

Prepared for:

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Manitoulin Planning Board

Unorganized Townships of Dawson and Robinson

Zoning By-law 2022-xx



Unorganized Townships of Dawson and Robinson Zoning By-law 2022-xx

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B2	Township of Robinson
B3	Meldrum Bay
B4	Little Lake Huron

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1.0 Authorization and Administration

1.1 Title

This By-law shall be known as the "Zoning By-law for the Unincorporated Townships of Dawson and Robinson" or **By-law No. 2022-XX**.

1.2 Defined Area

This By-law applies to all land included on Schedules B1 to B4 to this By-law within the boundaries of the Unincorporated Townships of Dawson and Robinson,

1.3 Effective Date

This By-law shall come into effect on the day it is passed by the Manitoulin Planning Board subject to the appeal provisions of the *Planning Act*.

1.4 Scope

No building, structure or land shall be used, and no building or structure shall be hereafter erected within that portion of the Planning Area as now or henceforth legally constituted to which this By-law applies except in conformity with the provisions of this By-law.

1.5 Administration and Enforcement

This By-law shall be administered by the Manitoulin Planning Board, and no permit for the use of land or for the erection of any building or structure within the area to which this By-law applies, shall be issued where the proposed use, building or structure would be in violation of any provision of this By-law.

1.6 Application and Plans

In addition to the requirements of this Zoning By-law, every application for a zoning conformity permit shall be accompanied by plans, drawn to an appropriate scale and based upon an actual survey and showing:

1. the true shape and dimensions of the lot to be used or upon which it is proposed to erect any building or structure;
2. the proposed location, height and dimensions of the building, structure or work in respect of which the permit is applied for;
3. the location of every building or structure already erected on or partly erected on such lot, and the location of every use, building or structure upon adjacent lots;
4. the proposed location of parking spaces, loading spaces, driveways, landscaping areas or planting strips as may be required; and
5. other such information as may be necessary to determine whether or not every such building, structure and work conforms to the requirements of this By-law.

Every such application shall be signed by the owner of the lot or the owner's agent duly authorized thereunto in writing and by the Secretary-Treasurer and such application shall set forth in detail

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the current and proposed use of the lot and any building or structure thereon, together with all information necessary to determine whether or not every such proposed use of land, building or structure conforms with the requirements of this By-law.

1.7 Conformity

No land to which this By-law applies shall hereafter be used and no building or structure shall hereafter be erected or used except in accordance with the general and special provisions of this By-law, but nothing in this By-law prevents the use of any land, building or structure for any use prohibited by this By-law if such land, building or structure was lawfully used for such purpose on the day this By-law comes into effect.

1.8 Licenses, Permits and Other By-laws

Nothing in this By-law shall exempt any person from complying with requirements of the building By-law or any other By-law in force within the Planning Board or from obtaining any permit, license, permission, authority or approval required by this or any other By-law of the Planning Board or by any other law in force from time to time.

1.9 Greater Restrictions

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

1.10 Inspection

The authority having jurisdiction to enforce this By-law from time to time is hereby authorized, after reasonable notice to the owner or assessed owner, occupant or apparent occupant of the property in question, to enter at all reasonable hours for the purposes of inspection.

1.11 Violation and Penalty

Any person who uses any land or erects or uses any building or structure in a manner contrary to any requirements of this By-law, or who causes or permits such use or erection, or who violates any provisions of this By-law or causes or permits a violation, is guilty of an offence and upon conviction therefore, shall be liable to a fine not exceeding **\$5,000.00**, exclusive of costs, which shall be recoverable under the *Provincial Offences Act* R.S.O., 1990 as amended.

Notwithstanding the above, a Fine Fee Schedule will be established and approved by the appropriate Ministry(ies) and the Manitoulin Planning Board and will form part of this By-law.

1.12 Repetition of Offences

The conviction of an offender upon a breach of any of the provisions of this By-Law, shall not prevent prosecution against the same offender upon any subsequent breach of the same or any other provision of this By-Law.

1.13 Remedies

Where any building or structure is or is proposed to be erected, reconstructed, extended or enlarged, or any building or structure or part thereof is or is proposed to be used, or any land is or is proposed to be used, in contravention of any requirements of this By-law such contravention

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may be restrained by action at the instance of any ratepayer or of the Planning Board pursuant to the provisions of the *Planning Act*.

1.14 Validity

Should any section, or part of a section, of this By-law for any reason be held to be invalid, it is the intention that all the remaining provisions shall remain in full force and effect.

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2.0 Interpretation

2.1 General

In their interpretation and application, the provisions of this By-law shall be held to be the minimum requirement adopted for the promotion of the public health, safety, convenience or general welfare. Whenever the requirements of this By-law are at variance with the requirements of any other By-law, the most restrictive, or the By-law imposing the higher standards, shall govern and apply. Nothing in this By-law shall be construed to exempt any person from complying with the requirements of any other By-law of the Planning Board or from any law of the Province of Ontario or of Canada.

2.2 Certain Words

In this By-law, words used in the present tense include future; and the word “used” includes “arranged, designed or intended to be used”; the word “shall” is mandatory and not discretionary.

Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions or events connected by the conjunction “and”, “or”, or “either-or”, the conjunction shall be interpreted as follows:

1. “and” indicates that all connected items, conditions, provisions or events shall apply in any combination;
2. “or” indicates that the connected items, conditions, provisions or events may apply single or in combination; and
3. “either-or” indicates that the connected items, conditions, provisions or events shall apply single but not in combination.

2.3 Interpretation of Similar Permitted Uses

Uses other than those hereinafter specifically mentioned as uses in each of the zones, may be permitted therein, provided such uses are similar to those specifically mentioned and are, in the opinion of the Manitoulin Planning Board, not more obnoxious or detrimental to the welfare of the community, than the permitted uses specifically mentioned in the respective zone.

2.4 Technical Revisions

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

1. correction of grammar, punctuation or typographical errors, or revisions to format in a manner that does not change the intent of a provision;
2. 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; and
3. 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.

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2.5 Zones

For the purpose of this By-law all land within the boundaries of the Unorganized Townships of Dawson and Robinson is hereby divided and established into Zones which are shown on the attached Schedules by the accompanying symbols:

Section	Zone	Symbol
6	Shoreline Residential	SR
7	Hamlet	H
8	Hamlet Residential	HR
9	Institutional	I
10	Core Commercial	C2
11	Commercial Recreational	CR
12	General Industrial	M
13	Agricultural	A
14	Rural	R
15	Conservation	O2
16	Pit and Quarry	Q
17	Waste Disposal	WD

2.6 Schedules

Schedules B1 to B4 attached hereto, together with notations and references shown thereon, are hereby declared to form part of this By-law.

2.7 Zone Boundaries

1. The extent and boundaries of all zones are shown on Schedules B1 to B4, and for such zones, the provisions of this By-law shall respectively apply.
2. Boundaries between zones shall be determined as follows:
 - a) Where a zone boundary is indicated as following a street or lane or highway, the boundary shall be the centre line of such street or lane or highway, and in the event of the closing of such street or lane or highway, the zone boundary shall be the former centre line of the said street or lane or highway;
 - b) Where a street or lane or highway, electrical transmission line right-of-way or water course is included in the zoning maps, it shall be, unless otherwise indicated, be included in the zone of the adjoining property on either side thereof;
 - c) Where an electrical transmission line right-of-way or water course is included on the zoning map and serves as a boundary between two or more different zones, the line midway on such right-of-way or water course and extending in the general direction of the long division thereof shall be considered the boundary between zones unless specifically indicated otherwise; and
 - d) Where a zone boundary is indicated as following the limits of a geographic township, the limit shall be the zone boundary.

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2.8 Closings

In the event a dedicated street or lane shown on Schedules B1 to B4 of this By-law is closed, the property formerly in such street or lane shall be included within the zone of the adjoining property on either side of such closed street, or lane. If a closed street or lane is the boundary between two or more different zones, the new zone boundaries shall be the former centre line of the closed street or lane.

2.9 Zoning Symbols

1. The symbols listed in Section 2.5 may be used to refer to any of the uses of land, buildings or structures permitted by this By-law (including the zoning schedules) in the said zones, and the intent of the By-law is that the associated zone regulations apply.

- a) Special Exception Zones

Where a zone symbol is followed by a dash and a number (for example “M-1”), the lands so designated shall be subject to all of the provisions of the zone represented by such symbol, except as otherwise provided by the special exception provisions. These special provisions are listed separately under the appropriate special exception section of the parent zone (e.g. M) in the text of this By-law.

- b) Holding Zones

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

- c) Temporary Use By-laws

Temporary use By-laws may have been passed by the Planning Board to allow temporary uses pursuant to Section 39 of the *Planning Act*. Temporary uses are shown on the schedules as special exceptions and details concerning the temporary use are included in the special exception text within the specific zone category.

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3.0 Definitions

In this By-law, unless the context otherwise requires:

ACCESSORY BUILDING shall mean a detached building located on the same lot as the main building, the use of which is incidental or secondary to that of the main building, and may include a guest cabin, private garage, boathouse, tool shed, storage building, or other similar uses.

ACCESSORY USE shall mean a use that is normally incidental, subordinate and exclusively devoted to a principal use located on the same lot therewith. Such use may include a steam bath/sauna, or green house, for example.

ADULT ENTERTAINMENT BUSINESS shall mean any premises or part thereof including a retail store, entertainment parlour, or other business in which the principal trade provided, in pursuance of a trade, calling, business, occupation, goods, or services appeals to or is designed to appeal to erotic or sexual appetites or inclinations.

AGRICULTURAL USE shall mean the use of land, buildings or structures for:

1. The growing of crops, including cannabis in accordance with federal and provincial regulations and licenses, including all related activities such as soil preparation, manure or fertilizer spreading, planting, spraying, irrigating, harvesting, and also including the storage and sale of crops;
2. The raising, boarding, keeping and sale of all forms of livestock, except domestic pets, including all related activities such as breeding, training, feeding, and grazing, and including the raising of fish and poultry;
3. The production of animal and plant products such as milk, eggs, wool, fur, honey, maple syrup, maple sugar, maple sugar bush, or woodlots including related activities such as the collection, storage, and sale of the products;
4. A commercial greenhouse or nursery garden, including storage and sale of the products; and/or
5. The use and storage of all forms of equipment or machinery needed to accomplish the foregoing activities.

AGRICULTURE RELATED USE shall mean a farm-related commercial or farm-related industrial use that is directly related to farm operations in the area, supports agriculture, benefits from being in close proximity to farm operations, and provides direct products and/or services to farm operations as a primary activity.

AIR TREATMENT CONTROL shall mean the functional use of an industrial grade multi-stage carbon filtration system, or similar technology, to reduce and/or treat the emission of pollen, dust and odours expelled from a facility and sized accordingly in comparison to the facility it serves as designed by a qualified person(s).

ALTER shall mean any alteration in a bearing wall or partition, column, beam, girder or other supporting member of a building or structure or any increase in the area or volume of a building or, structure.

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AUTOMOBILE SERVICE STATION shall mean a building or premise used solely or principally for the storing, sale or offering for sale at retail of any automotive fuels, lubricants and automobile accessories, automobile repairs and automobile washing.

BASEMENT shall mean that portion of a building which is located below the first storey.

BED AND BREAKFAST ESTABLISHMENT shall mean a dwelling unit or portion thereof, in which the proprietor resides and supplies for hire or gain to other persons, particularly tourists, on a temporary or day to day basis, lodging with or without meals, but shall not include a boarding house, hotel, motel, tourist establishment. Such an establishment shall provide for no more than three (3) guest rooms used or maintained for the accommodation of the public and shall be clearly secondary to the use of the dwelling unit as a private residence.

BOATHOUSE means a building or structure or part thereof located on land or water and not more than one storey in height, used for the storage of private boats and equipment accessory to their use and accessory to a residential use, part of may not include sleeping accommodations.

BREWERY shall mean a building or structure thereof that is used for the self-contained manufacturing, production, storage, bottling, canning and shipping of beer, authorized by a licence issued by the Alcohol and Gaming Commission of Ontario, and can be associated with a restaurant. Self-contained means that the emission of odour fumes, noise, cinder, vibration, heat, glare or electrical interference is not possible.

