The Corporation of the Township

Of North Frontenac

Zoning By-law

By–law #55-19

Office Consolidation

July 2026

Office Consolidation

This document is a consolidation of Zoning By-law #55-19 as amended up to and including By-law #2026-39, passed by the Council of the Township of North Frontenac on July 9, 2026.

This consolidated document is prepared for purposes of convenience only. For accurate reference, the reader should review the “as adopted” version of Zoning By-law #55-19, original “as adopted” copies of Zoning By-law Amendments and minor variance decisions as may be applicable. For copies of the amendments, please contact the Clerk’s Department.

The Corporation of the Township of North Frontenac

By-law #55-19

Being a By-law to Regulate the Use of Land, Building and Structures within the Township of North Frontenac

Whereas authority is granted pursuant to Section 34 of the Planning Act, R.S.O. 1990, to Councils of Municipalities to enact By-laws regarding the use and the erection and use of buildings or structures within the Municipality;

And Whereas the Township of North Frontenac has conducted a review of the Zoning By-law pursuant to Section 26 of the Planning Act, R.S.O. 1990, in association with the update to the Official Plan and deems it appropriate to enact a new Zoning By-law;

Now Therefore the Council for the Corporation of the Township of North Frontenac enacts as follows:

That Schedule A as follows, is hereby deemed to be and to constitute the Zoning By-law for the Township of North Frontenac;

And That By-laws #15-04, 27-04, 77-07, 79-07, 07-08, 54-08, 53-09, 93-09, 98-09, 02-09, 48-09, 14-10, 115-10, 83-14, 97-16, 17-18, 21-18 and 06-19 are hereby repealed;

And That all resolutions, By-laws or parts of By-laws, which are contrary to or inconsistent with this By-laws, are hereby repealed.

And That this by-law shall come into full force and effect from and after its passing.

Read a first and second time this 5th day of July, 2019

Read a third time and passed this 5th day of July, 2019.

_____
Mayor

_____
Clerk

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Part 1 – Application, Interpretation, and Enforcement

1.1 Title of By-law

This By-law may be cited as “the Zoning By-law of the Township of North Frontenac” or for short title as the “Township of North Frontenac Zoning By-law”.

1.2 Scope of By-law

1.2.1 Lands Subject to By-law

The provisions of this By-law shall apply to all lands lying within the corporate limits of the Township of North Frontenac.

1.2.2 Conformity with By-law

No lands shall hereafter be used and no building or structure shall be erected, altered or used within the Corporation except in conformity with the provisions of this By-law and except as permitted by this By-law.

1.2.3 Existing Uses Continued

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

1.3 Plans Approved Prior to the Passing of this By-law

Nothing in this By-law shall prevent the erection or use of any building or structure for a purpose prohibited by the provisions of this By-law, if the plans for such building or structure were approved by the Corporation and a building permit was issued on or before the date of passing of this By-law, provided that: (a) when such building or structure is erected, it shall be used and shall continue to be used only for the same purpose for which the said building or structure was intended when such building permit was issued and shall not be altered in any way except in conformity with the provisions of this By-law; and (b) the erection of such building occurs pursuant to the building permit and said permit is not revoked or expired prior to construction.

1.4 Compliance with Other Restrictions

This By-law shall not be construed so as to reduce or mitigate any restrictions or regulations in any By-law, permit, or license lawfully imposed or issued by the Corporation or by any governmental authority having jurisdiction to make such restrictions or regulations. Nothing in this By-law shall prevent the erection, alteration, or use of a building or structure, nor the use or alteration of a lot for which a minor variance has been granted by the Committee of Adjustment.

1.5 Administration

This By-law shall be administered by a person designated from time to time by Council as the Planning Manager or such other person as the Council designates.

1.6 Inspection

(a) Subject to Subsection 1.6 b) of this Section, and any other applicable provisions of the Planning Act any officer or employee of the Corporation appointed by Council to administer or enforce the provisions of this By-law, or any person acting under his or her instructions, is hereby authorized, upon producing proper identification, to enter at all reasonable times, upon any property or premises to conduct an inspection of which he or she believes on reasonable grounds may be non-compliant with this By-Law;

(b) Notwithstanding anything to the contrary in Subsection 1.6 (a) of this Section, no officer or employee of the Corporation shall enter any room or place actually being used as a dwelling unit or part thereof without the consent of the occupier, except under the authority of a search warrant issued under Section 49.1 of the 'Planning Act', or any successors thereto. The occupant shall be informed that the right of entry may be refused and entry made only under the authority of a search warrant.

1.7 Requests for Amendments

Every request for an amendment to this By-law shall be accompanied by a completed copy of the appropriate application form provided by the Corporation, the required supporting material and any associated fees.

