

# **BY-LAW NO. 96-01**

**As Amended by By-Law Amendment No. 96-06**

PREVIOUSLY THE MINISTER'S ZONING ORDER  
ONTARIO REGULATION 672/81  
AS AMENDED BY 5/88, 379/90,  
41/92, 208/92, 82/93 and 158/96

REGULATION MADE UNDER  
THE PLANNING ACT

RESTRICTED AREAS - DISTRICT OF MANITOULIN  
PART OF THE MANITOULIN PLANNING AREA

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## Interpretation

1. In this Order,
  1. "accessory", when used to describe a use, building or structure, means a use, building or structure that is normally incidental or subordinate to the principal use, building or structure located on the same lot;
  2. "agricultural use" means a use of land, buildings or structures for the purpose of forestry, field crops, fruit farming, market gardening, dairying, animal husbandry, fur farming, poultry raising, beekeeping, and such uses as are customarily and normally related to agriculture;
  3. "automobile service station" means a place where,
    - i) gasoline and oil are kept for retail sale and sold by retail,
    - ii) only minor and emergency repairs and services may be performed, and
    - iii) grease, anti-freeze, tires and automobile parts may be sold as incidental to the above operations;
  4. "commercial use" means the use of land, buildings or structures for the purpose of buying and selling commodities or supplying services;
  - 4.1 "converted dwelling" means a building altered to contain more than one dwelling unit;  
*(Amended by Ontario Regulation 82/93 - File No. 51ZO-00491-010)*
  5. "duplex" means a building that contains two dwelling units located one above the other that are capable of being occupied as permanent residences;  
*(Amended by Ontario Regulation 158/96 - Deeming Housekeeping)*
  6. "dwelling unit" means one or more habitable rooms occupied or capable of being occupied as an independent and separate housekeeping establishment in which separate kitchen and sanitary facilities are provided for the exclusive use of the occupants and with a private entrance from outside the building or from a common hallway or stairway inside the building;  
*(Amended by Ontario Regulation 41/92 - File No. 51ZO-00491-005)*
  7. "family" means, - REVOKED  
*(Amended by Ontario Regulation 41/92 - File No. 51ZO-00491-005)*
  8. "front lot line" means the lot line that divides a lot from a street, right-of-way, Crown shoreline reserve or highwater mark of a river or lake, and
    - i) in the case of a corner lot, the shorter lot line that abuts a street, right-of-way, Crown shoreline reserve or high-water mark of a river or lake shall be the front lot line, and
    - ii) where a lot abuts both a street and the high-water mark of a river or lake or Crown shoreline reserve, the lot line abutting the high-water or Crown shoreline reserve shall be the front lot line;
  9. "front yard" means a yard extending across the full width of the lot between the front lot line and the nearest main wall of the main building or structure on the lot;
  10. "garage" means a building accessory to a single dwelling or seasonal dwelling used primarily for the storage of one or more vehicles but does not include a garage used for commercial purposes;

11. "gross floor area" means the aggregate of the horizontal areas of each floor whether above or below grade, measured between the exterior faces of the exterior walls of the building or structure but, in the case of a dwelling unit, does not include the floor area of a garage, porch, verandah, or unfinished attic, basement or cellar;
12. "ground floor area" means the area of the lowest storey of a building or structure, excluding any basement or cellar, which area is measured between the exterior faces of the exterior walls of the floor level of the side storey;
13. "guest cabin" means a building, without cooking facilities, that is accessory to a dwelling and used only for purposes of sleeping accommodation;  
*(Amended by Ontario Regulation 158/96 - Deeming Housekeeping)*
14. "home industry" means a gainful occupation conducted in whole or in part in a building or buildings accessory to a single dwelling by the residents and includes an animal hospital, or an electrical, woodworking, welding, plumbing, sheet metal, machine or auto repair shop;
15. "home occupation" means any occupation for gain or support conducted entirely within a dwelling unit by the residents;
16. "hotel" means an establishment catering to the needs of the travelling public by the supply of food and by the furnishing of sleeping accommodation of not less than six bedrooms;
17. "lot" means a parcel of land,
  - i) described in a deed or other document legally capable of conveying an interest in land, or
  - ii) shown as a lot or block on a registered plan of subdivision;
18. "lot area" means the total horizontal area within the lot lines of a lot;
19. "lot coverage" means the percentage of the lot area covered by the ground floor area of all buildings situated on the lot;
20. "lot frontage" means the horizontal distance between the side lot lines of a lot and where such lot lines are not parallel, the lot frontage shall be the distance between the side lot lines measured on a line parallel to the front lot line and 7.5 metres distant therefore;
21. "lot line" means any boundary of a lot;
22. "marina" means an establishment where boats are stored for rent or hire and where boats, boat motors and boat accessories are sold, repaired or refuelled;
- 22.1 "mobile home" means a dwelling unit that is designed to be made mobile and constructed or manufactured as a permanent residence but does not include a recreational vehicle, travel trailer, tent trailer or other trailer;  
*(Amended by Ontario Regulation 82/93 - File No. 51ZO-00491-010)*
- 22.2 "personal services shop" means a store providing personal services and includes stores providing hairdressing, shoe repair, dry cleaning or laundering;  
*(Amended by Ontario Regulation 82/93 - File No. 51ZO-00491-010)*

