) provision may be removed and development may proceed upon Council being satisfied that the provision of adequate infrastructure including water, sewer, stormwater systems, roads and transportation infrastructure is constructed or secured, and that the necessary development agreements including subdivision and site plan agreements are entered into.	
444202002510102	RU1-H	N/A	06-70P	Pt. Lot 25, Con. 14, 35R-20907, Pts. 18 to 20, Chaffey	A-10	The Holding (H) provision may be removed and development may proceed upon Council being satisfied that the provision of adequate infrastructure including water, sewer, stormwater systems, roads and transportation infrastructure is constructed or secured, and that the necessary development agreements including subdivision and site plan agreements are entered into.	
444202002510103	RU1-H	N/A	06-70P	Pt. Lot 25, Con. 14, 35R-20907, Pts. 18 to 20, Chaffey	A-10	The Holding (H) provision may be removed and development may proceed upon Council being satisfied that the provision of adequate infrastructure including water, sewer, stormwater systems, roads and transportation infrastructure is constructed or secured, and that the necessary development agreements including subdivision and site plan agreements are entered into.	
444204000704400	SR5-H	N/A		Pt. Lots 32 & 33, Con. 3, Clearwater Lake, Stephenson	L-6	Prior to the lifting of the (H), a Phase II water Quality Impact assessment shall be completed to the satisfaction of the District of Muskoka.	



<b>Table D.1 Previous Holding Provisions</b>							
<b>Roll #</b>	<b>Zone</b>	<b>Exc. #</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>	<b>By-law removing the Hold</b>
444204000707900	RU2-H	N/A		Lot 30 Con. 4, Clearwater Lake, Stephenson	K-5, L-5	Prior to the lifting of the (H), a Phase II water Quality Impact assessment shall be completed to the satisfaction of the District of Muskoka.	
444204000910500	RU1-H	N/A		Pt. Lot 23, Con. 4 E, 35R-20639, Pt. 5, Stephenson	K-4, L-4	The Holding (H) provision may be removed and development may proceed upon Council being satisfied that the provision of adequate infrastructure including water, sewer, stormwater systems, roads and transportation infrastructure is constructed or secured, and that the necessary development agreements including subdivision and site plan agreements are entered into.	
444204001003100	RU2-H	N/A		Pt. Lot 33, Con. 4, Stephenson Clearwater Lake	K-6, L-6	Prior to the lifting of the (H), a Phase II water Quality Impact assessment shall be completed to the satisfaction of the District of Muskoka.	
444204001200600	R1	501	OMB Decision	Pt. Lot 14, Con. 7 Stephenson	J-3, K-3	The Holding (H) provision may be removed and development may proceed upon the Director of Development Services being satisfied that a Draft Plan of Subdivision and/or Condominium and/or Consent has been approved for the subject lands to implement the intended low-density residential land use.	
444204001307800	O2-H	N/A		Lot 10, Con. 6, Stephenson	K-2	Prior to the lifting of the (H), a Phase II water Quality Impact assessment shall be completed to the satisfaction of the District of Muskoka.	
444204001312400	NR-H, RU2-H	N/A		Lot 11, Con. 6, BR-296, Pts. 1 & 5, BR-528, Pt. 12, Stephenson	K-2	Prior to the lifting of the (H), a Phase II water Quality Impact assessment shall be completed to the satisfaction of the District of Muskoka.	

<b>Table D.1 Previous Holding Provisions</b>							
<b>Roll #</b>	<b>Zone</b>	<b>Exc. #</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>	<b>By-law removing the Hold</b>
444204001807000	SR2-H	N/A	2022-128	Pt Lot 33, Con.10, Pt Shore Road Allowance in front of Lot 33 Con. 10 , Stephenson	I-6	The Holding (H) provision may be removed and development may proceed upon Council being satisfied that: An updated EIA has been submitted to the satisfaction of the Town of Huntsville to address steep slope, enhanced water quality protection, and Mary Lake character protection policies and a Site Plan Agreement has been entered or Community Planning Permit has been issued to implement all relevant recommendations as appropriate.	
444206000102200	RU2-H	N/A		Lots 6 & 7, Con. 2, Brunel	L-7, M-7	Prior to the lifting of the (H), a Phase II water Quality Impact assessment shall be completed to the satisfaction of the District of Muskoka.	
444206000102400	RU2-H, SR5-H	N/A		Lot 8, Con. 2, Brunel	L-7, M-7	Prior to the lifting of the (H), a Phase II water Quality Impact assessment shall be completed to the satisfaction of the District of Muskoka.	
444206000104000	RU2-H	N/A		Lot 1, Con. 4, Brunel	L-6	Prior to the lifting of the (H), a Phase II water Quality Impact assessment shall be completed to the satisfaction of the District of Muskoka.	
444206000203000	NR-H	1765	2007-38P	Lot 13, Con. 5, Brunel	K-8	The Holding (H) provision may be removed upon information being provided by a qualified professional(s), to Council’s satisfaction, to indicate that the proposed development can be accommodated, and under what conditions, without having a negative impact on the wetland area. Prior to removal of the Holding (H) provision, no site alteration will be permitted and the permitted uses shall be	