1.8 Risk, Expense, and Compliance

The facilities, yards, or other matters required by this By-law shall be provided and maintained at the sole risk and expense of the owner of the lands in respect of such matters as are hereby required and the said owner shall at all times bear full responsibility for ensuring compliance in all respects with this By-law.

1.9 Interpretation of By-law

1.9.1 Definitions

In this By-law, unless the context requires otherwise, the definitions and interpretations set out in Part 2 hereof shall apply. Words not defined shall have the customary meaning or as defined in a standard dictionary.

1.9.2 "Shall" is Mandatory

In this By-law, the word "shall" is mandatory.

1.9.3 "Use" and "Occupy"

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

(a) The verb “use” shall include “design to be used”, “arrange to be used”, “intend to be used”, and “permit to be used”; and
(b) The verb “occupy” shall include “design to be occupied”, “arrange to be occupied”, “intend to be occupied”, and “permit to be occupied”.

1.9.4 Schedules to By-law Part of By-law

Schedules which are attached hereto are hereby made a part of this By-law as fully and to all intents and purposes as though recited in full herein.

1.9.5 Interpretation of Zoning Boundaries

Zone boundaries, where possible, are construed to be lot lines, street lines, centrelines of streets or railway rights-of-way. In the case where uncertainty exists as to the boundary of any Zone, then the location of such boundary shall be determined by using the measurement tool on “Frontenac Maps”.

1.9.6 Multiple Uses

Unless otherwise prohibited by this By-law and provided all the applicable requirements of this By-law are satisfied, a lot, structure, or building may contain more than one use permitted in the designated Zone. Where any land or building is used for more than one purpose, use, or Zone, all provisions of this By-law relating to each use shall be complied with except as otherwise provided for in this By-law. Where there is conflict between the requirements of such uses (e.g. lot size, lot frontage, or yards), the more restrictive requirements shall prevail.

1.9.7 Typographical Corrections

No amendment to this By-law shall be required in order for the Corporation to make typographical changes where, in the opinion of the Corporation, such corrections do not affect the intent of the By-law.

1.9.8 Severability of Provisions

The provisions, sections or subsections of this By-law are hereby declared to be separate from each other and the invalidity of any provision, Section or Subsection does not affect the validity of any other provision, Section or Subsection.

1.9.9 References to Other Legislation and Agencies

Where this By-law makes reference to legislation of the Government of Ontario or the Government of Canada, such reference shall be deemed to include any and all amendments or successors or changes in the titles, numbering, or regulations thereunder. Where this By-law makes reference to the jurisdiction or policy of a public agency and where the name or responsibilities of said public agency are changed, the said reference shall be deemed to include any and all successors to such public agency, legislation or policy.

1.9.10 Compliance with Zoning Requirements

The extent and boundaries of all Zones are shown on the Schedule attached hereto. For all such Zones, both the general provisions and specific Zone provisions shall be met. The provisions of this By-law shall be held to be the minimum (or maximum, where

applicable) requirements adopted by the Municipality. Nothing shall prevent any person from erecting a building or structure or from undertaking any development which is below the maximum (or above the minimum where applicable) requirements of this By-law. Except as otherwise provided in this By-law, no person shall hereafter use any land, buildings or structure unless the use is permitted in the Zone in which it is situated.

1.9.11 Zone Symbols

The short form symbols used on the Schedule attached hereto refer to individual Zones used in the By-law and may be used when describing or making reference to any Zone herein.

1.9.12 Lots in More Than One Zone

Where a lot is divided into more than one Zone, each such portion of the lot shall be used in accordance with the provisions of this By-law for the Zone where such portion of the lot is located. Each such portion of the lot shall be considered as a separate lot for the purpose of measuring setbacks, yards, and lot coverage. Notwithstanding the foregoing, where each such Zone contains duplicated principal permitted uses, only one such principal use shall be permitted on the lot. A permitted accessory use may be located in a separate Zone contained within the lot.

1.9.13 Calculation of Numerical Requirements

Where the application of this By-law results in less than a whole number, the more restrictive requirement shall apply.

1.9.14 Measurement Units

This By-law uses the metric system to establish measurements when such measurements form part of a regulation or a requirement.

1.9.15 Lots Affected by Government Action

Where a lot is reduced in area or frontage by a Government action, such as road widening, property acquisition, or expropriation and the lot is below the minimum lot frontage or area for the Zone as a result of such action, or is already undersized and is made smaller as result of such action, the lot shall be deemed to be in conformity with the requirements, provided all other applicable requirements of the Zone and this By-law are satisfied.