23. "public access point" means public land designated by the Crown and developed and maintained as a public access to a water body;  
*(Amended by Ontario Regulation 158/96 - Deeming Housekeeping)*
24. "public use" means the use of land or buildings for the purposes of the Crown in right of Ontario, the Crown in right of Canada, a school, church, church hall, community hall, cemetery, municipal office, museum, park, playground, hockey rink, public beach, public picnic area, public boat launching facility or public dock;
25. "public utility" means a water works or water supply system, sewage works, electrical power or energy generating transmission or distribution system, street lighting system, natural or artificial gas works or supply system, or a telephone system and includes any lands, buildings or equipment required for the administration or operation of any such system;
- 25.1 "quarry" means a place from which consolidated rock is being or has been excavated and that has not been rehabilitated, but does not include a wayside quarry or open pit mine. *(Amended by Ontario Regulation 158/96 - Deeming Housekeeping)*
26. "rear lot line" means the lot line opposite the front lot line;
27. "rear yard" means a yard extending across the full width of a lot between the rear lot line and the nearest main wall of the main building on such lot;
- 27.1 "restaurant" does not include a drive-in restaurant;  
*(Amended by Ontario Regulation 82/93 - File No. 51ZO-00491-010)*
- 27.2 "restaurant, take-out" means an establishment in which meals are sold to the public, but no place for consumption of the food is provided;  
*(Amended by Ontario Regulation 82/93 - File No. 51ZO-00491-010)*
- 27.3 "right-of-way" means the right to pass over the land of another created either by express grant or by prescription under the Limitation Act confirmed by a Court or Tribunal. *(Amended by Ontario Regulation 158/96 - Deeming Housekeeping)*
28. "seasonal dwelling" means a separate building containing only one dwelling unit to be used for recreation but not occupied or intended to be occupied as a permanent residence or home and may include a private, non-commercial hunting and fishing cabin; *(Amended by Ontario Regulation 158/96 - Deeming Housekeeping)*
- 28.1 "semi-detached dwelling" means a building that is divided vertically into two dwelling units each of which has an independent entrance either directly or through a common hallway;  
*(Amended by Ontario Regulation 82/93 - File No. 51ZO-00491-010)*
- 28.2 "service or repair shop" means a store in which articles, goods or materials are serviced, repaired or rented;  
*(Amended by Ontario Regulation 82/93 - File No. 51ZO-00491-010)*
- 28.3 "semi-detached dwelling" means a building divided vertically into two dwelling units capable of being occupied as permanent residences.  
*(Amended by Ontario Regulation 158/96 - Deeming Housekeeping)*
29. "side lot line" means a lot line other than a front or rear lot line;

30. "side yard" means a yard between the nearest main wall of the main building or structure and the side lot line extending from the front yard to the rear yard;
31. "single dwelling" means a building containing only one dwelling unit capable of being occupied as a permanent residence;  
*(Amended by Ontario Regulation 158/96 - Deeming Housekeeping)*
32. "street" means a public highway that is a principal means of access to abutting lots that is under the jurisdiction of the Province of Ontario or a local roads board, or is a road within a registered plan of subdivision;
- 32.1 "travel trailer" means any dwelling that is designed to be made mobile, and manufactured to provide a temporary residence for one or more persons, and includes such a dwelling that is jacked up or has its wheels removed.  
*(Amended by By-law No. 96-06, File No. 96ZBL-96-008)*
33. "waste" includes ashes, garbage, refuse, domestic waste, industrial waste or municipal waste;
34. "waste disposal site" means land approved by the Ministry of the Environment upon, into or in which waste may be deposited or processed.
35. "wayside pit" or "wayside quarry" means a temporary pit or quarry opened and used by public road authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way;
36. "yard" means a space open from the ground to the sky of the lot on which a building is situate unoccupied except for such accessory buildings as are specifically permitted in this Order.

## Application

2. This Order applies to all the lands in the geographic townships of Dawson, Robinson, Mills and Campbell and the offshore islands in Lake Huron and the North Channel in the Territorial District of Manitoulin.

## PART I

### General

#### Use of Lands, Buildings and Structures

3. No land to which this Order applies shall hereafter be used and no building or structure shall hereafter be erected or used except in accordance with the terms of this Order, but nothing in this Order prevents the use of any land, building or structure for any purpose prohibited by this Order if such land, building or structure was lawfully used for such purpose on the day this Order comes into force.

## Classification of Zones

4. For the purposes of this Order, the lands to which this Order applies are divided into the zones listed in the following Table and as shown on maps filed in the Plans Administration Branch, North and East, of the Ministry of Municipal Affairs and Housing as Numbers 54, 55, 56, 57, 165, 166 and 167 the said zones being designated on the maps as set out in the Table:  
*(Amended by Ontario Regulation 158/96 - Deeming Housekeeping)*

TABLE

Name of Zone	Symbol on Map
Shoreline Residential	SR
Hamlet	H
Hamlet Residential	HR
Institutional	I
Core Commercial	CI
Hamlet Industrial	MH
Settlement	S
General Commercial	GC
Recreational Commercial	RC
General Industrial	M
Pit and Quarry	PQ
Conservation	O2
Agricultural	A
Rural	R
Waste Disposal	WD

*(Amended by Ontario Regulation 82/93 - File No. 51ZO-00491-010)*

### Accessory Buildings and Structures

5. (1) Accessory uses, buildings and structures are permitted in every zone.
- (2) No building or structure may be used as a building or structure accessory to a dwelling unit except a boathouse, steam bath, storage or tool shed, garage, dock or wharf, swimming pool or greenhouse.
- (3) Despite subsection (2), one guest cabin having a gross floor area not exceeding 46 square metres may be erected and used on the same lot as a dwelling.  
*(Amended by Ontario Regulation 158/96 - Deeming Housekeeping)*
- (4) Unless otherwise provided in this Order, accessory buildings and structures shall,
- (a) be erected only in the rear and side yards;
  - (b) be located not less than 1.5 metres from a side lot line and not less than one metre from the rear lot line;
  - (c) not be closer to the front lot line than the principal building or structure on the same lot;
  - (d) except in the case of a guest cabin, not be used for human habitation;
  - (e) not exceed 5 per cent in total lot coverage; and
  - (f) not exceed 5 metres in height.
- (5) Notwithstanding clauses (4)(a),(b), and (c), where a lot abuts navigable water, a boathouse, dock or wharf, as an accessory building or structure, may be erected up to that portion of the lot line that abuts the water.
- (6) Home industries and home occupations shall only be carried on in zones where such uses are specifically permitted.

### Building Repair and Reconstruction

6. (1) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner, provided that the minimum frontage or area, or the minimum front, side or rear yards required by this Order are not further reduced or its original use altered. *(Amended by Ontario Regulation 158/96 - Deeming Housekeeping)*
- (2) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure or part of any such building or structure.