MICROBREWERY OPERATION shall mean a facility at which manufacturing of handcrafted ales and lagers beer form raw materials (malt, hops, water and yeast) are produced on the premises with a commercial and certified brewing system. Operations will further include the cold storage of beer products manufactured on site, and retail and distribution sales of those beer products. The facility may include a hospitality and tasting area, but shall not include a restaurant, an eating establishment, tavern, bar, night club, or takeout food service.

BUILDING shall mean any structure, whether temporary or permanent, used or built for the shelter, accommodation or enclosure of persons, animals, materials or equipment, other than a fence or wall.

BUILDING, MAIN shall mean that building the nature of the use of which is determined by the Zone of the lot upon which it is authorized to be constructed or upon which it is constructed.

BUILDING SETBACK shall mean the least horizontal distance permitted between a lot line of a lot and the nearest portions of any building envelope on such lot.

BUSINESS OR PROFESSIONAL OFFICE shall mean an office in which any business is carried on or any profession is practiced but does not include a home occupation or a clinic.

CAMPGROUND shall mean lands used for the parking and temporary use for campsites occupied by tents, trailers, motor homes, and recreational vehicles and accessory uses and facilities such

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as administrative offices, sanitary facilities, recreational facilities, and an accessory convenience store. This includes a commercial trailer park.

CANNABIS PROCESSING FACILITY shall mean a building or structure or part thereof equipped with Air Treatment Control that is used for growing, producing, processing, testing, destroying, packaging and/or shipping cannabis authorized by a federal license or registration.

CARWASH shall mean a building, or part thereof, which is used, or designed to be used, for the washing of motor vehicles by mechanical means or by hand labour methods.

CEMETERY shall mean land that is reserved or used for interring the dead or placing or burying the remains, or ashes of human bodies within the meaning of the *Cemetaries Act of Ontario*, but does not include a funeral home. A cemetery may include a structure for the cremation of human remains and may include the facilities for storing ashes of human remains that have been cremated or the interment of the dead in sealed crypts or compartments.

CHILD CARE CENTRE shall mean a place designed and operated for the purpose of temporary care and custody of children and which falls under the jurisdiction of the *Child Care and Early Years Act, 2014*, and its successors.

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

CLUB shall mean an association of persons, whether incorporated or not, united by some common interest, meeting periodically for cooperation or conviviality. Club shall also mean, where the context requires, premises owned or occupied by members of such associations within which the activities of the club are conducted. This definition includes fraternal organizations.

COMMERCIAL shall mean the use of land, building or structure for the purpose of buying and selling commodities and supplying of services as distinguished from such uses as manufacturing or assembling of goods, warehousing, transportation terminals, construction and other similar uses.

COMMERCIAL FISHING OPERATION shall mean a building or buildings offered for rent to tourists on a short-term basis when they want to stay and catch fish and the owner or proprietor lives on site.

COMMERCIAL PARKING FACILITY shall mean an area of land, other than a street or a lane, used for the parking of motor vehicles and available for public or private use in which there may be compensation for such use, and for the purpose of this By-law, a commercial parking facility shall constitute the only use of a lot.

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COMMERCIAL VEHICLE shall mean a motor vehicle having attached thereto, a truck or delivery body, and includes, but is not limited to, any vehicle on which is displayed commercial lettering or commercial license plates, ambulances, fire apparatus, hearses, casket wagons, mobile food outlets, buses, cube vans, tilt and load trucks, dump trucks, tow trucks, buses, tractors used for hauling purposes on the highways and construction equipment which is self-propelled or designed to be towed.

COMMUNITY CENTRE shall mean any tract of land, or building or buildings or any part of any buildings used for community activities whether used for commercial purposes or not, and the control of which is vested in the local board or agent thereof except that in the case of a community center located within a mobile home park, the control of such use may be vested in the owners of the mobile home park.

COMMUNICATIONS FACILITY shall mean an installation which transmits, receives and/or relays communications such as a microwave relay tower, telephone or telegraph line, cellular telephone tower, radio or television broadcast tower, or similar facility.

COMPOSTING FACILITY shall mean an open windrow waste processing facility in which leaf and yard waste is processed into compost through an aerobic biological process, conducted under controlled, engineered conditions designed to produce stabilized humus.

CONCRETE PLANT shall mean a structure that combines various ingredients to form concrete. A concrete plant shall include a ready-mix plant and central mix plant.

CONSERVATION USE shall mean the preservation and protection of the components of the natural environment through management and maintenance for both the individual and society's use, both in the present and in the future.

CONSTRUCTION shall mean to do anything in the erection, installation or extension or material alteration or repair of a building or sign and includes the installation of a building unit or sign fabricated or moved from elsewhere.

CORNER VISIBILITY TRIANGLE shall mean a triangle formed within a corner lot by the intersecting street lines or the projections thereof and a straight line connecting them within a distance from their point of intersection.

CONFECTIONARY AND VARIETY SHOP shall mean a retail store supplying groceries and other daily household necessities to the immediate surrounding area.

CONTRACTOR'S ESTABLISHMENT shall mean the business of a contractor or a construction company used for the storage and maintenance of equipment used by the contractor or company, and includes facilities for the administration or management of the business and the stockpiling or storage of supplies used in the business, but does not include the wholesale or retail sale of building supplies or home improvement supplies.

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DECK shall mean a structure with no roof or walls, except guards, which is constructed on piers, a foundation or cantilevered above grade attached or accessory to a dwelling unit.

DEVELOPMENT shall mean the construction, erection or placing of one or more buildings or structures on land in the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, or the laying out and establishment of a commercial parking lot.

DRY INDUSTRY shall mean an industry which by nature of its operation, process, or fabrication of raw materials or service rendered does not require a water supply other than that available from within the limits of the lot upon which the use is located, does not discharge effluent from the limits of the lot upon which the use is located and from which the only sewage effluent to be disposed of within the limits of the said lot will be that produced from normal sanitary and eating facilities required for the employees.

DWELLING shall mean a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons.

UNIT, ADDITIONAL RESIDENTIAL shall mean a separate dwelling unit which is either located in a single detached dwelling, semi-detached dwelling, rowhouse or an accessory building or structure.

DWELLING, APARTMENT shall mean a building consisting of five (5) or more dwelling units, which units have a common entrance from the street level and the occupants of which have the right to use in common halls and/or stairs and/or elevators and yards.

DWELLING, CONDOMINIUM TOWNHOUSE shall mean a townhouse dwelling unit, as defined in this By-Law, constructed and maintained under the provisions of the *Condominium Act*.

DWELLING, CONVERTED shall mean a building altered to contain less than three (3) units, with each self-contained dwelling unit having a floor space of not less than 55 sqm.

DWELLING, DUPLEX shall mean a building of two (2) or more storeys that is divided horizontally into two (2) dwelling units, each of which has an independent entrance either directly or through a common vestibule.

GARDEN SUITE shall mean a temporary, self-contained, and portable detached residential dwelling unit that is clearly ancillary to and on the same lot as a single or semi-detached dwelling, and excludes a trailer as defined herein.

MOBILE HOME shall mean any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence compliant with all applicable standards of the Canadian Standards Association for mobile homes, but does not include a travel trailer or tent trailer or trailer otherwise designed.

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MODULAR HOME shall mean a single detached dwelling which has been manufactured in a factory remote from the site where it is intended to be used and transported to the site for installation on a prepared foundation and for the purpose of this By-Law shall be considered as a single detached dwelling.

DWELLING, MULTIPLE shall mean a building designed and intended to contain three or more dwelling units independent of each other but shall exclude an apartment dwelling or townhouse dwelling.

DWELLING, SEASONAL shall mean a dwelling constructed as a secondary place of residence for seasonal vacations and recreational purposes and not as a principal place of residence of the owner or occupant thereof.

DWELLING, SEMI-DETACHED shall mean a building that is divided vertically into two (2) dwelling units each of which has an independent entrance either directly or through a common vestibule.

DWELLING, SINGLE DETACHED shall mean a completely detached dwelling unit.

DWELLING, ROW shall mean a building that is divided vertically into three (3) or more dwelling units, each of which has independent entrances, to a front and rear yard immediately abutting the front and rear walls of each dwelling unit.

DWELLING UNIT shall mean one room or a group of rooms in a building used or designed or intended to be used only as a single, independent and separate housekeeping establishment and,

1. in which food preparation and sanitary facilities are provided for the exclusive use of the residents of the dwelling unit, and
2. which has a private entrance from outside the building or from a common hallway or stairway inside the building, but
3. does not mean or include a tent, or a room or suite of rooms in a boarding or rooming house, in a hotel, motel, motor hotel, tourist establishment, bed and breakfast establishment or a guest cabin.

EATING ESTABLISHMENT shall mean a building or part of a building where food is offered for sale or sold to the public for immediate consumption therein and includes a restaurant, cafe, tea or lunch room, dairy bar, coffee shop or refreshment room or stand but does not include a boarding or rooming house, or a bed and breakfast establishment.

EDUCATIONAL INSTITUTION shall mean the use of land, building or structures for an elementary or secondary school, private school, university or community college authorized by the Province of Ontario.

EMERGENCY VEHICLE DISPATCH CENTRE shall mean a building or place used for the storage, cleaning, incidental maintenance and dispatch of police, fire and ambulance vehicles and employees.

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ERECT shall mean setting up, building, constructing, reconstructing and relocating and without limited the generality of the word, also includes:

1. Altering any existing building or structure by an addition, enlargement, extension, relocation or other structural change; and
2. Erect, erected and erection shall have a corresponding meaning.

EXISTING shall mean existing as of the date of the final passing of this By-law.

FARM shall mean land used for the growing of trees, grain, vegetables, or fruit crops, the grazing or pasturing of livestock, or dairying, and includes a farm dwelling and accessory buildings and such buildings as a barn, a grain and feed storage facilities and silos.

FARM, SPECIALIZED shall mean land on which the predominant use of land and/or buildings is used for the raising of chickens, turkeys, or other fowl, fur-bearing animals, hogs, or aquaculture, or the growing of mushrooms, or sod, or the intensive feeding of cattle in a confined area.

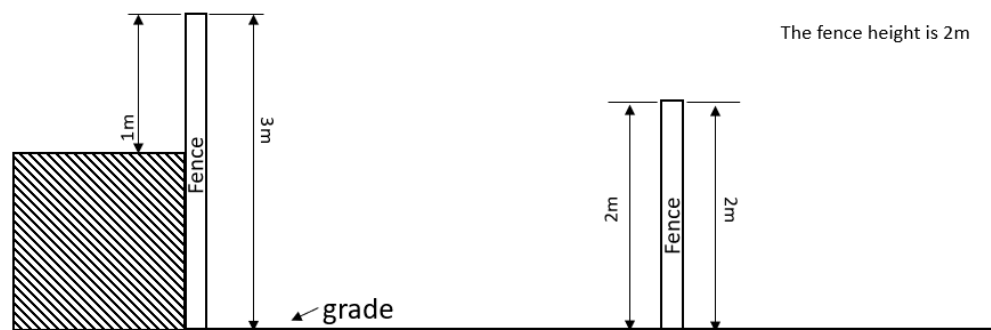
FARM IMPLEMENT DEALER OR DEALERSHIP shall mean a building or place used for the storage and sale of farm-related equipment and farm-related vehicles but shall not be used for the repair of such equipment.

FENCE shall mean a structure which forms a barrier for enclosing, bounding, delineating or protecting land. If the elevation of the land impacts the height of the fence from one side to the other, than the average fence height taken from the base to the top of the fence on either side of the fence will be used as the fence height.

The average fence height is taken from the base to the top of the fence on either side

$$1\text{m} + 3\text{m} = 4\text{m}$$
$$4\text{m}/2 = 2\text{m}$$

The fence height is 2m



Fence height is measured from grade to the top of the fence.

The fence height is 2m

Figure 1: Fence Height

FINANCIAL ESTABLISHMENT shall mean a building, or part thereof, 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.

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FINISHED GRADE shall mean the elevations of the finished surface of the ground adjacent the ground level of the wall of a building or structure.

FLOOD PLAIN shall mean the horizontal area below the high-water mark of a watercourse (including a drainage canal) or lake that has been or may be covered by flood water during a regional flood or a one-in-one-hundred-year flood or as defined by the Ministry of Northern Development Mines Natural Resources and Forestry, or its successor.