1.9.16 Prohibited Uses

With respect to any lands to which this By-law applies, all uses are prohibited unless specifically permitted in this By-law.

1.9.17 Explanatory Note

All Notes included in this By-law are intended for reference purposes only.

1.10 Penalties

Every person who violates any of the provisions of this By-law is guilty of an offense and upon conviction is liable to a fine prescribed under the Planning Act or other applicable statute. Where a conviction is entered under the Act, in addition to any other remedy or any penalty provided by By-law, the applicable court may make an order prohibiting the continuation or repetition of the offence by the person convicted. Penalties imposed by conviction under this Section shall be recoverable under the Provincial Offences Act.

1.11 Remedies

Where any building or structure is erected, altered, reconstructed, extended, or enlarged, or any building or structure or part thereof is used, or any lot is used, in contravention of any requirements or other provisions of this By-law, such contravention may be removed or altered at the insistence of the Township pursuant to the provisions of the Planning Act, or the Municipal Act. The contravention of any requirement of this By-law may be restrained by action of any ratepayer of the Township pursuant to the provisions of the Municipal Act.

1.12 Repeal of Former By-laws

By-law #15-04 and all amendments thereto passed under Section 34 of the Planning Act, or its predecessor, are hereby repealed and such repeal shall come into effect upon the date that this By-law comes into force, notwithstanding minor variance decisions approved under By-law #15-04 after January 1, 2018, where the appropriate building permit is obtained by December 31, 2019.

Adoption of this By-law shall not prevent any pending or future prosecution of, or action to abate any existing violation of the said By-laws if the violation is also a violation of any of the provisions of this By-law.

1.13 Effective Date

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

1.14 Pre-Consultation

Applicants are required to consult with the Township prior to submission of the following applications:

- Application for consents;
- Application for a minor variance;
- Application for site plan control approval;
- Application for official plan amendment; and
- Application for zoning by-law amendment.

Without a pre-consultation meeting and/or submission of all required information or material, the Township of North Frontenac will deem an application incomplete.

1.15 Two Year "Time Out"

No person or public body shall apply to amend this By-law before the second anniversary of the day in which this By-law is approved by Council. Notwithstanding the above, Council may, by resolution, declare that an application may proceed. Any application proceeding during this time period is subject to all the normal Planning Act requirements for public meetings, notices and appeal rights. The resolution may be made in respect of a specific application, a class of applications or respective of such applications generally.

Part 2 – Definitions

Abattoir means a commercial use, building or structure, and related uses subject to the regulations under the Food Safety and Quality Act, where animals are killed and/or processed for packaging, distribution and resale, and may include a rendering plant (see also Agricultural Use).

Accessory Use when used to describe a use, building or structure, means a use, building or structure naturally or normally incidental, subordinate and exclusively devoted to a main use, building or structure and located on the same lot therewith. This definition also includes an accessory building.

Accommodation Unit means a room or rooms used or maintained for the accommodation of the travelling or vacationing public and which does not contain a kitchen but may contain washroom/sanitary facilities.

Adult Entertainment Parlour means premises used for entertainment including activities, facilities, performances, exhibitions, viewings or encounters designed to appeal to erotic or sexual appetites or inclinations in which a principal feature or characteristic is the nudity or partial nudity of any person.

Adverse Effect means one or more of:

a) Impairment of the quality of the natural environment for any use that can be made of it;
b) Injury or damage to property or plant and animal life;
c) Harm or material discomfort to any person;
d) An adverse effect on the health of any person;
e) Impairment of the safety of any person;
f) Rendering any property or plant or animal life unfit for use by humans;
g) Loss of enjoyment of normal use of property;
h) Interference with normal conduct of business;
i) Significant loss of view from fences or buildings: and
j) Negative impacts attributable to the influence of one land use on another.

Agricultural Use means the use of land, building(s) or structure(s) for:

a) The growing of crops, including all related activities such as soil preparation, manure or fertilizer storage and application, planting, spraying, grain drying, irrigating, harvesting and also including the storage and sale of the crops (excludes maple syrup);
b) Animal husbandry including the raising, boarding, and keeping of all forms of livestock, and all related activities such as breeding, training, feeding, manure storage and grazing;
c) The production of animal products such as milk, eggs, wool, fur, or honey and related activities such as the collection, storage and sale of the products;
d) The use and storage of all forms of equipment or machinery needed to accomplish the foregoing activities; and

e) Shall be deemed to include activities which are normal farm practices as may be determined under the Farming and Food Production Act.