### Building on Lake Huron Shoreline

7. (1) No person shall erect any habitable building or structure in any zone abutting the Lake Huron shoreline below 178.3 metres Canadian Geodetic Datum unless,
- (a) the building or structure is located at least 61 metres from the shoreline; and
  - (b) the building or structure is flood-proofed to 179.6 metres Canadian Geodetic Datum.

### Dwelling Unit in Non-residential Building or Lot

8. Where a dwelling unit is permitted by this Order as a use accessory to the principal use, building or structure on the lot, the dwelling unit shall meet the following requirements:

1. The dwelling unit shall have a minimum ground floor area of 55 square metres
2. The dwelling unit shall have at least one separate parking space in addition to the off-street parking required under subsection 17(1).

### Existing Buildings

9. Where a building has been erected prior to the date this Order comes into force on a lot having less than,

- (a) the minimum frontage or area; or
- (b) the minimum front yard, side yards or rear yard,

required by this Order, the said building may be extended, enlarged, repaired or renovated if there is no further reduction in any yard that is less than the minimum required by this Order and all other requirements of this Order are met.

### Frontage on a Street

10. (1) No dwelling unit shall be erected on a lot unless the lot abuts a street that is opened and maintained year round.

(2) Notwithstanding subsection (1),

- (a) a permanent single dwelling may be erected on a lot that existed on the day this Order comes into force where the lot abuts a right-of-way that existed on that day and that provides access to a street that is open and maintained year round;
- (b) a seasonal dwelling may be erected on a lot where the lot abuts a right-of-way that provides access to a street that is open and maintained year round;
- (c) a seasonal dwelling unit may be erected on a lot having only water access provided there is a developed public access point.

### Height Limitations

11. The height limitations of this Order do not apply to church spires, flagpoles, chimneys, water tanks, windmills, television and radio antennae, ventilators, skylights, grain elevators, barns, silos or solar collectors.

### Home Industries and Occupations

12. (1) Where a home industry is a permitted use,
- (a) no external display or advertising is permitted except a sign having a total display area of 1.5 square metres;
  - (b) no external storage of goods, materials or equipment shall be permitted in any yard between the building and a street.
- (2) Where a home occupation is a permitted use,
- (a) no external display or advertising is permitted except a sign having a total display area not exceeding 0.5 square metre;
  - (b) There shall be no outside storage of goods or materials;
  - (c) not more than 25 per cent of the total floor area of the dwelling unit shall be used for the home occupation;
  - (d) no person shall be employed in the home occupation except,
    - (i) the occupants of the dwelling unit, or  
*(Amended by Ontario Regulation 208/92 - File No. 51ZO-00491-005)*
    - (ii) in the case of a dentist, physician or veterinarian, a staff of one person; and
  - (e) the use shall be subordinate to the principal use of the dwelling unit as a residence.

### Mobile Homes

13. Mobile homes as defined in clause 45(1)(a) of the Act are not permitted in any zone.

### Vehicles

13(a). No car, van, truck, bus, coach, railway car, caboose or streetcar body or part thereof shall be located or used as a building or structure or as an accessory to a building or structure in any zone.  
*(Amended by Ontario Regulation 5/88 - File No. 51ZO-00487-024)*

### Lots Having Insufficient Frontage or Area

14. A lot created before this Order came into force, may be built upon, even if the lot cannot comply with the minimum frontage or area required by this Order, provided that the lot is considered suitable for the proposed development by the Ministry of Environment and Energy or the Sudbury Health Unit, and is satisfactory to the Planning Board.  
*(Amended by Ontario Regulation 158/96 - Deeming Housekeeping)*

### Minimum Building Requirements for Human Habitation

15. No building shall be used for human habitation until,
- (a) the main walls and roofs have been erected;
  - (b) the external siding and roofing have been completed; and
  - (c) water, sanitary and heating facilities have been installed and are able to be operated.

## One Dwelling Unit Per Lot

16. Where single dwellings or seasonal dwellings are permitted, not more than one dwelling unit shall be erected on one lot but this section does not prohibit the erection of accessory buildings or structures.

## Parking Requirements

17. (1) No building or structure listed in column 1 of the Table shall be erected unless a minimum number of parking spaces for off-street vehicular parking are provided in accordance with the requirements set out opposite thereto in column 2:

Table

Column 1	Column 2
Single dwelling or Seasonal dwelling	Two parking spaces or one garage or carport for each dwelling unit
Dwelling unit in a Non-residential building	One parking space per dwelling unit (Amended by Ontario Regulation 82/93 – file No. 51ZO-00491-010)
Hotel, motel, tavern or tourist home	One parking space for each guest room plus one parking space for each 10 square metres of floor area of the building devoted to public use.
Church, restaurant, meeting hall, theatre, private club and other places of assembly	Once parking space for every five seats or 3 metres of bench space and, where there are no fixed seats, one parking space for each 9.5 square metres of gross floor area.
Office or public building	One parking space per 28 square metres of gross floor area
Retail store or service shop	One parking space per 9.5 square metres of gross floor area
Industrial establishment	One parking space per 100 square metres of gross floor area up to 1,850 square metres plus one additional space for every 450 square metres of gross floor area over 1,850 square metres

(2) Every parking space, garage or carport required under subsection (1),

- (a) shall be located on the same lot as the use, building or structure it is intended to serve, except in the case of a water access lot where it may be located at a public access point;
- (b) shall have access to a street or a private lane that has access to a street; and
- (c) shall have a minimum length of 6 metres and a minimum width of 3 metres, exclusive of area for driveways, entrances and exits.

#### Pits and Quarries

18. (1) Subject to subsection (2), the making or establishment of pits and quarries is prohibited.
- (2) Subsection (1) does not apply to,
- (a) wayside pits or quarries in the Agricultural Zones and in the Rural Zones;
  - (b) pits or quarries on Crown land; and
  - (c) pits and quarries in the Pit and Quarry Zones.