FLOOR AREA, DWELLING shall mean 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 or veranda, balcony, sun room, attic, basement or cellar, except that where the natural terrain permits a walkout basement, twenty-five percent (25%) of the floor area of the walkout basement shall be considered as habitable floor area.

FLOOR AREA, GROSS shall mean 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.

FLOOR AREA, GROUND shall mean 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.

FLOOR AREA, RETAIL shall mean the gross floor area of a commercial building devoted to retail purposes.

FORESTRY shall mean the general raising and harvesting of wood, and without limiting the generality of the foregoing, shall include logging, the raising and cutting of fuel wood, pulp wood, Christmas trees, and other forest products; but does not include the processing of raw material into wood products or by-products

FUNERAL HOME shall mean a building, or part thereof, designed for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the dead human body for interment or cremation.

GARAGE, PRIVATE shall mean an accessory building or portion of a building which is designed or used for the sheltering of private motor vehicles and the storage of household equipment incidental to residential occupancy and in which there are no facilities for repairing or servicing of such vehicles for remuneration or commercial use.

GARDEN CENTRE shall mean retail store comprised of an outdoor or indoor area used primarily for the display and retail sale of plants, gardening and landscaping supplies and equipment.

GOLF COURSE A public or private area operated for the purpose of playing golf and includes, without limiting the generality of the foregoing, a golf course, par three golf course, miniature golf course, driving range, and accessory clubhouse and recreational activities.

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GREENHOUSE, COMMERCIAL shall mean a building for the growing of flowers, fruits, vegetables, plants, shrubs, trees and similar vegetation which are not necessarily transplanted outdoors on the same lot containing such greenhouse but are sold directly from such lot at wholesale or retail.

GROUP HOME shall mean residential accommodation in which up to ten persons (excluding supervisory staff) live under responsible supervision consistent with the particular requirements of its residents which includes support functions for daily living.

GUEST CABIN means a building accessory to a seasonal dwelling, without cooking facilities, that is used only for purposes of sleeping accommodation.

HAZARD LANDS shall mean any land having inherent environmental hazards, such as poor drainage, organic soils, floor susceptibility, erosion, steep slopes or any other natural or manmade physical conditions which effectively create unsuitable or adverse conditions for construction or development, or conditions unsafe to the public.

HEIGHT with reference to a building, height means the vertical distance between the established grade and:

1. The highest point of the roof surface or the parapet, whichever is greater of the flat roof;
2. The deck roof line or decline of a mansard roof; or
3. The main level between eaves and ridges of a gabled, hip, gambrel, or other type of pitched roof.

HIGH WATER MARK shall mean the normal original water mark of any body of water as measured by an Ontario Land Surveyor unless such high water mark has been altered by the construction of a public dam or dams, in which case the measurement shall be from the high water mark as controlled by such dam or dams.

HOBBY FARM shall mean a parcel of land which includes the principal residence and barns, sheds, pens, and similar accessory buildings which are used for the sole purpose of the persons residing at the residence and are not for commercial agricultural purposes.

HOME INDUSTRY shall mean the gainful occupation conducted in whole or in part of the dwelling or in whole or part of an accessory building by the residents and includes uses such as an animal hospital, or an electrical, woodworking, welding, plumbing, or sheet metal machine.

HOME OCCUPATION shall mean any occupation, trade, business, profession, or craft carried on as an accessory use for gain or support conducted entirely within a dwelling unit by the residents.

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

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HOTEL/MOTEL/HOSTEL shall mean a building or part of a building or a group of buildings used primarily for the purpose of providing overnight guest room accommodation to the travelling public, with or without accessory restaurants, dining rooms or refreshment rooms, and includes any establishment containing guest rooms which is defined as a hotel or motel in *the Hotel Registration of Guests Act, R.S.O. 1990, Chapter H.17.*

HUNT CAMP shall mean a buildings are used for sleeping accommodation, the preparation and serving of food, and intended for use as a base camp for hunting. The hunt camp is to be used on a temporary or seasonal basis and is not a commercial facility.

INDUSTRIAL USE shall mean the use of land, buildings, or structure for the manufacturing, processing, fabricating or assembly of raw materials or goods, warehousing or bulk storage of goods and related accessory uses.

INDUSTRIAL USE, LIGHT shall mean an industrial use engaged in, or used for:

1. Producing apparel and finished textile products, other than the production of synthetic fibers;
2. Warehousing or storing of goods or materials indoors;
3. Printing, duplicating or bookbinding;
4. Manufacturing finished paper and allied products other than processing wood pulp;
5. Producing cosmetics, drugs and other pharmaceuticals supplies;
6. Manufacturing finished lumber products, light metal products, light machinery, computer software, electronic products, finished plastic-ware, porcelain, earthenware, glassware or similar articles including, without limiting the generality of the foregoing, furniture, housewares, monument, toys, musical instruments, jewelry, watches, precision instruments, filters, radios and electronic components, but does not include a tannery or any industrial use accessory to an extractive use; or
7. Research laboratories.

KENNEL shall mean a building or structure where animals used as domestic household pets are bred, raised, kept or boarded and the operation is registered by the Canadian Kennel Club

LANDFILL SITE shall mean any land approved by the Province upon, into or in which waste may be deposited or processed.

LANDSCAPING shall mean:

1. any combination of trees, shrubs, flowers, grass or other horticultural elements, together with decorative stonework, paving, screening or other architectural elements, all of which are designed to enhance the visual amenity of a property and/or to provide a screen to mitigate any objectionable adjacent land use; and
2. does not include parking areas, patios, walkways, driveways or ramps.

LANE shall mean a public or private thoroughfare that affords either a primary or a secondary means of vehicular access to abutting lots and which is not intended for general traffic circulation.

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LAUNDROMAT shall mean a building or structure where the services of coin-operated laundry machines, using only water, detergents and additives that are made available to the public for the purpose of laundry cleaning.

LIQUOR OR BEER OUTLET shall mean a retail store regulated by the Provincial Government where liquor and/or beer are sold.

LOADING SPACE shall mean an unencumbered area of land which is provided and maintained upon the same lot or lots upon which the principal use is located and which area:

1. is provided for the temporary parking of one commercial motor vehicle while merchandise or materials are being loaded or unloaded from such vehicle, and such parking shall not be for the purpose of sale or display;
2. is suitable for the temporary parking of one commercial motor vehicle;
3. is not upon or partly upon any street or lane; and
4. has adequate access to permit ingress and egress of a commercial motor vehicle from a street by means of driveways, aisles, manoeuvring areas or similar areas, no part of which shall be used for the temporary parking or storage of one or more motor vehicles.

LONG TERM CARE HOME shall mean “long term care home” as defined in the *Long-Term Care Homes Act, 2007*, and its successors.

LOT shall mean a parcel of land, whether such parcel is described in a registered deed or is shown on a registered plan of subdivision including any of its parts which are subject to right-of-way or easement that is capable of being legally conveyed.

LOT AREA shall mean the total horizontal area within the lot lines of a lot.

LOT, CORNER shall mean a lot situated at the intersection of and abutting on two (2) or more streets provided that the angle of intersection of such streets is not more than 135 degrees.

LOT COVERAGE shall mean the percentage of lot area covered by the ground floor area of all buildings situated on the lot.

LOT DEPTH shall mean the horizontal distance between the front and rear lot lines. Where these lot lines are not parallel, the lot depth shall be the length of a line joining the midpoints of the front and rear lot lines.

LOT FRONTAGE shall mean the horizontal distance between the side lot lines measured at right angles. Where the front lot line is not a straight line, or where the side lot lines are not parallel, the lot frontage shall be measured by a line seven and one-half (7.5) m [or 24.6 feet] back from and parallel to the chord of the lot frontage. For the purpose of this By-law the chord of the lot frontage is a straight line joining the two points where the side lot lines intersect the front lot lines.

LOT, INTERIOR shall mean a lot situated between adjacent lots and having access to one street.

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LOT LINE shall mean any boundary of a lot.

LOT LINE, EXTERIOR SIDE shall mean a lot line which abuts the street on a corner lot.

LOT LINE, FRONT shall mean the lot line that divides the lot from the street, but:

1. in the case of a corner lot with two street lines of equal lengths, the lot line that abuts the wider street or abuts a Provincial Highway shall be deemed to be the front lot line, and in the case of both streets being under the same jurisdiction, or of the same width, the Planning Board may designate either street line as the front lot line;
2. in the case of a corner lot abutting a 0.3 metre [one foot] reserve the lot so abutting the 0.3 metre [one foot] reserve shall be deemed an exterior side lot line and the other line abutting the street shall be deemed the front lot line;
3. in the case of a through lot, the longer boundary dividing the lot from the street shall be deemed to be the front lot line and the opposite shorter boundary shall be deemed to be the rear lot line. In case each of such lot lines should be of equal length, the Planning Board may designate either street line as the front lot line;
4. in the case of a lot with frontage on a navigable stream, river or lake, or marine road allowance the front lot line shall be either the line of the established high water mark of such stream, river or lake, or the line of the inner limit of the original marine road allowance along the shore of such stream, river or lake.

LOT LINE, REAR shall mean the lot line opposite the front lot line.

LOT LINE, INTERIOR SIDE shall mean the lot line other than an exterior side, front, or rear lot line.

LOT, THROUGH shall mean a lot bounded on two opposite sides by streets, provided however, that if any lot qualifies as being both a "lot, corner" and a "lot, through" as hereinbefore defined, such lot shall be deemed a "lot, corner" for the purpose of this

MANUFACTURING shall mean an establishment primarily engaged in the fabricating, processing, finishing, refinishing, assembly, or similar production of various articles and commodities, and includes custom workshops, factories, mills, industrial shops, and similar production facilities. This definition shall include cannabis processing facilities.

MARINA shall mean a commercial establishment where a boathouse, boat storage, boat repair facilities, boat rental, pier, dock or jetty facilities or any combination of the foregoing are available for all types of marine - pleasure craft and may include a gasoline pump for the fueling of marine craft and a building or structure for the sale of marine craft, accessories and/or refreshments.

MARINE ROAD ALLOWANCE shall mean an allowance around a waterbody laid out as part of an original Unincorporated Township survey.

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MOTOR VEHICLE SALES AREA shall mean a place comprised of land or a building or both, the purpose of which is for the display or sale, or both, of new and/or used motor vehicles and/or recreational vehicles; but does not include an automobile wrecking or salvage yard or a scrap yard.

NON-COMPLYING shall mean an existing lot or building or buildings which does not comply with one or more of the zone provisions or standards for the zone within which said lot or buildings are located.

NON-CONFORMING shall mean a use that is not permitted in the zone in which it is located.

NURSING HOME shall mean a building in which the proprietor supplies for hire or gain, lodging with or without meals and, in addition provides nursing, medical, or similar care and treatment, if required and includes a rest home or convalescent home, and any other establishment required to operate under the appropriate statute and includes a long term care facility.

OBNOXIOUS USE shall mean an offensive use or trade within the meaning of *The Public Health Act* or any use which is included herein or found to be highly offensive; a nuisance by reason of emission, or the creation of odours, gases, dirt, smoke, noise, vibration, fumes, cinders, soot, waste, or the depositing or leaving of unsightly objects or chattels on land.

OPEN SPACE shall mean an unoccupied space open to the sky except such land as is used or required for parking purposes by this By-law, and may include any facility park or recreation area, owned, operated or maintained in whole or in part by any public authority for public use, and shall include neighbourhood, community, regional and special parks or areas.

OUTDOOR DISPLAY shall mean the merchandise or goods exhibited or advertised for immediate sale and which is located on the lot exterior to a building.

OPEN STORAGE means the storage of goods, merchandise, or equipment outside of a building or structure on a lot or portion thereof, including such uses as automobile and trailer sales lots, building materials supply yards but does not include the outdoor display of a limited number of samples of the goods, merchandise or equipment for the purpose of sales and advertisement, or the storage of vehicles or equipment for sale or repair. This definition shall not include the open storage of goods or equipment incidental to the residential occupancy of a lot.

PARK shall mean an area of land designed for the purposes of passive or active leisure activities and may include thereon one or more athletic fields, field houses, bleachers, swimming pools, wading pools, skateboarding areas, bandstands, outdoor skating rinks, or refreshment rooms.