<b>Table D.1 Previous Holding Provisions</b>							
<b>Roll #</b>	<b>Zone</b>	<b>Exc. #</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>	<b>By-law removing the Hold</b>
						those which existed on the date of passage of this by-law.	
444206000603101	RU1-H  RU1	N/A  0051		Pt. Lot 6, Con. 7, 35R-15159, Pt. 1, Brunel	J-7, K-7	The Holding (H) provision may be removed and development may proceed upon Council being satisfied that the provision of adequate infrastructure including water, sewer, stormwater systems, roads and transportation infrastructure is constructed or secured, and that the necessary development agreements including subdivision and site plan agreements are entered into.	2009-143P
444206001006700	RU1-H	N/A		Pt. Lot 1, Con. 11, Brunel	H-6, I-6	The Holding (H) provision may be removed and development may proceed upon Council being satisfied that the provision of adequate infrastructure including water, sewer, stormwater systems, roads and transportation infrastructure is constructed or secured, and that the necessary development agreements including subdivision and site plan agreements are entered into.	

<b>Table D.1 Previous Holding Provisions</b>							
<b>Roll #</b>	<b>Zone</b>	<b>Exc. #</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>	<b>By-law removing the Hold</b>
444206001007300	RU1-H	N/A	92-28P	Pt. Lot 2, Con. 11, Brunel	H-6, I-6	The Holding (H) provision may be removed and development may proceed upon Council being satisfied that the provision of adequate infrastructure including water, sewer, stormwater systems, roads and transportation infrastructure is constructed or secured, and that the necessary development agreements including subdivision and site plan agreements are entered into.	
444206001007500	RU1-H	N/A	92-28P	Lot 3, Con. 11, Brunel	H-6, I-6	The Holding (H) provision may be removed and development may proceed upon Council being satisfied that the provision of adequate infrastructure including water, sewer, stormwater systems, roads and transportation infrastructure is constructed or secured, and that the necessary development agreements including subdivision and site plan agreements are entered into.	
444206001008300	RR	0508	2022-60	Part of Lot 8, Concession 11, Designated as Part 10 on Plan 35R-17472, former Geographic Township of Brunel, Town of Huntsville	I-7	The Holding "H" provision may be removed and development may proceed upon the Director of Development Services being satisfied that the following has been completed: <ul style="list-style-type: none"> <li>• the wetland boundary has been appropriately identified by a qualified biologist;</li> <li>• the submission of an approved Wildland Fire Assessment;</li> <li>• a site plan agreement has been entered into with the Town and registered on title;</li> <li>• implementing any recommendations contained within the Wildland Fire Assessment and biologists report.</li> </ul>	2022-61

<b>Table D.1 Previous Holding Provisions</b>							
<b>Roll #</b>	<b>Zone</b>	<b>Exc. #</b>	<b>By-law No.</b>	<b>Location</b>	<b>Schedule No.</b>	<b>Provisions</b>	<b>By-law removing the Hold</b>
444206001307500	R1-H	N/A	92-28P	Pt. Lots 7 & 8, Con. 14, 35R-15317, Pt. Part 1, Brunel	G-7-3, G-7-4	The Holding (H) provision may be removed and development may proceed upon Council being satisfied that the provision of adequate infrastructure including water, sewer, stormwater systems, roads and transportation infrastructure is constructed or secured, and that the necessary development agreements including subdivision and site plan agreements are entered into.	