#### Public Utilities

19. Public utilities are permitted in every zone.

#### Temporary Uses Permitted

20. A temporary sleeping and eating quarter, tool shed, scaffold or other building or structure incidental to the construction of a building or structure permitted by this Order may be maintained until the construction is completed or has been discontinued for sixty consecutive days.  
*(Amended by Ontario Regulation 158/96 - Deeming Housekeeping)*

#### Yard and Setback Encroachments Permitted

21. (1) Notwithstanding the yard and setback provisions of this Order, chimneys, unenclosed porches, balconies, steps, attached greenhouses and patios may project into any required yard a maximum distance of 1.5 metres.
- (2) Where a building or structure is to be erected in an area with an established building setback, such building or structure may be erected closer to the street than is permitted by this Order but not closer than the established building setback along the street.
- (3) Subsection (2) shall not apply to buildings along the shoreline.  
*(Amended by Ontario Regulation 158/96 - Deeming Housekeeping)*

PART II

Shoreline Residential Zones

22. This Part applies to the Shoreline Residential Zones.

23. Every use of land and every erection or use of buildings or structures within the Shoreline Residential Zones is prohibited except,

- (a) residential uses as follows:
  - (i) seasonal dwellings,
  - (ii) single dwellings that existed on the 28th day of November, 1978 or that are erected on land to which a consent has been given under Section 52 of the Planning Act, 1983.  
*(Amended by Ont. Reg. 379/90 - File No.: 51ZO-00489-025)*
  - (iii) home occupations; and
- (b) public uses.

24. (1) Requirements for principal buildings and structures permitted in a Shoreline Residential Zone, where the principal building or structure is located within 305 metres of a lake or river, are established as follows:

1. Minimum lot area	4,046	square metres
2. Minimum lot frontage	46	metres
3. Maximum lot coverage	15	per cent
4. Minimum front yard	7.5	metres
5. Minimum side yards	3	metres
6. Minimum rear yard	7.5	metres
7. Maximum height	9	metres
8. Minimum ground floor area	55	square metres

*(Amended by Ontario Regulation 158/96 - Deeming Housekeeping)*

(2) Requirements for principal buildings and structures permitted in a Shoreline Residential Zone, where the principal building or structure is,

- (a) located at least 305 metres from a lake or river; or
- (b) notwithstanding subsection (1), located within 305 metres of a lake or river and the building or structure is connected to a communal water system, are established as follows:

1. Minimum lot area	3,035	square metres
2. Minimum lot frontage	30	metres
3. Maximum lot coverage	15	per cent
4. Minimum front yard	7.5	metres
5. Minimum side yards	3	metres
6. Minimum rear yard	7.5	metres
7. Maximum height	9	metres
8. Minimum ground floor area	55	square metres

*(Amended by Ontario Regulation 158/96 - Deeming Housekeeping)*

(3) Notwithstanding any other provision of this Order, no building or structure in a Shoreline Residential Zone shall be located in a rear or side yard within 7.5 metres of a street.

(4) The minimum lot frontage for playgrounds and picnic areas in a Shoreline Residential Zone is 30 metres.

(5) Notwithstanding paragraphs 4, 5 and 6 of subsection (1) and paragraphs 4, 5 and 6 of subsection (2), no habitable building or structure shall be located within 20 metres of the high-water mark of a lake or river.

### PART III

#### Hamlet Zones

25. This Part applies to the Hamlet Zones.

26. (1) Every use of land and every erection or use of buildings or structures within the Hamlet Zones is prohibited except,

- (a) residential uses as follows,
  - (i) single dwellings,
  - (ii) seasonal dwellings,
  - (iii) duplexes, and
  - (iv) home occupations;
- (b) commercial uses as follows,
  - (i) service shops,
  - (ii) retail stores,
  - (iii) hotels or motels,
  - (iv) recreational vehicle sales establishments,
  - (v) automobile service stations,
  - (vi) banks,
  - (vii) business or professional offices,
  - (viii) farm implement dealers
  - (ix) eating establishments, and
  - (x) marinas;
- (c) industrial uses as follows,
  - (i) welding shops,
  - (ii) building supply outlets,
  - (iii) wood working establishments;
- (d) public uses.

(2) In a Hamlet Zone, a dwelling unit, as an accessory use, may be located in a principal commercial use building or structure other than a building or structure used as an automobile service station. *(Amended by Ontario Regulation 158/96 - Deeming Housekeeping)*

27. (1) Requirements for principal residential use buildings and structures permitted in the Hamlet Zones are established as follows:

1. Minimum lot area	1,858	square metres
2. Minimum lot frontage	30	metres
3. Maximum lot coverage	30	per cent
4. Minimum front yard	7.5	metres
5. Minimum side yards	3	metres
6. Minimum rear yard	7.5	metres
7. Maximum height	9	metres
8. Minimum ground floor area	44	square metres

*(Amended by Ontario Regulation 158/96 - Deeming Housekeeping)*

(2) Requirements for principal commercial use buildings or structures permitted in the Hamlet Zones are established as follows:

1. Minimum lot area	1,858	square metres
2. Minimum lot frontage	30	metres
3. Maximum lot coverage	50	per cent
4. Minimum front yard	7.5	metres
5. Minimum side yards	3	metres
6. Minimum rear yard	7.5	metres
7. Maximum height	9	metres

*(Amended by Ontario Regulation 158/96 - Deeming Housekeeping)*

(3) Requirements for principal industrial use buildings or structures permitted in the Hamlet Zones are established as follows:

1. Minimum lot area	1,858	square metres
2. Minimum lot frontage	30	metres
3. Maximum lot coverage	50	per cent
4. Minimum front yard	7.5	metres
5. Minimum side yards	3	metres
6. Minimum rear yard	7.5	metres
7. Maximum height	9	metres

*(Amended by Ontario Regulation 158/96 - Deeming Housekeeping)*

(4) Requirements for public use buildings or structures, including accessory buildings and structures, permitted in the Hamlet Zones are established as follows:

1. Minimum lot area	1,858	square metres
2. Minimum lot frontage	30	metres
3. Maximum lot coverage	30	per cent
4. Minimum distance from front and rear lot lines	7.5	metres
5. Minimum distance from side lot lines	3	metres
6. Maximum height	9	metres

(5) Notwithstanding paragraph 5 of subsection (4), the minimum side yards for hockey rinks in a Hamlet Zone shall be 7.5 metres.