PARKING AREA shall mean an area of land which is provided and maintained upon the same lot or lots upon which the principal use is located and which area:

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1. comprises all parking spaces of at least the minimum number required according to the provisions of this By-law, and all driveways, aisles, maneuvering areas, entrances, exits, and similar areas used for the purpose of gaining access to and egress from the said parking spaces; and
2. is provided and maintained in accordance with all applicable provisions of this By-law.

PARKING LOT shall mean a parking area forming the principal use of a lot.

PARKING SPACE shall mean an area of land which is provided for the temporary parking or storage of one motor vehicle for other than the purpose of sale or display.

PERSONAL SERVICE SHOP shall mean a building or part of a building in which persons are employed in furnishing services and otherwise administering to the individual and personal needs of persons, such as a barber's shop, a hairdressing establishment, a shoe-shine shop and other similar services.

PIT shall mean a place where unconsolidated gravel, stone, sand, earth, clay, fill or other material is being or has been removed by means of an excavation to supply materials for construction, industrial or manufacturing purposes, but does not include a wayside pit.

PLACE OF ENTERTAINMENT means a motion picture or other theatre, arena, auditorium, public hall, billiard or pool room, bowling alley, ice or roller skating rink, dance hall, music hall, bingo halls, amusement arcades, but does not include any place of assembly otherwise defined or classified herein.

PLACE OF ASSEMBLY shall mean a building or part thereof in which facilities are provided for such purposes as meeting for civic, theatrical, musical, political, religious or social purposes and shall include, without limiting the generality of the foregoing, an auditorium, banquet hall, concert hall, gymnasium, opera house, playhouse or other similar uses.

PLACES OF WORSHIP shall mean a building dedicated to religious worship and may include such accessory uses as a nursery school, an assembly hall, a school of religious education, covenant, monastery or parish hall.

PLANT, ASPHALT OR CONCRETE shall mean an industrial facility used for the production of asphalt or concrete, or asphalt or concrete products, used in building or construction, and includes the stockpiling of bulk materials used in the production process or of finished products manufactured on the premises and the storage and maintenance of required equipment.

PORTABLE ASPHALT PLANT shall mean a facility with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material and includes stockpiling and storage of bulk materials used in the process. Such facility is not of permanent construction and is designated to be dismantled and moved to another location as required.

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PORTABLE SHELTER shall mean a prefabricated structure usually constructed with metal, wood, or plastic frame and covered with a tarpaulin or other similar type of fabric or plastic cover, used primarily for the storage of a vehicle and other items.

PORTABLE STORAGE CONTAINER shall mean a reusable enclosed metal structure manufactured to be utilized in the transporting, shipping, and storing of goods and having the original intended benefit to be transferred from one mode of transport to another without the requirement of being unloaded. This shall include intermodal shipping containers, sea containers, storage containers, transport truck trailers, and straight truck trailer boxes, but does not include any vehicle defined herein. This shall also include those containers where the original doors and/or door closures have been removed, leaving the container not fully enclosed.

PRINCIPAL USE shall mean the primary purpose for which a lot, building or structure is used or intended to be used.

PRIVATE HOME DAYCARE shall mean a facility for the temporary care of children for a continuous period not exceeding twenty-four (24) hours for compensation located in a private residence as a household occupation.

PRIVATE ROAD shall mean a private right-of-way over private property that affords access to abutting lots and is not maintained by a public body.

PUBLIC ACCESS POINT means public land designated by the Crown and developed and maintained as a public access to a water body.

PUBLIC AUTHORITY shall mean Local Board, any School Board or other board or commission or committee established or exercising any power or authority under any general or special statutes of Ontario, the Province of Ontario or the Government of Canada.

PUBLIC BUILDING shall mean any building or structure owned or leased by the Planning Board, Local Boards, the Province of Ontario or the Government of Canada and in which government activities are carried out.

PUBLIC PLAYGROUND shall mean an area of landscaped open space equipped with children's play equipment such as slides, swings or wading pools.

PUBLIC USE shall mean a lot, building or structure that is broadly used for public benefit.

PUBLIC UTILITY shall include utilities that provide electricity, street lighting systems, natural or artificial gas works, steam, water, telephone, renewable energy generating facility, internet or telecommunication services, cable television, transportation, drainage or sewage or refuse collection and disposal services, including a communications facility, and includes any lands, buildings or equipment required for the administration or operation of any such system.

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QUARRY shall mean a place where consolidated rock has been or is being removed by means of an open excavation to supply material for construction, industrial or manufacturing purposes, but does not include a wayside quarry or open pit metal mine.

RECREATIONAL FACILITY shall mean the use of lands, buildings or structures designed and equipped for the conduct of athletic and recreational pursuits that have a similar requirement of, or characteristic of the principal institutional use that is offered public.

RECREATIONAL VEHICLE means any vehicle so constructed that it is no wider than 2.5m and is suitable for being attached to a motor vehicle for the purpose of being drawn or is self-propelled and is capable of being used on a short term recreational basis for living, sleeping, or eating accommodation of persons. The term "recreational vehicles" includes the following: motor homes, travel trailers, tent trailers, campers.

RECREATIONAL VEHICLE SALES AND SERVICE ESTABLISHMENT shall mean a premise where new or used recreational vehicles and related equipment and accessories are displayed for sale or rent in conjunction with which there may be facilities for the servicing of such vehicles.

RECYCLING CENTRE shall mean a building or an area where used material is separated prior to shipment to others who will use those materials to manufacture new products.

RENEWABLE ENERGY GENERATING FACILITY shall mean a system that generates electricity from a renewable energy source, inclusive of a dam, powerhouse, solar power collectors or installations, transmission lines, and all associated lands, improvements and infrastructure required for its operation, for the generation and transmission of electricity therefrom.

RENOVATION shall mean the repair and restoration of a building to good condition, but shall not include its replacement.

REPAIR OR SERVICE SHOP shall mean an establishment specializing in the repair and maintenance of a variety of items, excluding motorized vehicles.

RESTAURANT shall mean an establishment which is primarily engaged in the preparation and sale of food and beverages which may be consumed on its premises by the public at tables inside or outside the building, and may or may not be licensed for the sale of alcoholic beverages. For this purpose of this definition, a take-restaurant and restaurant cart are not considered a restaurant.

RESTAURANT CART means a building or trailer, that may be mobile or stationary, used on a seasonal basis for the preparation and cooking of a limited selection of meals and the sale of such food and refreshments to the public for consumption on a patio, outdoor seating area, or for consumption off the premises.

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RESTAURANT, TAKE-OUT means an establishment in which meals are sold to the public, but no place for consumption of the food is provided.

RETAIL STORE shall mean a building or part thereof in which goods, wares, merchandise, substances, articles or things are offered or kept for sale directly to the public at retail value. This includes a gift shop and cannabis retail store, but excludes an adult entertainment business.

RIGHT-OF-WAY shall mean an area of land that is legally described in a registered deed for the provision of private access to abutting lots and does not include a public road, street or highway.

ROAD ALLOWANCE shall mean an allowance for a road laid out as part of the original survey of the Unincorporated Townships that is not a marine road allowance.

SALVAGE OR SCRAP YARD shall mean any land, building or part thereof used for the storage or disassembly of motor vehicles or machinery and, if in conjunction therewith the crushing or scrapping of metal or the retail sale of used motor vehicle parts or accessories.

SELF STORAGE FACILITY shall mean 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 containers, whether on wheels or not, shall not be used as part of a Self-Storage Facility.

SENSITIVE LAND USE shall mean 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-up environment. Examples of sensitive land uses may include residences, education or health facilities.

SETBACK shall mean the distance between a lot line and the nearest wall of any building or structure and extending the full width or length of the lot.

SHIPPING CONTAINER see **PORTABLE STORAGE CONTAINER** definition

SHORT TERM RENTAL ACCOMMODATION shall mean all or part of a dwelling unit or accessory structure related to a dwelling unit, used to provide sleeping accommodations, and may or may not include cooking facilities, for any rental period that is less than 28 consecutive days in exchange for payment. This excludes bed and breakfasts, hotels, and motels.

SITE PLAN shall mean a scaled drawing showing the relationship between the lot lines and the uses, buildings or structures existing or proposed on a lot, including such details as parking areas, driveways, walkways, landscaped areas, building areas, minimum yards, building heights, floor areas, densities and areas for special uses.

SOLAR COLLECTOR shall mean any device or combination of devices employed in the collection of direct solar radiation for the purpose of heating or cooling a building, heating water, generating electricity or otherwise converting solar rays into usable forms of energy.

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SPECIAL OCCASION TENT OR STRUCTURE shall mean an outdoor venue that can accommodate a variety of special events including but not limited to concerts, festivals, fundraising activities, ceremonies and wedding receptions and provides temporary covered open space.

STOREY shall mean that portion of a building between any floor and the floor, ceiling or roof above.

STREET OR ROAD shall mean a public highway as defined by *The Highway Traffic Act* and shall exclude a lane or right-of-way or unopened road allowance, or any street which is shown on a Registered Plan of Subdivision which has been deemed not to be a Registered Plan of Subdivision under Section 50(4) of *The Planning Act, R.S.O. 1990*, as amended.

STRUCTURE shall mean anything constructed or *erected* with a fixed location, on the ground or attached to something having a fixed location on the ground.

SWIMMING POOL shall mean an artificial body of water, either in ground or above ground, intended and used primarily for bathing, swimming and diving but shall not include a natural dug or dammed pond which is intended primarily for aesthetic or agricultural purposes.

TAVERN shall mean a building or part thereof where, in consideration of payment therefore, liquor, beer, or wine or any combination thereof, are served for consumption on the premises, with or without food.

TEMPORARY USE shall mean the use of land or the erection or use of building or structure for a construction camp, work camp, tool shed, scaffold, or other building or structure incidental to and necessary for such construction work which has not been finished or abandoned.

TOURIST ESTABLISHMENT shall mean commercial establishment designed for the travelling or vacationing public, and that has facilities for accommodation and may serve meals or provide kitchen facilities and may furnish equipment, supplies or services to persons for recreational purposes. A permanent residence for the owner or proprietor may be located on the site.

TRAILER shall mean any vehicle so constructed that it is suitable for being attached to a motor vehicle, for the transport of a boat, tent or materials, notwithstanding that such vehicle is jacked up or, that its running gear is removed.

TRAVEL TRAILER see **RECREATIONAL VEHICLE**

USE shall mean the purpose for which any land, building, structure or premises, or part thereof, is arranged, designed or intended to be used, or is or may be occupied or maintained and the word 'used' has a corresponding meaning.

VEHICLE shall mean a motor vehicle, trailer, traction engine, farm tractor, road building machine and any vehicle drawn, propelled or driven by any kind of power, including muscular power, or as otherwise defined under the *Motor Vehicle Amendment Act*.

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VETERINARY ESTABLISHMENT shall mean a building established for the purpose of medically or surgically treating domestic animals, birds, livestock, or wildlife.

WAREHOUSING shall mean a building or part of a building used for the storage and distribution of goods, wares, merchandise, substances or articles and may include facilities for a wholesale or retail commercial outlet but shall not include facilities for a truck or transport terminal or yard.

WASTE shall mean ashes, garbage, refuse, domestic waste, industrial waste, or municipal refuse and such other materials as are designated in regulations under the *Environmental Protection Act, R.S.O. 1990*, as amended.

WASTE DISPOSAL SITE shall mean land, buildings or structures in or upon which waste is shredded, baled, pulverized, composted, separated or otherwise treated or altered to facilitate its further transfer, processing, utilization or disposal.

WATERCOURSE shall mean a natural channel for a stream and, for the purpose of this By-law, includes a natural channel for an intermittent stream and all watercourses, whether or not shown on the Schedules.

WAYSIDE PIT shall mean a temporary pit opened and used by a 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.

YARD shall mean an open, uncovered space on a lot adjacent to a main building, except a court, and unoccupied by buildings or structures except as specifically permitted elsewhere in this By-law. In determining yard measurements, the minimum horizontal distance from the respective lot lines shall be used.

YARD, EXTERIOR shall mean the side yard of a corner lot which side yard extends from the front lot line and the nearest main wall of any building or structure.