Air Treatment Control means the functional use of 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

Alter

a) When used in reference to a building, structure or part thereof, means:
   i) To change any one or more of the external dimensions of such building or structure; or
   ii) To change the type of construction of the exterior walls or roof of such building or structures; or
   iii) To change the use of such building or structure or the number or types of uses or dwelling units contained therein; or
   iv) To change the building systems such as plumbing, heating, and electrical.
b) When used in reference to a lot, means a change in use or a decrease or increase in the width, depth or area or to decrease or increase the width, depth or area of any required yard, setback, or boundary of such lot with respect to a street or high-water mark, whether such alteration is made by conveyance or alteration or any portion of said lot or otherwise.
c) When used in reference to a shoreline means to change, straighten, divert or interfere in any way with the channel of any watercourse.

Animal Sanctuary means a building, structure, or land for the purpose of providing a place of refuge for animals and does not include the sale or trade of animals, breeding programs, or animal testing.

Aquaponics means the combination of aquaculture (raising of fish) and hydroponics (the soil-less growing of plants) that grows fish and plants together in one integrated system.

Area of Natural and Scientific Interest (ANSI) means an area of natural and scientific interest that has been identified and recommended for protection by the Ministry of Natural Resources and Forestry (MNRF) that is geological in nature and consists of some of the most significant representative examples of the bedrock, fossil and landforms in Ontario, or represents segments of Ontario's biodiversity and natural landscapes including specific types of forests, valleys, prairies and wetlands, their native plants and animals and their supporting environments.

Antique Sales means the use of land, buildings or structures for the sale of objects of personal property which may have a unique appeal and enhanced value due to the age of, public demand, or value in a recognized commercial market which is in excess of its original value.

Asphalt Plant means an industrial facility used for the production of asphalt for use in the paving of roads and driveways and the damp-proofing of buildings or structures and includes facilities for the administration or management of the business, 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.

At Capacity means, when referring to a water body, the status of the water body that is determined by the Lakeshore Capacity Model whereby the water body cannot support additional development due to impaired water quality.

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

Auto Repair Garage means a building used for the storage, repair and servicing of motor vehicles, having at least one (1) service bay where repairs essential to the actual operation of a motor vehicle are performed. This definition shall include painting, refinishing, restoration and repairs to the exterior of motor vehicles.

Auto Service Station means a building and/or lot used for the sale of fuels for vehicles and may include the renting, servicing, repairing, lubrication, cleaning and polishing of vehicles and the sale of automotive accessories and related products but shall not include any other automotive use defined in this By-law.

Bakery means a building or portion of a building wherein baked foods are produced and processed for packaging and distribution and may include an accessory retail store which sells goods manufactured on the premises.

Balcony means a platform without a roof projecting from the wall of a building with a balustrade or railing along its outer edge, often with access from a door or window which is not connected to the ground by stairs. (See Figure D-1 below)

Figure D-1 - this drawing is for illustration purposes only and does not form part of the definition.

Bank means an establishment where money is deposited, kept, lent or exchanged or where other retail financial services are provided and includes a chartered bank, trust company or similar financial institution.

Basement means the lowest habitable storey of a building, where more than fifty percent (50%) of the foundation wall is above established grade. (See Figure D-2 below)

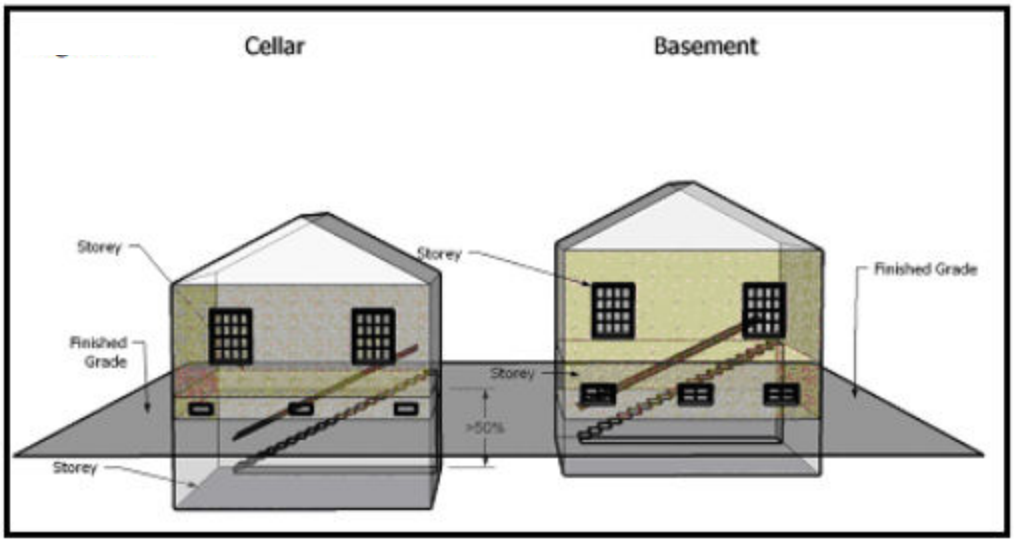


Figure D-2 - this drawing is for illustration purposes only and does not form part of the definition.