(6) Notwithstanding any other provision of this Order, no building or structure in a Hamlet Zone shall be located in a side or rear yard within 7.5 metres of a street.

(7) Notwithstanding clause 5(4)(a), the gasoline pumps of an automobile service station in a Hamlet Zone may be located in the front yard but not within 4.5 metres of the front lot line and notwithstanding subsection (6) where a side or rear yard of an automobile service station abuts a street the gasoline pumps may be located in the side or rear yard if they are located at least 4.5 metres from the side or rear lot line, as the case may be.

PART III.1

Hamlet Residential Zones

27.1 This Part applies to Hamlet Residential Zones. O.Reg. 82/93, s.4, part.  
*(Amended by Ontario Regulation 82/93 - File No. 51ZO-00491-010)*

27.2 Every use of land and every erection or use of buildings or structures is prohibited except residential and recreational uses as follows:

- 1. Single dwellings.
- 2. Semi-detached dwellings.
- 3. Duplex dwellings.
- 4. Converted dwellings.
- 5. Home occupations.
- 6. Parks.
- 7. Playgrounds.

27.3 (1) Requirements for principal residential use buildings and structures are established as follows:

Minimum lot area	1,858.0	square metres
Minimum lot frontage	30.0	metres
Maximum lot coverage	30	per cent
Minimum front yard	7.5	metres
Minimum side yard	3.0	metres on one side and
	1.5	metres on the other side
Minimum rear yard	7.5	metres
Maximum height	9.0	metres

(2) The minimum floor area of a dwelling unit in a converted dwelling is 55 square metres.

27.4 Travel trailers shall not be stored in any yard other than the rear yard.

27.5 No building or structure shall be located in a side yard or rear yard within 7.5 metres of a street.

## PART III.2

## Core Commercial Zones

27.6 This Part applies to Core Commercial Zones.  
(Amended by Ontario Regulation 82/93 - File No. 51ZO-00491-010)

27.7 (1) Every use of land and every erection and use of buildings and structures is prohibited except commercial uses as follows:

1. Gift shops.
2. Personal service shops.
3. Service or repair shops.
4. Retail stores.
5. Restaurants.
6. Restaurants, take-out.
7. Automobile service stations.
8. Business or professional offices.
9. Hotels and motels.

(2) A dwelling unit as an accessory use may be located in a principal commercial use building or structure, other than a building or structure uses as an automobile service station, if the criteria as set out in section 8 are met.

27.8 (1) Requirements for principal buildings and structures except automobile service stations are established as follows:

Minimum lot area	1,850.0	square metres
Minimum lot frontage	30.0	metres
Maximum lot coverage	50	per cent
Minimum front yard	7.5	metres
Minimum side yard	3.0	metres
Minimum rear yard	7.5	metres
Maximum height	9.0	metres

(Amended by Ontario Regulation 158/96 - Deeming Housekeeping)

(2) Requirements for automobile service stations are established as follows:

Minimum lot area	1,850.0	square metres
Minimum lot frontage	38.0	metres
Maximum lot coverage	25	per cent
Minimum front yard	15.5	metres
Minimum side yard	6.0	metres
Minimum rear yard	7.5	metres
Maximum height	9.0	metres

(3) No building or structure shall be located in a side or rear yard within 7.5 metres of a street.

(4) Outside storage is prohibited in yards being used for a commercial use which abut residential use lots.

27.9 Gasoline pumps of an automobile service station may be located in the front yard, but not within 4.5 metres of the front lot line; where a side or rear yard of any automobile service station abuts a street, the gasoline pumps may be located in the side or rear yard if they are located at least 4.5 metres from the side or rear lot line.

27.10 Travel trailers shall not be stored in any yard other than the rear yard.

27.11 No building or structure shall be located in a side yard or rear yard within 7.5 metres of a street.

PART III.3

Institutional Zones

27.12 This Part applies to Institutional Zones.  
*(Amended by Ontario Regulation 82/93 - File No. 51ZO-00491-010)*

27.13 (1) Every use of land and every erection and use of buildings and structures is prohibited except institutional uses as follows:

- 1. Auditoriums.
- 2. Churches.
- 3. Medical clinics.
- 4. Firehalls.
- 5. Post offices.
- 6. Public halls with ancillary office space.

27.14 Requirements for institutional buildings and structures are established as follows:

Minimum lot area	1,858.0	square metres
Minimum lot frontage	30.0	metres
Maximum lot coverage	30	per cent
Minimum front yard	7.5	metres
Minimum side yard	3.0	metres
Minimum rear yard	7.5	metres
Maximum height	9.0	metres

27.15 Travel trailers shall not be stored in any yard other than the rear yard.

27.16 No building or structure shall be located in a side yard or rear yard within 7.5 metres of a street.

PART III.4

Hamlet Industrial Zones

27.17 This Part applies to Hamlet Industrial Zones.  
(Amended by Ontario Regulation 82/93 - File No. 51ZO-00491-010)

27.18 (1) Every use of land and every erection and use of buildings and structures is prohibited except industrial uses as follows:

- 1. Welding shops.
- 2. Building supply outlets.
- 3. Wood working establishments.

(2) A dwelling unit as an accessory use may be located in a principal industrial use building or structure if the criteria as set out in section 8 are met.

27.19 Requirements for principal industrial use buildings and structures are established as follows:

Minimum lot area	1,858.0	square metres
Minimum lot frontage	30.0	metres
Maximum lot coverage	50	per cent
Minimum front yard	7.5	metres
Minimum side yard	6.0	metres
Minimum rear yard	7.5	metres
Maximum height	9.0	metres

27.20 Travel trailers shall not be stored in any yard other than the rear yard.

27.21 No building or structure shall be located in a side yard or rear yard within 7.5 metres of a street.

PART IV

Settlement Area Zones

28. This Part applies to the Settlement Area Zones.

29. (1) Every use of land and every erection and use of buildings and structures within the Settlement Area Zones is prohibited except,

- (a) residential uses as follows,
  - (i) single dwellings,
  - (ii) home industries, and
  - (iii) home occupations;
- (b) commercial uses as follows,
  - (i) retail stores, and
  - (ii) service shops; and
- (c) public uses.