YARD, FRONT shall mean a yard extending across the full width of a lot between the front lot line and the nearest wall of any building or structure on the lot.

YARD, INTERIOR shall mean a yard extending from the front yard to the rear yard of a lot between an interior side lot line and the nearest wall of any building or structure on the lot.

YARD, REAR shall mean a yard extending across the full width of a lot between the rear lot line and the nearest wall of any main building or structure on the lot

YARD, REQUIRED shall mean that part of a yard which is located adjacent to a lot line, has the minimum yard depth required herein, and does not contain any buildings, structures, or parking areas except where specifically permitted herein.

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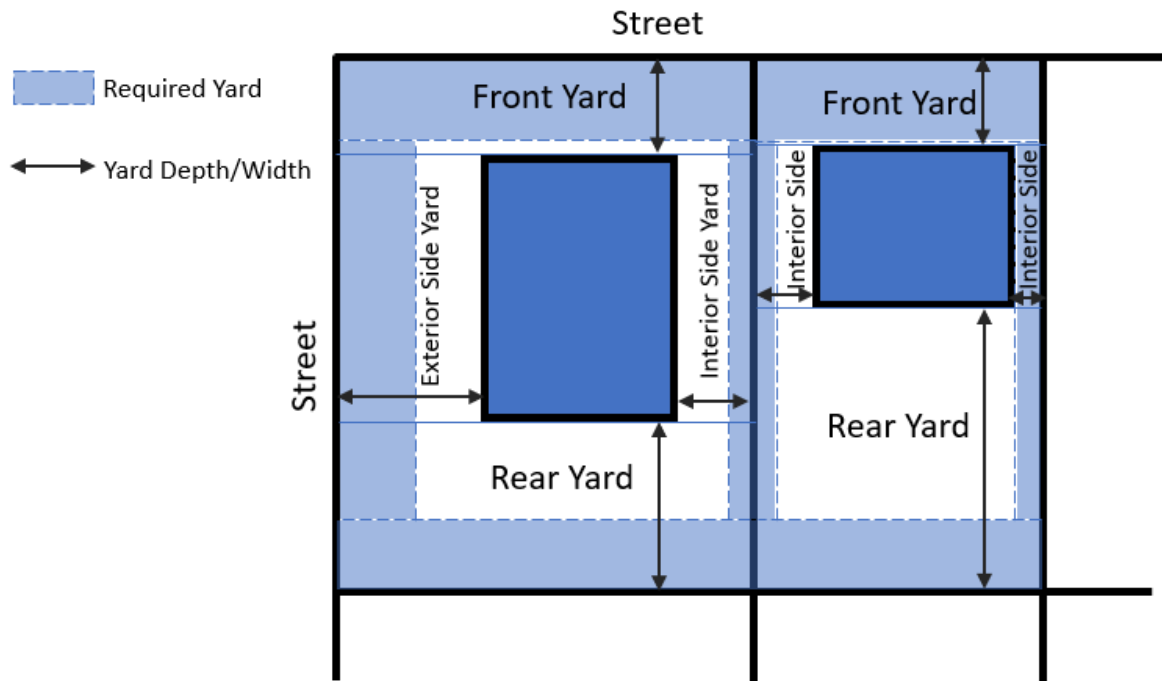


Figure 2: Illustration of Yards and Required Yards

YURT shall mean a temporary shelter made of canvas, nylon or other such material, including associated, poles, pegs and ropes, that may be disassembled and easily moved, and that is not permanently affixed to the site but shall not include a recreational vehicle or any other structure otherwise defined or classified in this By-law.

ZONE shall mean an area of district of land shown on the schedules of this By-law and which are subject to special restrictions.

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4.0 General Provisions

4.1 Accessory Uses

1. The following provisions shall apply to permitted accessory buildings in each respective zone:
 - a) Accessory buildings shall not be used for human habitation except where a dwelling is a permitted accessory use.
 - b) Where dwellings are permitted as accessory buildings, the provisions, the provisions of the “Hamlet Residential (HR)” zone shall apply.
 - c) An accessory building shall not be erected on a lot prior to the principal building to which it is to be accessory thereto.
 - d) Unless otherwise noted in the following table, the accessory structure shall have the same setbacks as the principal building.

Provision	Required
Front Yard/Exterior Side (min)	Shall not be located closer to the front/exterior lot line than the principal building or structure on the same lot
Rear Yard (min)	1.5 m
Interior Side Yard (min)	1.5 m
Lot Coverage (max)	5%
Height (max)	6 m

- e) Where the lot abuts a navigable waterway, a boathouse, dock or wharf, as an accessory building or structure, may be erected up to the lot line that abuts the water.

4.1.1 Additional Residential Units

Where these uses are permitted, they are subject to the following provisions:

1. One additional residential dwelling unit is permitted in a single detached dwelling unit, semi-detached dwelling unit, or rowhouse dwelling unit, and one accessory dwelling unit is permitted in a building or structure accessory to the aforementioned units;
2. Additional residential units shall be subject to the corresponding zone provisions if located in the primary structure;
3. Additional residential units in an accessory structure shall be subject to the general provisions for accessory uses;
4. 1 parking space per accessory dwelling unit or garden suite is required;
5. An additional residential unit is permitted on private services, provided it can be demonstrated that the private sewage disposal system can accommodate the change in use; and
6. Additional residential units are prohibited from being severed from the lot containing the primary dwelling unit.

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4.1.2 Guest Cabin

1. A maximum of one (1) guest cabin is permitted per lot.
2. A guest cabin for human habitation is not permitted except where a dwelling is a permitted accessory use.
3. A guest cabin is not permitted as a loft above a garage.

4.1.3 Portable Shelters

1. Portable shelters are permitted year-round, subject to the following provisions:
 - a) A maximum of one (1) portable shelters are permitted on a property
2. Portable shelters shall comply with the provisions of Section 4.1.1; and
3. Portable shelters shall be included in the lot coverage calculations.

4.1.4 Recreational Vehicles

1. No recreational vehicle shall be used for habitable space, i.e. sleeping and/or eating, except temporarily in a campground for such use.
2. Recreational vehicles are prohibited on vacant lots.
3. Recreational vehicles are only permitted to be parked and/or stored in the zones where residential uses are permitted as an accessory use on a lot that has an established primary use.
4. Recreational vehicles must be stored appropriately and conform to the following provisions:
 - a) Parking / storage is only permitted in the rear yard.

4.1.5 Truck, Bus and Coach Bodies

1. No trucks, bus, coach or streetcar body, or structure of any similar kind shall be used for human habitation as a bona fide dwelling unit. No recreational trailer or vehicle shall be used or occupied or be intended for use as a permanent building.

4.1.6 Portable Storage Containers

1. Portable storage containers are only permitted in the General Industrial (M) Zone for storage purposes, only as an accessory use on a lot that has an established primary use.
2. Portable storage containers shall conform to the following provisions:
 - a) Such containers shall be maintained in an orderly appearance, i.e. not rusted;
 - b) Such containers shall be subject to the zone provisions of the primary use;
 - c) Such container shall not be located in any required parking space;

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- d) Portable storage containers shall be included in lot coverage calculations.

4.2 Building Repair and Reconstruction

1. Nothing in this section 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 section are not further reduced or its original use altered.
2. Nothing in this section prevents the strengthening or restoration to a safe condition of any building or structure or part of any such building or structure
3. Such repair or reconstruction does not further contravene the provisions of this By-law, because of a change in the height, size or volume, or by changing the use of such building or structure.

4.3 Buildings to be Moved

In all zones, no building, residential or otherwise normally requiring a zoning conformity permit for construction shall be moved within the area covered by this By-law or shall be moved into the limits of the area covered by this By-law without a zoning conformity permit from the Manitoulin Planning Board.

4.4 Cannabis Processing Facility

1. Cannabis Processing Facilities shall also be subject to the following provisions:
 - a) Such facilities shall be permitted as accessory to an agricultural use.
 - b) Setbacks for any facility shall be a minimum of 300 m from any sensitive land uses as defined in this By-law.
 - c) All such facilities shall be equipped with approved Air Treatment Control as defined in this By-law.
 - d) All storage shall be in a fully enclosed building.

4.5 Change of Use

A use of a lot, building or structure which, under the provisions hereof, is not permissible within the zone in which such lot, building or structure is located, shall not be changed except to a use which is permissible within such zone.

4.6 Corner Visibility Triangle

On a corner lot, a fence, sign, hedge, shrub, bush or tree, or any other structure or vegetation shall not be erected or permitted to grow to a height greater than 1 m above the grade of the streets that abut the lot within the triangular area included within the street line for a distance of 6 m from their point of intersection.

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4.7 Dwelling Unit in Non-residential Building or Lot

1. No person shall use any lot, or erect, alter or use any building or structure for the purpose of a separate Dwelling Unit on a lot zoned other than for residential uses, or within a portion of a non-residential building except in accordance with the following regulations:
 - a) The dwelling unit shall have a separate parking space as provided by Section 5 (parking) hereto;
 - b) The dwelling unit shall have a separate building entrance to that of which is provided for non-residential use; and
 - c) The dwelling unit shall have a minimum floor area of 55 sqm.

4.8 Frontage on a Public Road or Street

1. No person shall construct or erect upon a lot, a building or structure for any purpose on any zone unless the front lot line of such lot abuts a public street other than a lane or private right-of-way, except:
 - a) 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;
 - b) a seasonal dwelling unit may be erected on a lot having only water access provided there is a developed public access point.

4.9 Height Exceptions

Notwithstanding the height provisions, nothing in this By-law shall apply to prevent the erection of a belfry, clock tower, chimney, farm building or structure, silo, water tank, windmill, radio, radar, or television tower or antenna, or drive-in theatre screen, mechanical equipment, skylight or solar collectors, or other similar equipment.

4.10 Home Industries

1. Where a home industry is a permitted use, the following provisions shall apply:
 - a) Only one person residing in the said dwelling, plus one assistant, who may or may not reside in the dwelling, may conduct the said household industry
 - b) The floor area devoted to the said household industry shall not be more than 25% of the total floor area of the dwelling.
 - c) There shall be no advertising other than a plate or sign with a maximum area of 1.5 sqm, which does not flash and is attached and parallel to the main wall of the building.
 - d) There shall be no open storage or outdoor display of materials or finished products located on the front yard, interior side yard or exterior side yard.
 - e) The household industry shall not create or become a nuisance because of noise, fumes, dust, odour and traffic or otherwise interfere with the enjoyment of the residential amenities of the neighbourhood.

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4.11 Home Occupations

1. Where a home occupation is a permitted use, the following provisions shall apply:
 - a) Only one person residing in the said dwelling, plus one assistant, who may or may not reside in the dwelling, may conduct the said household occupation.
 - b) The floor area devoted to the said household occupation shall not be more than 25% of the total floor area of the dwelling.
 - c) There shall be no advertising other than a plate or sign with a maximum area of 0.5 sqm, which does not flash and is attached and parallel to the main wall of the building.
 - d) The residential character of the dwelling unit shall not be changed.
 - e) The household occupation shall not create or become a nuisance because of noise, fumes, dust, odour and traffic or otherwise interfere with the enjoyment of the residential amenities of the neighbourhood.
 - f) There shall be no open storage or outdoor display of materials or finished products, and no machinery or instrument shall be used in conducting the household occupation that is not normally used in a residence or is not compatible with a residential area.

4.12 Minimum Distance Separation

1. Notwithstanding any other yard or setback provision in this By-law to the contrary, no building housing livestock or manure handling facility shall be erected unless it complies with the Minimum Distance Separation (MDS) Formulae as developed by the Ontario Ministry of Agriculture and Rural Affairs, as amended from time to time.
2. The following are exempt from MDS:
 - a. approved residential development proposed by building permit on existing lots of record; and
 - b. construction of a new residential dwelling that is replacing a dwelling destroyed in whole, or in part, by a catastrophe, provided that the new dwelling is located no closer to an existing livestock facility than prior to the catastrophe.

4.13 Mobile Homes

Mobile homes as defined in this by-law are not permitted in any zone.

4.14 Multiple Uses on One Lot

Notwithstanding any other provisions of this By-law, where any land, building or structure is used for more than one permitted use, all provisions of this By-law shall be complied with for each use, except in the case of lot area, lot frontage, coverage and minimum yard requirements in which case the most restrictive or stringent requirement shall apply.