Bed and Breakfast means a private dwelling designed to be used in part for the accommodation of the traveling or vacationing public, which may include a bathroom and may also include the provision of meals and complimentary services to the guest room occupants.

Boathouse / Boat Port Means a one-storey accessory building that does not contain habitable living space or plumbing, has an opening to the water body of an appropriate size to accommodate a boat and is connected to the water body by a boat slip, boat lift, or marine railway.

Boat, Non-motorized – see Non-motorized Boat

Boat Launch means an area of land adjacent to a water body that is used to launch and remove boats from the water.

Buffer Strip means a landscaped or planted area reserved for the purpose of screening or obstructing the view of buildings, land or structures or shielding or blocking noise, lights, or other nuisances by the planting of trees and shrubs, fences, berms or other attenuation features.

Building means any structure used or intended for sheltering any use or occupancy. The word "building" shall include the whole of such structure or part thereof and shall include any building types as regulated by the Ontario Building Code.

Building Envelope means the buildable area on a lot, as defined by all of the required yards and setbacks and the maximum height provisions, within which a building can be erected as established in this By-law. (See Figure D-3 below)

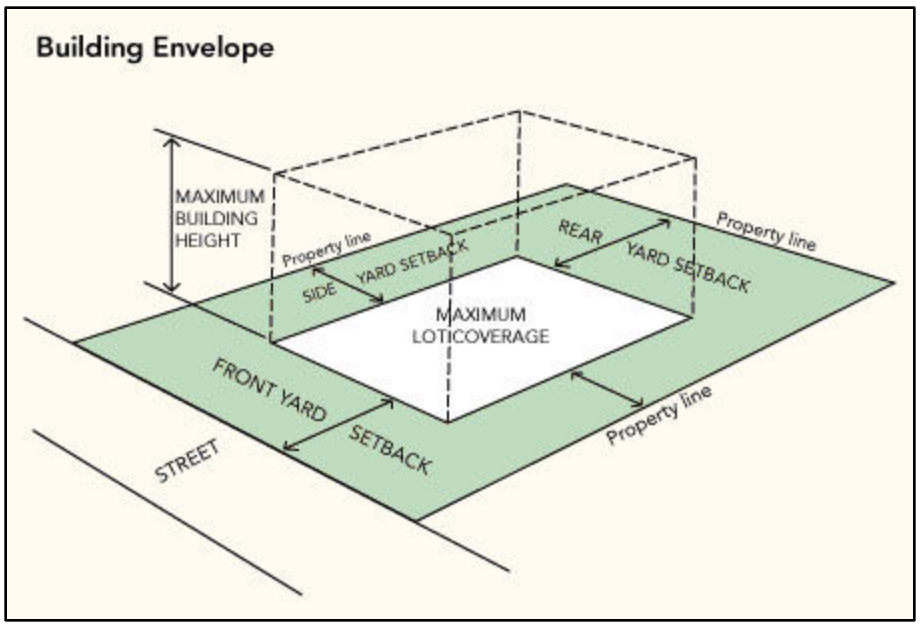


Figure D-3 - this drawing is for illustration purposes only and does not form part of the definition.

Building Footprint means all parts of a building that rest, directly or indirectly, on the ground, including those portions of the building that are supported by posts, piers, cantilever beams, or columns. Building footprint includes all structures attached to a main building including attached garages, covered carports, porches, decks, and cantilevered decks.

Building, Main means a building in which the principal use of the lot is conducted.

Building, Mixed Use means a building containing more than one use (e.g. retail commercial and residential; office and residential; industrial and retail etc.)

Building, Temporary means a building or structure intended for removal or demolition within a prescribed time not exceeding two (2) years, or as a temporary use as permitted by a Temporary Use By-law under the Planning Act.

Building Supply Store means a building, premises, or yard where building supplies such as lumber, millwork, siding, roofing, plumbing, electrical, heating, air conditioning, home improvement and similar goods are sold, stored and displayed.

Cannabis means a psychoactive drug from the cannabis plant, commonly known as marijuana, used for medical or recreational purposes in its derivative forms that is produced, tested, stored, distributed and/or sold.

Cannabis Production and Processing Facility means a building, structure or part thereof, used for growing, altering, assembling, fabricating, finishing, inspecting, making, processing, or producing cannabis products, including cannabis or herbal and natural medicines, that may use living organisms or parts of living organisms used in the manufacturing process, either by hand or through the use of machinery and may include the temporary on-site storage of commercial motor vehicles (i.e. trucks, tractors, and/or

trailers) for freight handling including the pick-up, delivery and transitory storage of goods incidental to motor freight shipment directly related to the permitted use(s).