(2) In a Settlement Area Zone, a dwelling unit as an accessory use may be located in a principal commercial use building or structure.

30. (1) Requirements for principal residential use buildings and structures permitted in the Settlement Area Zones are established as follows:

1. Minimum lot area	1,858	square metres
2. Minimum lot frontage	30	metres
3. Maximum lot coverage	30	per cent
4. Minimum front yard	7.5	metres
5. Minimum side yards	3	metres
6. Minimum rear yard	7.5 metres	
7. Maximum height	9	metres
8. Minimum ground floor area	44	square metres

*(Amended by Ontario Regulation 158/96 - Deeming Housekeeping)*

(2) Requirements for principal commercial use buildings and structures permitted in the Settlement Area Zones are established as follows:

1. Minimum lot area	1,858	square metres
2. Minimum lot frontage	30	metres
3. Maximum lot coverage	50	per cent
4. Minimum front yard	7.5	metres
5. Minimum side yards	3	metres
6. Minimum rear yard	7.5 metres	
7. Maximum height	9	metres

*(Amended by Ontario Regulation 158/96 - Deeming Housekeeping)*

(3) Requirements for public use buildings and structures, including accessory buildings and structures, permitted in the Settlement Area Zones are established as follows:

1. Minimum lot area	1,858	square metres
2. Minimum lot frontage	30	metres
3. Minimum distance of any building or structure from any lot line	9	metres
4. Maximum height	10	metres

(4) Notwithstanding any other provision of this Order, no building or structure in the Settlement Area Zones shall be located in a side or rear yard within 7.5 metres of a street.

## PART V

## General Commercial Zones

31. This Part applies to the General Commercial Zones.

32. (1) Every use of land and every erection or use of buildings or structures within the General Commercial Zones is prohibited except,

- (a) commercial uses as follows,
  - (i) retail stores,
  - (ii) service shops,
  - (iii) business and professional offices,
  - (iv) hotels,
  - (v) motels,
  - (vi) restaurants,
  - (vii) automobile service stations,
  - (viii) building supply outlets,
  - (ix) farm implement dealers, and
  - (x) recreational vehicle sales establishments; and
- (b) public uses.

(2) In a General Commercial Zone, a dwelling unit as an accessory use may be located in a principal commercial use building or structure other than a building or structure used as an automobile service station or a recreational vehicle sales establishment.

33. (1) Requirements for principal buildings and structures except automobile service stations in the General Commercial Zones are established as follows:

1. Minimum lot area	1,858	square metres
2. Minimum lot frontage	30	metres
3. Maximum lot coverage	50	per cent
4. Minimum front yard	15	metres
5. Minimum rear yard	7.5	metres
6. Minimum side yards	4.5	metres
7. Maximum height	9	metres

(2) Requirements for automobile service stations in the General Commercial Zones are established as follows:

1. Minimum lot area	1,858	square metres
2. Minimum lot frontage	38	metres
3. Maximum lot coverage	25	per cent
4. Minimum front yard	15	metres
5. Minimum rear yard	7.5	metres
6. Minimum side yards	6	metres
7. Maximum height	9	metres

(3) The gross floor area of a building or structure in a General Commercial Zone containing a retail store, services shop or business and professional office shall not exceed 700 square metres.

(4) Notwithstanding any other provision of this Order, no building or structure in a General Commercial Zone shall be located in a side or rear yard within 7.5 metres of a street.

(5) Notwithstanding clause 5(4)(a), the gasoline pumps of an automobile service station in a General Commercial Zone may be located in the front yard but not within 4.5 metres of the front lot line and notwithstanding subsection (4), where a side or rear yard of an automobile service station abuts a street the gasoline pumps may be located in the side or rear yard if they are located at least 4.5 metres from the side or rear lot line, as the case may be.

(6) Where any lot in a General Commercial Zone use for a commercial use abuts a lot on which the principal use is a residential use, outside storage is prohibited in those yards on the commercial use lot which abut the residential use lot.

## PART VI

## Recreational Commercial Zones

34. This Part applies to the Recreational Commercial Zones.
35. (1) Every use of land and every erection or use of buildings or structures within the Recreational Commercial Zones is prohibited except,
- (a) commercial uses as follows,
    - (i) motels,
    - (ii) hotels,
    - (iii) tourist lodges,
    - (iv) restaurants,
    - (v) efficiency cottage establishments
    - (vi) marinas,
    - (vii) retail stores for the sale of convenience goods and personal services, and
    - (viii) commercial trailer parks; and
  - (b) public uses.
- (2) In a Recreational Commercial Zone a dwelling unit as an accessory use may be located in a principal commercial use building or structure or in a separate building.
36. (1) Requirements for principal buildings and structures permitted in the Recreational Commercial Zones are established as follows:
- |  |       |               |
|--|-------|---------------|
| 1. Minimum lot area  | 4,160 | square metres |
| 2. Minimum lot frontage,<br>where lot abuts a<br>body of water         | 76    | metres        |
| 3. Minimum lot frontage,<br>where lot does not<br>abut a body of water | 60    | metres        |
| 4. Maximum lot coverage  | 30    | per cent      |
| 5. Minimum front yard  | 15    | metres        |
| 6. Minimum side yards  | 4.5   | metres        |
| 7. Minimum rear yard   | 7.5   | metres        |
| 8. Maximum height  | 9     | metres        |
- (2) Notwithstanding any other provision of this Order, no building or structure in a Recreational Commercial Zone shall be located in a rear or side yard within 6 metres of a street.
- (3) Notwithstanding clause 5(4)(b) or paragraphs 5, 6 and 7 of subsection (1) of this section, no habitable building or structure shall be located within 20 metres of the high-water mark of a lake or river.
- (4) Where any lot in a Recreational Commercial Zone used for a commercial use abuts a lot on which the principal use is a residential use, outside storage is prohibited in those yards on the recreational commercial use lot which abut the residential use lot.