4.15 Non-Conforming Uses

1. Nothing in this By-law shall prevent the use of any land, building or structure for any purpose prohibited by this By-law if such land, building or structure was lawfully used for such purpose on the day of the passing of the By-law, so long as it continues to be used for that purpose.

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2. Nothing in this By-law shall prevent the reconstruction, renovation, repair or strengthening to a safe condition of any building or structure or part of any such building or structure which does not comply with the provisions of this By-law.
3. The provisions of this By-law shall not apply to prevent the reconstruction or continued use of any building or structure that is damaged or destroyed, either by voluntary or involuntary means, provided that:
 - a) Such restoration does not increase the height, size or volume or change the use of such building or structure.
4. This By-law is not intended to apply to prevent the erection or use for a purpose prohibited by the By-law of any building or structure the plans for which have, prior to the day of passing of the By-law, been approved by the Manitoulin Planning Board, so long as the building or structure, when erected, is used and continues to be used for the purpose for which it was erected.
5. A non-conforming use of a lot, building or structure shall not be changed except to a use which is permissible within such zone, or such other uses as may be approved under Section 45 of the *Planning Act, R.S.O. 1990, Chapter P. 13*.
6. A non-conforming use shall be considered to be terminated once the use ceases and the property is used for a permitted use.
7. Portable shelters, recreational vehicles, mobile home sites and portable storage containers are not subject to the provisions of legal non-conforming uses.

4.16 Non-Complying Uses

1. Where a legal non-complying building or structure is damaged, destroyed or demolished, the building or structure may be reconstructed within its original location provided that:
 - a) The situation of non-compliance is not further increased; and
 - b) All other provisions of the By-law are complied with.

Efforts should be made to have the rebuilding of buildings or structures comply with all applicable setbacks and yard provisions of the applicable zones.

2. A legal non-complying building or structure may be enlarged or extended provided the situation of non-compliance is not further increased and it complies with all other provisions of the By-law.

4.17 Properties with More than One Zone

Where a lot is divided into more than one zone, each such portion of said lot shall be considered separately for the purposes of determining zone provisions such as lot area, lot frontage, required front yard, required side and rear yards and each such portion shall conform to the provisions of the appropriate zone, but no lot shall have more than one dwelling unit on the whole except as specifically provided in this By-law.

4.18 Public Uses Permitted

1. The provisions of this By-law shall not apply to the use of any land or to the erection or use of any building or structure for the purpose of public utility or service by any Public

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Authority, or Ministry of the Government of Ontario or Canada, including the Hydro One and Ontario Power Generation, or any telephone, telegraph, broadband or cellular or gas company, provided that where such land, building or structure is located in any zone:

- a) no goods, material or equipment shall be stored in the open except as permitted in such zone;
 - b) the lot coverage and yard requirements described for such zones shall be complied with;
 - c) parking and loading requirements as contained in this By-law shall be complied with.
2. Nothing in this By-law shall prevent, in any zone, the installation of a watermain, sanitary sewer, storm sewer, gas main, pipeline or overhead or underground hydro and telephone line provided that the location of such pipe or line has been approved by the appropriate authority.

4.19 Short Term Rentals

1. Where short term rentals are permitted in all or part of a residential building, the following provisions apply:
 - a) Such residential building shall be able to be occupied year-round;
 - b) Parking shall be provided in accordance with Section 5;
 - c) The short-term rental use does not change the character of the residential dwelling, nor become a nuisance to the area in terms of parking, noise, or other factors; and
 - d) Such short-term rental is approved by the Planning Board.

4.20 Special Uses Permitted

1. The following uses are permitted in all Zones within the Unincorporated Townships of Dawson and Robinson:
 - a) Temporary camps used in the construction of public works but only for so long as it is necessary for such works as may be constructed adjacent to the camp and only until such time as the work is completed, or abandoned, or
 - b) A tool shed, scaffold or other building or structure incidental to construction on the premises where it is situated and only as long as it is necessary for the work in progress and until the work is completed or abandoned.

“Abandoned” in this section shall mean the failure to proceed expeditiously with the construction of a work, specifically abeyance of construction for six (6) months.

4.21 Uses Prohibited

1. No land, building or structure shall be used for such purpose as is likely to create a public nuisance or danger to health or danger from fire or explosion, except in accordance with the provisions of or regulations under *The Gasoline Handling Act*.
2. No use shall be permitted which from its nature or the materials used therein is declared by the Local Board of Health to be a noxious trade, business or manufacture under *The Public Health Act, R.S.O. 1970* as amended, or regulations thereunder.

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4.22 Planting Strip

1. A planting strip/vegetative buffer or a fence shall be provided on or near any property line where a commercial or industrial property abuts upon a residential property or zone. The vegetative buffer/planting strip or fence shall be provided in accordance with the following regulations:
 - a) Such planting strips shall be contained within the zone for which it is a requirement and shall run the entire length of the property line or lines separating it from the abutting residential zone except in a corner visibility triangle.
 - b) Such planting strips shall consist of a continuous unpierced planting or suitable trees or shrubs which shall be healthy plants of a type suitable to soil and atmospheric conditions of the area and shall be maintained at an ultimate height of not less than 1.5 m.
 - c) Such planting strips shall have a width throughout of not less than 1 m.
 - d) Such planting strips shall be planted and maintained by the owner or owners of the land on which the planting strips are located.
 - e) Such planting strips shall be planted within one calendar year from the date of occupation of the industrial establishment or as otherwise provided by site plan control.

4.23 Waste Disposal Zone Setbacks

Residential dwellings are prohibited within 500 m of any waste disposal facility.

4.24 Waterfront Setbacks and Vegetative Buffer

1. Setbacks from Lake Huron

- a) No person shall erect any habitable building or structure in any zone abutting Lake Huron less than 15 m measured horizontally from the 100 year flood elevation contour identified on Schedules B1 to B4 of this By-law unless:
 - i. The building or structure is located at least 61 m from the shoreline; and
 - ii. The building or structure is flood-proofed to 179.6 m Canadian Geodetic Vertical Datum (CGVD1928).

2. Setbacks from Inland Lakes

- a) That any lot abutting a waterbody establish a 20 m setback for dwellings and septic systems from the shoreline and must conform to the minimum setbacks for any buildings and structures.

3. Shoreline Vegetative Buffer

- a) The marine shore road allowance around all waterbodies extends 20 m from the shoreline. The marine shore road allowance, and the required front yard setback is to remain vegetated, and will be considered the shoreline vegetative buffer.
- b) No site alteration or vegetation clearance is permitted in the marine shore road allowance.

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- c) A maximum of 25% of the shoreline vegetative buffer on private property, to a maximum width of 15 m, may be cleared.
- d) Restoration of the natural vegetation and shoreline characteristics may be required as a condition of development or redevelopment.

4.25 Yard and Setback Encroachments Permitted

Except for accessory buildings, structures or uses, every part of any yard required by this By-law shall be open and unobstructed by any structure from the ground to the sky provided however air conditioners, awnings, balconies, belt courses, canopies, chimneys, deck located at 0.6 m or above, eaves, exterior staircases, fire escapes, gate (guard) house, generators, gutters, pilasters, porches not exceeding 1.8 m in height, sills, window bays shall be permitted to project 1.5 m into required yards.

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5.0 Parking

5.1 Parking Space Requirements

1. The owner of every building or structure erected or used for any of the purposes hereinafter set forth shall provide and maintain for the sole use of the owner, occupant or other persons entering upon or making use of the said premises from time to time, parking spaces and areas as follows:

Land Use	Use of Land	Required Number of Parking Spaces
Residential	Additional Residential Unit, Garden Suite	1 space per dwelling unit
	Bed and Breakfast	1 space per dwelling unit, 1 space per guest room
	Boarding House	1 space for each two dwellers; 1 space for a residing owner
	Group Home	1.25 spaces per dwelling unit
	Nursing Home	0.5 spaces for each dwelling unit plus 1 space per 93 sqm of gross floor area for employees
	Short-Term Rentals	1 space per rental bed/unit
	Single Detached, Semi-Detached, Duplex, Seasonal	1 space per dwelling unit
	Rowhouse, Apartment, Multiple	1 space per dwelling unit
Commercial	Automobile Service Station, Business or Professional Office, Confectionary and Variety Shop, Farm Implement Dealer, Motor Vehicle Sales Area, Personal Service Shop, Recreational Sales Area and Service Establishment, Repair Shop, Retail Store	1 space per 30 sqm of gross floor area
	Clinic, Club, Financial Establishment, Funeral Home, Laundromat	1 space per 20 sqm of gross floor area
	Hotel, Motel, Tourist Establishment	1 space for per guest room plus 1 space for each 10 sqm of floor area of the building devoted to public use
	Marina	1 space per boat mooring and 2 spaces per boat launching ramp, plus any required for accessory uses other than boat storage areas or boat storage sheds

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Institutional	Place of Worship	1 space per 5 seats or 3 m of bench space OR 1 space per 20 sqm of gross floor area devoted to public use, whichever is greater
	Clinic, Funeral Home	1 space for each 23 sqm of net floor area, plus 1 space for each funeral vehicle and/or ambulance
	Club	1 space per 20 sqm of gross floor area
	Educational Institution	1 space per 100 sqm of gross floor area
	Emergency Vehicle Dispatch Center	1 space per 30 sqm of gross floor area
	Hospital, Nursing Home	1 space for each 2 beds or 37 sqm of gross floor area, whichever is greater
	Place of Assembly, Place of Entertainment	1 space for every 5 seats or 3 m of bench space and, where there are no fixed seats, 1 space for each 9.5 sqm of gross floor area
Industrial	Building Supply Outlet, Bulk Fuel Storage, Contractors Yard, Motor Vehicle Repair Shop, Fabricating Shop, Processing Establishment, Manufacturing, Welding Shop	1 space for each 100 sqm of gross floor area
	Cannabis Processing Facility	1 space per 90 sqm of gross floor area plus 1 space per 30 sqm of gross floor area of an accessory office.
Any other use not specified on this table		1 space per 20 sqm of gross floor area

2. If the calculation of the required parking spaces results in a fraction, the required parking spaces shall be the next higher whole number.
3. Where any land or building accommodates more than one use, the total parking space requirement for such land or building shall be the aggregate sum of the requirements for each individual use.
4. Any parking spaces required to be provided by this By-law shall be exclusive of the parking spaces used or intended to be used for the storage or parking of motor vehicles or major recreational vehicles for sale or rental.
5. Where off-street parking spaces are required to be provided for the use of visitors, such parking spaces shall be clearly defined or identified as being reserved for the exclusive use of such visitors.
6. No portion of any access driveway shall be located closer than 9.0 m to the intersections of two street lines or their projections
7. Required parking shall be provided on the same lot as the use it is allocated for

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5.2 Size of Parking Space

1. Each automobile parking space shall have a minimum dimensions of 3.0 m x 6.0 m exclusive of any aisles or ingress or egress lanes
2. The aisle giving access to such parking spaces shall have a minimum width of 6.0 m.

5.3 Accessible Parking

1. Provisions of accessible parking spaces shall be compliant with the *Ontario Integrated Accessibility Standards Regulation 191/11* or its successors.
2. In the case of multiple residential (i.e., apartment dwellings), Commercial, Industrial and Institutional uses, accessible parking spaces shall be provided in accordance with the following table:

Total Parking Spaces Required	Accessible Spaces Required (minimum)		
	Total	Type A	Type B
Up to 37	1	1	
38-62	2	1	1
63-86	3	1	2
87-133	4	2	2
134-166	5	2	3
167-200	6	3	3
Each additional 50 spaces thereof	1 additional space		

- a) Where an even number of accessible parking spaces are provided, an equal number of parking spaces that meet the requirements of a Type A parking space and a Type B parking space must be provided.
- b) Where an odd number of accessible parking spaces are provided, the number of parking spaces must be divided equally between parking spaces that meet the requirements of a Type A parking space and a Type B parking space, but the additional parking space, the off-numbered space, may be a Type B parking space.
- c) Accessible parking spaces shall be of the following two types:
 - i. Type A: minimum width of 3.4 m
 - ii. Type B minimum width of 2.4 m
- d) An access aisle may be shared by two accessible parking spaces and must have a minimum width of 1.5 m.