Car Wash means a building or portion thereof used for commercial washing or cleaning of motorized vehicles by mechanical or manual means.

Carrying Capacity means the maximum amount of development that a particular environment can sustain without deterioration, as determined through an approved capacity assessment guideline or process (e.g. Lakeshore Capacity Assessment).

Catering Establishment means a commercial operation in which food and beverages are prepared for consumption off the premises and are not served to consumers on the premises.

Cellar means the lowest storey of a building, where more than 50% of the foundation wall is below established grade. (See Figure D-4 below)

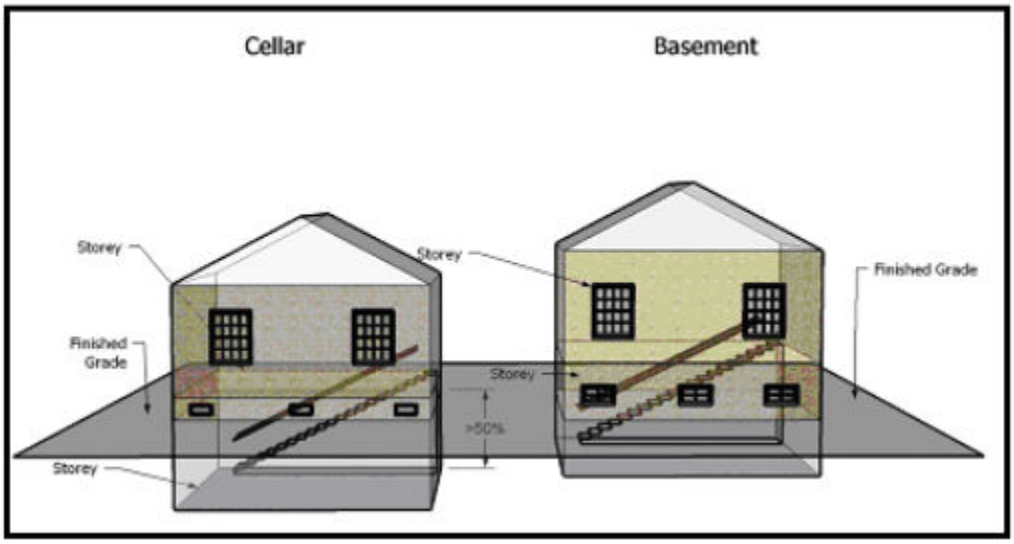


Figure D-4 - this drawing is for illustration purposes only and does not form part of the definition.

Cemetery means lands intended for the interment of human remains and includes a mausoleum, columbarium, or other buildings or structures for storing ashes of human remains that have been cremated or the interment of the dead in sealed crypts or compartments but shall not include a crematorium. Pet cemeteries shall be included in this definition.

Chief Building Official means an officer or employee of the Corporation of the Township of North Frontenac appointed by By-law in accordance with the provisions of the Ontario Building Code.

Cheese Factory, Tourist Oriented means a commercial establishment that stores, processes, sells or distributes cheese and cheese products produced on site. This may also include an accessory on site retail outlet and accessory food and beverage service.

Clearcutting means the cutting and removal of all trees from a lot or part of a lot.

Clinic means a building or part thereof where health services are provided to the public in the form of medical, paramedical, dental, surgical, physiotherapeutic or other human health services including associated technician and laboratory facilities and may also include an incidental pharmaceutical outlet for the sale of prescription and therapeutic drugs and medication and other drug store products and optical equipment but shall not include accommodation for in-patient care or operating rooms for major surgery.

Commercial Forestry Operation means the management, development, cultivation and harvesting of timber resources for financial gain or profit.

Commercial Greenhouse means a building used for the growing of flowers, vegetables, plants, shrubs, trees, and similar vegetation for wholesale or retail sale. This definition also includes a nursery.

Commercial Vehicle means a motor vehicle having permanently attached thereto a truck or delivery body and includes ambulances, hearses, fire apparatus, police vehicles, motor buses and tractor trailers used for hauling purposes on the highway.

Communications Facility means an installation which transmits receives and/or relays communications such as a microwave relay tower, significant antenna, cellular telephone or wireless internet tower, radio or television broadcast tower or similar facility.

Community Facility means any parcel of land or building(s) and/or structures used for community activities, emergency facilities, offices, or recreation purposes, whether used for commercial purposes or not, and the control of which is vested in the Township, County, a public board or agent thereof, or the Government of Ontario or Canada.