## PART VII

## General Industrial Zones

37. This Part applies to the General Industrial Zones.

38. (1) Every use of land and every erection or use of buildings or structures within the General Industrial Zones is prohibited except,

- (a) industrial uses as follows,
  - (i) storage uses,
  - (ii) fabricating shops,
  - (iii) manufacturing,
  - (iv) warehousing,
  - (v) processing establishments,
  - (vi) motor vehicle repair shops,
  - (vii) automobile body repair shops,
  - (viii) transportation terminals,
  - (ix) work shops,
  - (x) sawmills,
  - (xi) lumber yards,
  - (xii) bulk fuel storage tanks,
  - (xiii) welding shops, and
  - (xiv) harbour facilities; and
- (b) public uses.

(2) A retail commercial outlet, as a use accessory to a use permitted by clause (1)(a) is permitted in the General Industrial Zones.

(3) In a General Industrial Zone, a dwelling unit as an accessory use may be located in a principal industrial use building or structure other than a building or structure used as an automobile body repair shop, motor vehicle repair shop or welding shop.

39. (1) Requirements for principal buildings and structures permitted in the General Industrial Zones are established as follows:

1. Minimum lot area	4,160	square metres
2. Minimum lot frontage	46	metres
3. Maximum lot coverage	50	per cent
4. Minimum front yard	15	metres
5. Minimum rear yard	7.5	metres
6. Minimum side yards	7.5	metres
7. Maximum height	11	metres

(2) Notwithstanding any other provision of this Order, no building or structure in a General Industrial Zone shall be located in a rear or side yard within 15 metres of a street.

(3) Where any lot in a General Industrial Zone used for an industrial use abuts a lot on which the principal use is a residential use, outside storage is prohibited in those yards on the industrial use lot which abut the residential use lot.

## PART VIII

### Pit and Quarry Zones

40. This Part applies to the Pit and Quarry Zones.

41. (1) Every use of land and every erection or use of buildings or structures within the Pit and Quarry Zones is prohibited except.

- (a) industrial uses as follows,
  - (i) aggregate storage areas,
  - (ii) asphalt and ready mix concrete plants,
  - (iii) stone crushing plants,
  - (iv) aggregate batching plants, and
  - (v) building and structures accessory to pit and quarry operations; and
- (b) public uses.

(2) The making or establishment of pits and quarries is permitted in the Pit and Quarry Zone.

(3) Notwithstanding any other provision of this Order, a temporary mobile work camp consisting of mobile homes or other structures designed to be made mobile may be located and used on a lot in the Pit and Quarry Zone as a use accessory to pit or quarry operations or to a use permitted by clause (1)(a).

(4) Agricultural uses are permitted in a Pit and Quarry Zone but, notwithstanding subsection 5(1) buildings and structures accessory to an agricultural use are not a permitted.

42. (1) Requirements for buildings and structures, including accessory buildings and structures, permitted in the Pit and Quarry Zones are established as follows:

1. Minimum distance from the front lot line	30	metres
2. Minimum distance from any side lot line	30	metres
3. Minimum distance from the rear lot line	30	metres
4. Maximum height	20	metres

- (2) No use permitted by clause 41(1)(a) shall be carried on within,
  - (a) 65 metres of any residential use on another lot; and
  - (b) 50 metres of any street.

- (3) No person shall make or establish a pit or quarry within,
- (a) 65 metres of any residential use on another lot; and
  - (b) 50 metres of any street.

(4) The requirements set out in subsection (1) do not apply to conveyor and loading facilities accessory to a pit or quarry operation or to a use permitted by clause 41(1)(a).

## PART IX

### Conservation Zones

43. This Part applies to the Conservation Zones.

44. (1) Every use of land and every erection or use of buildings or structures within the Conservation Zones is prohibited except,

- (a) buildings and structures of the protection and management of,
  - (i) lands subject to flooding or high-water table,
  - (ii) steep slopes subject to erosion,
  - (iii) swamps and marshes and land subject to wind erosion, and
  - (iv) lands with limitations to development due to slope or wave action or lack of soil cover;
- (b) nursery gardens;
- (c) agricultural uses other than specialized use farms; and
- (d) public uses.

(2) In clause (1)(c), "specialized use farm" means a farm on which the predominant use of land or buildings is for the raising of chickens, turkeys or other fowl, fur bearing animals or hogs or the growing of mushrooms or sod or the intensive feeding of cattle in a confined area.

(3) In the Conservation Zones, a single dwelling as building accessory to an agricultural use may be erected and used on an agricultural use lot.

45. (1) Requirements for principal uses, buildings and structures permitted under clauses 44(1)(a),(b) and (d) are established as follows:

1. Minimum lot area	1.2	hectares
2. Minimum lot frontage	46	metres
3. Maximum lot coverage of any building or structure	20	per cent
4. Minimum distance of any building or structure from the front lot line	15	metres

(2) Requirements for buildings and structures accessory to an agricultural use in the Conservation Zones are established as follows:

- |  |     |          |
|--|-----|----------|
| 1. Minimum lot frontage  | 150 | metres   |
| 2. Minimum lot area  | 10  | metres   |
| 3. Minimum distance of any building or structure from any lot line | 15  | metres   |
| 4. Maximum lot coverage  | 5   | per cent |

## PART X

### Agricultural Zones

46. This Part applies to the Agricultural Zones.

47. (1) Every use of land and every erection or use of buildings or structures within the Agricultural Zones is prohibited except,

- (a) rural uses as follows,
  - (i) agricultural uses, and
  - (ii) conservation uses;
- (b) residential uses as follows,
  - (i) single dwellings on lots that existed on the 28th day of November, 1978,
  - (ii) home occupations, and
  - (iii) home industries; and
- (c) public uses.

(2) In an Agricultural Zone,

- (a) two single dwellings, as buildings accessory to an agricultural use other than a market garden, may be erected and used on an agricultural use lot; and
- (b) one single dwelling, as a building accessory to a market garden, may be erected and used on a lot used for market gardening.

(3) The making or establishment of wayside pits and wayside quarries is permitted in the Agricultural Zones, provided that the edge of the excavation shall be no less than 61.0 metres from the limit of any public road, and from any adjoining property line.