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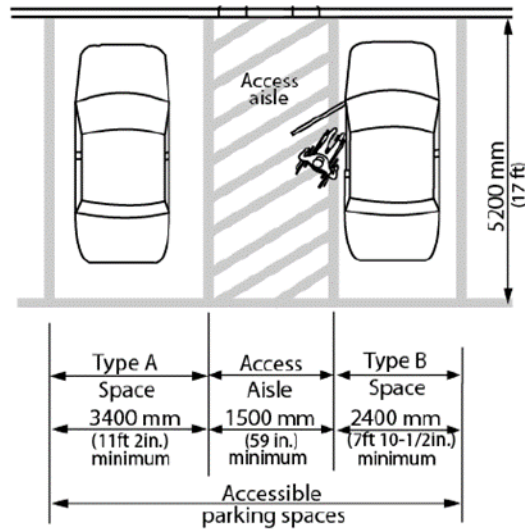


Figure 2: Accessible parking spaces and access aisle

5.4 Drive Through

The entrance for a drive through function must provide for the progressive movement of cars and shall be sufficient to accommodate stacking for not less than 10 cars on said lot, starting at the last window, and that the drive through function does not inhibit the use of the necessary required parking spaces. Stacking spaces for drive through or drive-in uses may not be counted as required off-street parking spaces.

5.5 Off-Street Loading

1. No commercial or industrial building to which, or from which, regular deliveries are made, shall be used or erected unless off-street spaces for the standing, loading or unloading of motor vehicles are provided in conformity with the following regulations:
 - a) Off-street loading spaces shall be so arranged, and of such a size as to avoid interference with the use of public streets and lanes;
 - b) Each off-street loading space shall have a minimum dimension of 3.5 m by 12.0 m, with a height clearance of 4.0 m;
 - c) Access to loading spaces shall be by means of a driveway at least 3.5 m wide for one way traffic and 6.0 m wide for two way traffic and located within the lot on which the loading spaces are located;
 - d) Every loading space shall be located contiguous to the building, but shall not occupy any portion of any required front yard, or be located as to occupy any required parking space, or circulation or maneuvering area;
 - e) The number of off-street loading spaces shall be provided in conformance with the following schedule:

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Gross Floor Area of Building	Required Number of Loading spaces
140.0 sqm or less	None
140.0 sqm to 1,855 sqm	1
1,856 sqm to 4,645 sqm	2
4,646 sqm to 9,290 sqm	3
For each additional 7,000 sqm	1 additional loading space

- f) Where there are two or more uses located on the same lot, the loading space requirements shall be the sum of the requirements for each use.
- g) The loading space requirements shall not apply to any building or structure in existence at the date of passing this By-law so long as the floor area, as it existed at such date, is not increased. If an addition is made to the building or structure which increases the floor area, then additional loading space shall be provided as required in Section 7.8.1 (e)
- h) Each loading space and driveway connecting a loading space with a street shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles. Before being used, such loading spaces and driveways shall be constructed of crushed stone, gravel, asphalt paving, concrete, paver stones, or similar materials and be provided with adequate drainage.

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6.0 Shoreline Residential (SR) Zone

6.1 Permitted Uses

Guest Cabin, accessory to a seasonal dwelling
 Home Occupation
 Seasonal Dwelling
 Single Detached Dwelling that is erected on land to which a consent has been granted under S. 53 of the Planning Act that permits this use
 Public Playground
 Public Beach
 Public Park

6.2 Zone Provisions

Use	Provision	Required
Principal Buildings and Structures located within 305 m of a lake or river	Lot Area (min)	4,046 sqm
	Lot Frontage (min)	46 m
	Front Yard (min)	7.5 m
	Rear Yard (min)	7.5 m
	Interior Side Yard (min)	3 m
	Exterior Side Yard (min)	7.5 m
	Lot Coverage (max)	15%
	Building Height (max)	9 m
	Ground Floor Area (Min)	55 sqm

6.3 Additional Zone Provisions

Notwithstanding Section 6.2, a Public Playground, Public Beach, or Public Park shall require a minimum lot frontage of 30 m.

6.4 Special Exception Zones

SECTION / ZONE	AMENDING BY-LAW / LOCATION	PERMITTED USES	SPECIAL PROVISIONS
SR-1	By-law 03-03; Dawson Twp, Lot 22, Con X		Front yard (minimum): 3.66 m
SR-2	By-law 04-02; Robinson Twp, Lot 24, Con X		Guest cabins (maximum): 2
SR-3	By-law 05-08; Robinson Twp, Lot 5, Con I; Pt 26, RR38	A travel trailer accessory to the seasonal dwelling is permitted to be used as a storage building	
SR-4	By-law 08-01; Robinson Twp, Lot 6,7, Con I; Pt 18, RR 33		A guest cabin and sauna are permitted to be located within the front yard having

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SECTION / ZONE	AMENDING BY-LAW / LOCATION	PERMITTED USES	SPECIAL PROVISIONS
			less than the minimum set back requirements.
SR-5	By-law 07-05; Robinson Twp, Lot 6,7, Con I; Pt 18, RR 33		Front yard (minimum): 3.8 m
SR-6	By-law 08-06; Robinson Twp, Lot 4,5, Con I; RR 38		An accessory building is permitted in the front yard
SR-7	Multiple locations By-law 09-02; Robinson Twp, Lot 4,5, Con I; RR 38 By-law 10-02; Robinson Twp, Lot 2, Con I; RR 23, Pt 7		Minimum dwelling unit size: 55 sqm
SR-8	By-law 2015-01; Robinson Twp, Lot 2, Con I; Pt 1, RR 23		Minimum dwelling unit size: 55 sqm
SR-9	By-law 2018-002; Robinson Twp, Lot 26, Con X		Guest cabin size (maximum): 117 sqm
SR-10	By-law 2020-001; Robinson Twp, Lot 8, Con I; Part 71, RR39		Front yard (minimum): 53 m

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7.0 Hamlet (H)

7.1 Permitted Uses

Residential

Additional Residential Unit
 Apartment Dwelling
 Bed and Breakfast Establishment
 Boarding House
 Converted Dwelling
 Duplex Dwelling
 Group Home
 Home Occupation
 Seasonal Dwelling
 Semi-Detached Dwelling
 Single Detached Dwelling

Commercial

Automobile Service Station
 Business or Professional Office
 Clinic
 Club
 Eating Establishment
 Farm Implement Dealer
 Financial Establishment
 Funeral Home
 Hotel

Marina
 Motel
 Motor Vehicle Sales Area
 Personal Service Shop
 Place of Entertainment
 Recreational Vehicle Sales and
 Service Establishments
 Service of Repair Shops
 Retail Store
 Tavern

Institutional

Cemetery
 Place of Worship
 Community Centre
 Educational Institution
 Emergency Vehicle Dispatch Center
 Hospital
 Nursing Home
 Place of Assembly
 Playground
 Park

7.2 Zone Provisions

Provision	Required
Lot Area (min)	1,858 sqm
Lot Frontage (min)	30 m
Front Yard (min)	7.5 m
Rear Yard (min)	7.5 m
Interior Side Yard (min)	3 m (1)
Exterior Side Yard (min)	7.5 m
Lot Coverage (max), residential or institutional use	30%
Lot Coverage (max), commercial use	50%
Building Height (max)	9 m

(1) 0 m setback is required for a semi-detached dwelling along the adjoining wall.

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7.3 Additional Zone Provisions

A dwelling unit is permitted as an accessory use to the principal commercial use, building or structure identified in Section 7.1 except for an automobile service station, motor vehicle sales area, recreational vehicle sales and service establishment, and service or repair shop. The dwelling unit shall be located above or behind the main commercial use.

7.4 Special Exception Zones

Reserved.

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Unorganized Townships of Dawson and Robinson Zoning By-law 2022-xx

8.0 Hamlet Residential (HR) Zone

8.1 Permitted Uses

Additional Residential Unit
 Bed and Breakfast Establishment
 Converted Dwelling
 Duplex Dwelling
 Group Home
 Home Occupation
 Semi-Detached Dwelling
 Single Detached Dwelling
 Park
 Playground

8.2 Zone Provisions

Provision	Required
Lot Area (min)	1,858 sqm
Lot Frontage (min)	30 m
Front Yard (min)	7.5 m
Rear Yard (min)	7.5 m
Interior Side Yard (min)	3 m
Exterior Side Yard (min)	7.5 m
Lot Coverage (max)	30%
Building Height (max)	9 m

8.3 Additional Zone Provisions

The minimum floor area of a converted dwelling shall be 55 sqm.

8.4 Special Exception Zones

Section / Zone	Amending By-Law / Location	Permitted Uses	Special Provisions
HR1-1	By-law 06-02; Dawson Twp, Lot 24, Con XI; Lot 9 and 10	A gift shop/retail store in a separate building closer to the road is permitted	
HR1-2	By-law 2016-001; Robinson Twp, Lot 24, Con XI; Lots 3,7,4, Plan 46; 62 Water Street	A maximum of two commercial uses/ retail stores for the purpose of buying/ selling commodities or supplying services, and one eating establishment accessory to a residential use	

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9.0 Institutional (I) Zone

9.1 Permitted Uses

Clinic
Club
Dwelling Unit, accessory to a permitted institutional use
Educational Institution
Emergency Vehicle Dispatch Centre
Existing Single Detached Dwelling
Group Home
Hospital
Nursing Home
Park
Place of Assembly
Place of Worship
Playground

9.2 Zoning Provisions

Provision	Required
Lot Area (min)	1,858 sqm
Lot Frontage (min)	30 m
Front Yard (min)	7.5 m
Rear Yard (min)	7.5 m
Interior Side Yard (min)	3 m
Exterior Side Yard (min)	7.5 m
Lot Coverage (max)	30%
Building Height (max)	9 m

9.3 Additional Zone Provisions

Reserved.

9.4 Special Exception Zones

Reserved.

Unorganized Townships of Dawson and Robinson Zoning By-law 2022-xx

10.0 Core Commercial (C2) Zone

10.1 Permitted Uses

Automobile Service Station
 Business or Professional Office
 Club
 Eating Establishment
 Financial Institution
 Hotel
 Laundromat
 Motel
 Personal Service Shop
 Place of Assembly
 Place of Entertainment
 Place of Worship
 Repair Shop
 Retail Store
 Tavern

10.2 Zone Provisions

Use	Provision	Required
Primary Commercial use, building or structure	Lot Area (min)	1,858 sqm
	Lot Frontage (min)	30 m
	Front Yard (min)	7.5 m
	Rear Yard (min)	7.5 m
	Interior Side Yard (min)	3 m
	Exterior Side Yard (min)	7.5 m
	Lot Coverage (max)	50%
	Building Height (max)	9 m
Automobile Service Stations	Lot Area (min)	1,858 sqm
	Lot Frontage (min)	38 m
	Front Yard (min)	15.5 m
	Rear Yard (min)	7.5 m
	Interior Side Yard (min)	6 m
	Exterior Side Yard (min)	7.5 m
	Lot Coverage (max)	25%
	Building Height (max)	9 m

10.3 Additional Zone Provisions

A dwelling unit is permitted as an accessory use to the principal commercial use, building or structure identified in Section 10.1 except for an automobile service station, public building, public use, or public utility. The dwelling unit shall be located above or behind the main commercial use.

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Open storage is prohibited on any yard which abuts a lot where the principal use is a residential use.

Gasoline pumps for automobile service stations may be located in the front yard, but not within 4.5 m of the front lot line; where a side or rear yard of any service station abuts a street, the gasoline pumps may be located in the side or rear yard provided they maintain a minimum 4.5 m setback from the side or rear lot line.

10.4 Special Exception Zones

Reserved.