Compressed Gas Sales and Services means a commercial building, use or structure used for the legal sale, transfer and storage of gasses or fuels which are compressed, deeply refrigerated, liquefied or dissolved under pressure (e.g., propane, natural gas), and which are legally and properly kept in a retail store or a tank for storage incidental for the purpose of retail sales to the public.

Concrete Plant means an industrial facility used for the production of concrete and includes facilities for the administration or management of the business, 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.

Condominium means land and/or buildings under the control of a corporation under the Condominium Act.

Conservation Use means the use of lands which are intended to remain open in character with the priority use given to preservation of their ecological uniqueness, wildlife habitat and their natural features or ecological functions.

Construction Yard or Contractor's Yard means lands used as a depot for the storage and maintenance of commercial vehicles or heavy equipment used by the contractor or company, and may include facilities for the administration or management of the business and the stockpiling or storage of supplies used in the business, but does not include the crushing of virgin or recyclable aggregates or materials or the storage of building supplies

or home improvement supplies that the contractor would typically sell on a wholesale or retail basis.

Continuum-of-Care Facility means a building or a group of buildings which may include a senior citizens apartment building, a nursing home, a long-term care facility, home for the aged and facilities associated with, and designed specifically to serve seniors or persons with disabilities such as clinics, retirement homes, recreation centres, cafeterias and personal service establishments, and may also include independent senior's accommodation in separate structures/living units that share in services such as meals, medical care services or recreation activities that are provided by the facility.

Convenience Store means a building or part of a building used primarily for the sale of grocery and confectionary items and incidentally for the sale of such other merchandise as is required to fulfill the day-to-day needs of a surrounding community.

Council means the Council of the Corporation of the Township of North Frontenac.

County means the County of Frontenac.

Crawl Space means a space such as an attic, duct, ceiling or roof that is oriented in a horizontal plane, that is concealed and generally inaccessible, and through which building services such as pipes, ducts and wiring may pass.

Crisis Care Facility means a building or part thereof which is used to provide for the supervised residency of persons requiring immediate emergency shelter and aid for a short to interim period of time and, without limiting the generality of the foregoing, includes a facility for battered or abused adults and/or children and/or elderly persons, and facilities for substance rehabilitation.

Day Nursery – Licensed means a place where the temporary care of children is provided in facilities and by staff licensed by the Province of Ontario and operated in accordance with the applicable legislation.

Day Nursery – Private means a place where the temporary care of children is provided, in accordance with the applicable provisions of the applicable legislation.

Deck means a structure abutting a dwelling or building which has no roof or walls (except for visual partitions and railings) and which is constructed on piers or a foundation above-grade, with direct access to the ground.

Detached when used in reference to a building, means a building which is not dependent on any other building for structural support or enclosure.

Development means the creation of a new lot, a change in land use, or the construction of buildings and/or structures requiring approval under the Planning Act, but does not include: (a) activities that create or maintain infrastructure authorized under an environmental assessment process; (b) work subject to the Drainage Act; or (c) for the purposes of policy 2.1.4(a), underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the Mining Act.

Distribution Sales Office / Mail Order Sales Office means a building, structure or part thereof used for the purpose of storing products or product lines for resale to retailers or direct sales to end users or customers, and includes the provisions of product information, estimates, technical supports, after-sales services or credits to their customers.

Dock means a structure built at or anchored to the shore at which boats or other floating vessels are berthed or secured and which may provide a foundation for a boathouse/boat port. Any structure situated in or over lands covered by water, which is within 3 metres of a dock, shall be deemed to be part of the dock unless it is a boathouse / boat port.

Driveway means a vehicular access which is connected to a public road, private lane or thoroughfare, which provides ingress to and/or egress from a lot and may include a shared driveway but shall not include a private lane as defined herein.

Dwelling means a building used or intended to be used for human habitation and in which all usual domestic functions may be carried on. For the purposes of this By-law, dwelling shall not include a tent, bus, boat, vessel, motor vehicle or recreational vehicle.

Dwelling – Apartment means a building containing three (3) or more dwelling units that share a common hall for ingress or egress from each unit but shall not include a row dwelling.

Dwelling – Duplex means a building divided horizontally into two (2) dwelling units each of which has an independent entrance either directly from the outside or through a common vestibule**.** (See Figure D-5 below)

Dwelling – Earthship means a type of dwelling that is typically off-grid, passive and solar based, that is made of both natural and upcycled materials.

Dwelling – Mobile Home means a transportable, factory-built dwelling designed to be used as a year-round residential dwelling and has been manufactured to comply with the Canadian Standards Association (CSA) Standard No. Z240, as amended or replaced from time to time, but does not include a modular home, a park model trailer, a recreational vehicle, or any other dwelling defined in this By-law.