*(Amended by Ontario Regulation 158/96 - Deeming Housekeeping)*

(4) Despite subsection (3), where two pits are located on abutting properties, the pits may be excavated to the abutting property line.

*(Amended by Ontario Regulation 158/96 - Deeming Housekeeping)*

48. (1) Requirements for uses, buildings and structures, including accessory buildings and structures permitted by clause 47(1)(a) are established as follows:

1. Minimum lot area	10	hectares
2. Minimum lot frontage	134	metres
3. Minimum distance of any building or structure from any lot line	15	metres
4. Minimum ground floor area for single dwelling	55	square metres

(2) Notwithstanding paragraph 3 of subsection (1), where a lot used for rural use abuts a lot on which the principal use is a residential use, no building or structure on the rural use lot shall be located within 30 metres of the residential use lot.

(3) Requirements for single dwellings permitted by clause 47(1)(b) are established as follows:

1. Maximum lot coverage	15	per cent
2. Minimum front yard	15	metres
3. Minimum rear yard	15	metres
4. Minimum side yards	3	metres
5. Maximum height	9	metres

(4) Notwithstanding any other provision of this Order, no building or structure in the Agriculture Zone shall be located in a rear or side yard within 15 metres of a street.

## PART XI

### Rural Zones

49. This Part applies to the Rural Zones.

50. (1) Every use of land and every erection or use of buildings or structures within the Rural Zones is prohibited except,

- (a) rural uses as follows,
    - (i) agricultural uses, and
    - (ii) conservation uses;
  - (b) residential uses as follows,
    - (i) single dwellings,
    - (ii) home industries,
    - (iii) home occupations, and
    - (iv) seasonal dwellings that existed on the 28th day of November, 1978, or that are erected on land to which a consent has been given under Section 52 of the Planning Act, 1983.
- (Amended by Ontario Regulation 379/90 - File No. 51ZO-00489-025)*

- (c) public uses; and
- (d) private, non-commercial hunting and fishing camps.

(2) A commercial fishing operation may be carried out on a rural use lot in the Rural Zones.

(3) The making or establishment of wayside pits and wayside quarries is permitted in the Rural Zones, provided that the edge of the excavation shall be no less than 61.0 metres from the limit of any public road and from any adjoining property line.

(4) Despite subsection (3), where two pits are located on abutting properties, the pits may be excavated up to the abutting property line.

*(Amended by Ontario Regulation 158/96 - Deeming Housekeeping)*

(5) In the Rural Zones, a single dwelling, as a building accessory to an agricultural use may be erected and used on the agricultural use lot.

51. (1) Requirements for uses, buildings and structures, including accessory buildings and structures, permitted by clauses 50(1)(a) and (d) are established as follows:

1. Minimum lot frontage	134	metres
2. Minimum lot area	10	hectares
3. Minimum distance of any building or structure from any lot line	15	metres
4. Maximum lot coverage	5	per cent
5. Minimum ground floor area for single dwelling	55	square metres

(2) Notwithstanding paragraph 3 of subsection (1),

(a) where a lot used for a rural use abuts a lot on which the principal use is a residential use no building or structure on the rural use lot shall be located within 30 metres of the residential use lot; and

(b) where a commercial fishing operation is carried out on a rural use lot, buildings and structures related to such operation may be erected up to that portion of any lot line that abuts water.

(3) Requirements for principal buildings and structures permitted by clauses 50(1)(b) and (c) are established as follows:

1. Minimum lot frontage	30	metres
2. Minimum lot area	1,858	square metres
3. Maximum lot coverage	15	per cent
4. Minimum front yard	15	metres
5. Minimum rear yard	7.5	metres
6. Minimum side yards	3	metres
7. Maximum height	9	metres

*(Amended by Ontario Regulation 158/96 - Deeming Housekeeping)*

(4) Notwithstanding any other provision of this Order, no building or structure in a Rural Zone shall be located in a rear or side yard within 15 metres of a street.

(5) Notwithstanding clause 5(4)(d) and subsection 50(1), a camp used seasonally for church purposes and buildings and structures accessory thereto is a permitted use on Lot 10, Concession IX in the geographic Township of Campbell but the camp shall not contain more than 37 cabins for the accommodation of persons attending the camp and the cabins shall not contain kitchen or sanitary facilities.

## PART XII

## Waste Disposal Zones

52. This Part applies to the Waste Disposal Zones.
53. Every use of land and every erection or use of buildings or structures within the Waste Disposal Zones is prohibited except,
- (a) waste disposal sites;
  - (b) land fill sites;
  - (c) packing and baling sites;
  - (d) transfer stations; and
  - (e) derelict motor vehicle sites.
54. (1) Requirements for uses, buildings and structures, including accessory buildings and structures, permitted in the Waste Disposal Zones are established as follows:
- |  |      |          |
|--|------|----------|
| 1. Minimum lot frontage  | 50   | metres   |
| 2. Minimum distance of any building or structure from any lot line | 30   | metres   |
| 3. Maximum lot coverage of all buildings and structures            | 5    | per cent |
| 4. Maximum height of any building or structure                     | 10.5 | metres   |
- (2) No waste disposal uses shall be located,
- (a) within 400 metres of a dwelling unit;
  - (b) within 185 metres of a street;
  - (c) on land covered by water or in any area subject to flooding, and
  - (d) within 30 metres of any watercourse, lake or pond.

## PART XIII

## Miscellaneous

55. Ontario Regulations 153/74, 559/75, 916/75, 364/76, 967/76, 156/77, 169/77, 240/77, 241/77, 480/77, 545/77, 754/77, 785/77, 841/77, 906/77, 953/77, 17/78, 23/78, 24/78, 86/78, 135/78, 399/78, 602/78, 805/78, 821/78, 840/78, 928/78, 119/79, 320/79, 362/79, 363/79, 752/79, 784/79, 961/79, 55/80, 107/80, 134/80, 462/80, 575/80, 576/80, 614/80, 641/80, 668/80, 721/80, 835/80, 836/80, 895/80, 941/80, 944/80, 945/80, 946/80, 144/81, 158/81, 435/81 and 530/81 are revoked.

Dated at Toronto  
this 7th day of  
October, 1981.