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Unorganized Townships of Dawson and Robinson Zoning By-law 2022-xx

11.0 Commercial Recreational (CR) Zone

11.1 Permitted Uses

Business and Professional Office
Campground
Commercial Trailer Park
Dwelling Unit in accordance with Section 4.7
Eating Establishment
Short-Term Rental Unit
Hotel
Marina
Motel
Retail Store
Tourist Establishment

11.2 Zone Provisions

Provision	Required
Lot Area (min)	4,160 sqm
Lot Frontage (min)	60 m
Lot Frontage (min) where the lot abuts a waterbody	76 m
Front Yard (min)	15 m
Rear Yard (min)	7.5 m
Interior Side Yard (min)	4.5 m
Exterior Side Yard (min)	6 m
Lot Coverage (max)	30%
Building Height (max)	9 m

11.3 Additional Zone Provisions

A dwelling unit is permitted as an accessory use to the principal commercial use, building or structure identified in Section 11.1 may be permitted in a principal commercial use building or structure or in a separate building.

Open storage is prohibited on any yard used for Commercial purposes which abuts a lot where the principal use is a residential use.

11.4 Special Exception Zones

Reserved.

Unorganized Townships of Dawson and Robinson Zoning By-law 2022-xx

12.0 General Industrial (M) Zone

12.1 Permitted Uses

Automobile Service Station
 Building Supply Outlet
 Bulk Fuel Storage Tank
 Cannabis Processing Facility
 Contractors Yard
 Fabricating Shop
 Harbour Facility
 Manufacturing
 Motor Vehicle Repair Shop
 Processing Establishment
 Retail Commercial Outlet, accessory to a permitted use
 Sawmill
 Storage Use
 Transportation Terminal
 Warehousing
 Welding Shop
 Wood Working Establishment
 Work Shop

12.2 Zone Provisions

Provision	Required
Lot Area (min)	4,160 sqm
Lot Frontage (min)	46 m
Front Yard (min)	15 m
Rear Yard (min)	7.5 m
Interior Side Yard (min)	7.5 m
Exterior Side Yard (min)	15 m
Lot Coverage (max)	50%
Building Height (max)	11 m

12.3 Additional Zone Provisions

Open storage is prohibited on any yard which abuts a lot where the principal use is a residential use.

12.4 Special Exception Zones

Section / Zone	Amending By-Law / Location	Permitted Uses	Special Provisions
M-1	Robinson Twp, Lot 21, Con VIII; By-law 98-08	A travel trailer	

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13.0 Agricultural (A) Zone

13.1 Permitted Uses

Agricultural Use
Agriculture-Related Use
Conservation Use
Farm Produce Storage Facility
Home Industry
Home Occupation
Nursery or a Farm Greenhouse
Single Detached Dwelling, on a lot that existing on November 28, 1978, or accessory to an agricultural use with a minimum lot area of 40 ha
Wayside pit or quarry

13.2 Zone Provisions

Use	Provision	Required
Agricultural use, including accessory buildings, structures and uses	Lot Area (min)	40 ha
	Lot frontage (min)	134 m
	Distance from any building or structure from any lot line	15 m
Single Detached Dwelling	Front Yard (min)	15 m
	Rear Yard (min)	15 m
	Interior Side Yard (min)	3 m
	Exterior Side Yard (min)	15 m
	Lot Coverage (max)	15%
	Building Height (max)	9 m
	Ground Floor Area (min)	55 sqm

13.3 Additional Zone Provisions

The following provisions apply to a wayside pit or quarry:

- a) The edge of excavation shall maintain a minimum 61 m setback from any lot line of the adjoining property and public road.
- b) Where two pits are located on abutting properties the pits may be excavated to the abutting property line.

Where a lot used for rural purposes 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 m of the residential use lot.

Minimum distance separation shall apply as per Section 4.12.

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13.4 Special Exception Zones

Section / Zone	Amending By-Law / Location	Permitted Uses	Special Provisions
A-1	Multiple locations By-law 97-07; Dawson Twp, Lot 29, Con X; Part 1, Plan 31R-2789 By-law 01-02; Dawson Twp, Lot 16, Con VII; Pt. 1, Plan 31R-3063 By-law 12-01; Dawson Twp, Lot 25, Con VIII By-law 2018-001; Dawson Twp, Lot 12, Con VIII	Seasonal dwelling	
A-2	Multiple locations By-law 98-09; Robinson Twp, Lot 24, Con X; Parts 3 and 4, Plan 31R-2901 By-law 13-01; Dawson Twp, Lot 10, Con VIII; Plan 31R-3857	Residential use	
A-3	By-law 00-02; Dawson Twp, Lot 19, Con VIII; Southside Hwy 540		One accessory building, consisting of a garage is permitted to be located in the front yard.

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14.0 Rural (R) Zone

14.1 Permitted Uses

Agricultural Uses
 Agricultural-Related Uses
 Bed and Breakfast Establishment
 Cemetery
 Commercial Fishing Operation
 Conservation uses
 Home Industries
 Home Occupations
 Hunt Camp
 Public Park
 Public Playground
 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 53 of the Planning Act, or its successors
 Single Detached Dwellings
 Wayside Pit or Quarry

14.2 Zone Provisions

Use	Provisions	Required
Agricultural, Agricultural-related,	Lot Area (min)	40 ha
	Lot Frontage (min)	134 m
	Distance of any building or structure from any lot line (min)	15 m
	Lot Coverage (max)	5%
	Ground Floor Area for a dwelling (min)	55 sqm
Cemetery, Conservation Use, Commercial Fishing Establishment, Home Industries, Home Occupations, Hunt Camp, Park, Playground, Public Use, Public Utility, Seasonal Dwelling, Single Detached Dwelling, Specialized Farm Use, Wayside Pit and Quarry	Lot Area (min)	1,858 sqm for seasonal dwellings, single detached dwellings, home industries, and home occupation uses. 10 ha for all other uses
	Lot Frontage (min)	30 m
	Front Yard (min)	15 m
	Rear Yard (min)	7.5 m
	Interior Side Yard (min)	3 m
	Exterior Side Yard (min)	15 m
	Lot Coverage (max)	15%
	Building Height (max)	9 m

Unorganized Townships of Dawson and Robinson Zoning By-law 2022-xx

14.3 Additional Zone Provisions

The following provisions apply to a wayside pit or quarry:

- a) The edge of excavation shall maintain a minimum 61 m setback from any lot line of the adjoining property and public road.
- b) Where two pits are located on abutting properties the pits may be excavated to the abutting property line.

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 m of the residential use.

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

14.4 Special Exception Zones

Section / Zone	Amending By-Law / Location	Permitted Uses	Special Provisions
R-1	Multiple properties By-laws 97-05, 97-08, 97-09, 97-12, 98-01, 98-06, 99-04, 00-01, 02-01, 04-01; 08-04	Seasonal dwelling	
R-2	Robinson Twp, Lot 13, Con XI; By-law 97-02		Dwelling area (minimum): undersized
R-3	Dawson Twp, Lot 40, Con X; By-law 97-10	Cookhouse and bunkhouse	
R-4	Robinson Twp, Lot 41, Con XII; By-law 97-11	A mobile home for use as a hunt camp.	
R-6	Reserved. By-law 99-02; Robinson Twp, Lot 6, Con I	A mobile home for use as a seasonal dwelling.	
R-7	By-law 99-03; Robinson Twp, Lots 11&12, Con X	Two seasonal dwellings and structures accessory thereto	
R-8	By-law 99-06; Dawson Twp, Lots 42-45, Con X	Uses accessory to a Pit & Quarry	
R-9	Multiple Locations By-law 01-01; Dawson Twp, Lots 37-38, Con XIV By-law 2017-005; Robinson Twp, Lot 29, Con VIII	A seasonal dwelling on the basis of water access only.	
R-10	By-law 02-03; Robinson Twp, Lot 14, Con X	An open pole type shelter	

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Section / Zone	Amending By-Law / Location	Permitted Uses	Special Provisions
R-11	By-law 03-01; Robinson Twp, Lot 3, Con II	Seasonal dwelling	Ground floor area (minimum): 48 sqm
R-12	By-law 03-04; Robinson Twp, Lot 2, Con VII	A seasonal dwelling with an attached garage and an accessory generator building	
R-13	By-law 03-05; Robinson Twp, Lot 21, Con IV	A hunt camp/seasonal dwelling	Dwelling area (minimum): 288 sqft
R-14	By-law 06-01; Dawson Twp, Lot 25, Con XI; Lot K, Plan 46		An accessory garage is permitted to be located in the front yard.
R-15	Multiple locations By-law 09-01; Robinson Twp, Lot 3, Con VII By-law 11-02; Dawson Twp, Lot 15, Con XIII	Seasonal dwelling	A sauna is permitted to be located in the front yard.
R-16	Multiple locations By-law 10-01; Robinson Twp, Lot 6, Con I; RR 33, Pt 10 By-law 14-01; Robinson Twp, Lot 6, Con I; Pt 13, RR33	Seasonal dwelling and accessory structures	Front yard (minimum): 4 m
R-17	By-law 2019-002; Dawson Twp, Lots 9-10, Con VIII	2 portable storage containers	

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15.0 Conservation (O2) Zone

15.1 Permitted Uses

Agriculture, Conservation and Forestry Uses excluding buildings and structures
 Flood Control and Erosion Protection Uses
 Nursery Gardens
 Outdoor Recreational Uses excluding buildings and golf courses
 Public Park
 Recreational Trail
 Wildlife and/or Fish Management Area

15.2 Zone Provisions

Use	Provision	Required
Principal uses, buildings and structures	Lot Area (min)	1.2 ha
	Lot Frontage (min)	46 m
	Distance of any building or structure from any lot line (min)	15 m
	Lot Coverage (max)	20%
Accessory buildings or structures to an agricultural use	Lot Area (min)	10 ha
	Lot Frontage (min)	150 m
	Distance of any building or structure from any lot line (min)	15 m
	Lot Coverage (max)	5%

15.3 Additional Zone Provisions

Notwithstanding the identified permitted uses in Section 15.1 the specialized use farm where the predominant use of land or building is for the raising of chickens, turkey or fowl, fur bearing animals or hogs, or the growing of mushrooms or sod or the intensive feeding of cattle in a confined area is prohibited in the Conservation (O2) zone.

15.4 Special Exceptions Zones

SECTION / ZONE	Amending By-Law / Location	Permitted Uses	Special Provisions
O2-1	By-law 2011-02; Dawson Twp, Lots 33-42, Con V-VIII		Setback (minimum): 15 m

Unorganized Townships of Dawson and Robinson Zoning By-law 2022-xx

16.0 Pit and Quarry (Q) Zone

16.1 Permitted Uses

Aggregate Batching Plants
 Aggregate Storage Areas
 Agriculture uses excluding buildings
 Asphalt and Ready-Mix Concrete Plants
 Buildings and Structures Accessory to a Pit and Quarry operation
 Pit
 Quarry
 Stone Crushing Plant

16.2 Zone Provisions

Provision	Required
Front Yard (min)	30 m
Rear Yard (min)	30 m
Side Yard (min)	30 m
Building Height (max)	20 m

16.3 Additional Zone Provisions

Notwithstanding any other provision of this Section, 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 operation or to a permitted use provided in Section 16.1.

No use permitted by Section 16.1 shall be carried on within:

- a) 65 m of any residential use on another lot; and
- b) 50 metres of any street.

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.

16.4 Special Exception Zones

SECTION / ZONE	Amending By-Law / Location	Permitted Uses	Special Provisions

**Unorganized Townships of Dawson and Robinson
Zoning By-law 2022-xx**

Q-1	Multiple properties By-law 99-01; Robinson Twp, Lots 17&18, Con X By-law 02-02; Robinson Twp, Lot 19, Con X By-law 2005-001; Robinson Twp, Lots 6-9, Con VIII	Stone quarry.
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Unorganized Townships of Dawson and Robinson Zoning By-law 2022-xx

17.0 Waste Disposal (WD) Zone

17.1 Permitted Uses

Landfill Site
Recycling Centre
Salvage or Scrap Yard
Transfer Stations
Waste Disposal Site

17.2 Zone Provisions

Provision	Required
Lot Frontage (min)	50 m
Distance of any buildings and structures from any lot line (min)	30 m
Lot Coverage of all buildings and structures (max)	5%
Building Height (max)	10.5 m

17.3 Additional Zone Provisions

No waste disposal site shall be located:

- c) Within 400 m of a dwelling unit;
- d) Within 185 m of a street;
- e) On land covered by water or in any area subject to flooding; or
- f) Within 30 m of any watercourse, lake or pond.

17.4 Special Exception Zones

Reserved.



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