Dwelling – Modular Home means a single detached dwelling that is constructed by assembling, on a permanent foundation, at least two (2) factory manufactured modular units each of which comprises at least one (1) room or living area and has been manufactured in a Canadian Standards Association (CSA) A277 certified factory. For the purposes of this By-law a modular home dwelling shall be considered as a single detached dwelling.

Dwelling – Park Model Trailer means a manufactured building designed and constructed in conformance with CAN/CSA-Z241 Series “Park Model Trailer”, or its successors, as set out in the Ontario Building Code and is used or intended to be used for seasonal occupancy only. A park model trailer has a minimum dwelling unit area of 19 square metres, is mounted on a single chassis mounted on wheels designed to facilitate relocation from time to time and designed as living quarters for seasonal occupancy and may be connected to those facilities necessary for the operation of installed fixtures and appliances. A park model trailer does not include a mobile home. A park model trailer requires a Building Permit for placement.

Dwelling – Secondary means a dwelling unit that is also known as an accessory unit, basement apartment, and secondary suite or in-law suite. Such units are self-contained residential units with kitchen and bathroom facilities and include units within coach houses and within ancillary building.

Dwelling – Semi-Detached means a building on a single foundation divided vertically into two (2) separate dwelling units by a common wall. (See Figure D-5 below)

Dwelling – Single-detached means a detached building containing one (1) dwelling unit and may include a permanent dwelling, seasonal dwelling, tiny home, yurt, earth-ship, park model trailer, modular home or mobile home. (See Figure D-5 below)

Dwelling – Tiny Home means an alternative form of housing that supports year-round accommodation, is self-sufficient in terms of servicing, is permanent, and includes a minimum gross floor area of 19 square metres but less than 37.2 square metres and any wheels shall be removed. This definition shall not include a Park-Model Trailer or Recreational Vehicle as otherwise defined herein.

Dwelling – Triplex means the whole of a dwelling that is divided horizontally into three (3) separate dwelling units each of which has an independent entrance directly from the outside.

Dwelling – Townhouse/Row means a building divided vertically into three (3) or more dwelling units, each of which has independent entrance to front and rear yards. (See Figure D-5 below)

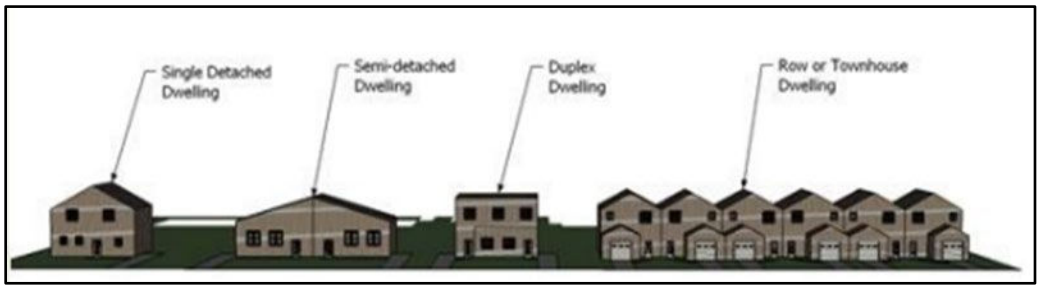


Figure D-5 - this drawing is for illustration purposes only and does not form part of the definition.

Dwelling Unit means a building or structure or part of a building or structure occupied or capable of being occupied as the home or residence of one or more persons, where food preparation and sanitary facilities are provided, but shall not include a hotel, motel, accommodation unit or similar commercial use of a private or semi-private institution.

Easement means the legal right acquired to pass over, along, upon or under the lands of another.

Environmental Protection means any activity designed to maintain or restore the quality of the environment through the prevention of degradation of the landscape and ecosystems.

Equestrian Establishment means an establishment engaged in the operation of a horse riding academy or horse riding stables including ancillary uses.

Equipment Rental Establishment means a building or part of a building wherein the primary use is the rental of machinery, equipment, furniture, fixtures and other goods.

Equipment and Vehicle Storage Yard means an uncovered area which is used for the storage of machinery, equipment, commercial vehicles, and other similar goods requiring large areas for outside storage. Limited repair of such machinery, equipment, motor vehicles and goods may be permitted in a building provided such repair is clearly incidental and secondary to the storage use.

Erect means to create a new structure or to replace an existing structure through the assembly of individual components and shall include the construction of an addition, enlargement or extension of an existing structure.

Established Building Line means the average setback from the street line of existing buildings on one side of a continuous maximum 200 metre strip of land where three (3) or more of the lots having street frontage upon the same side of the street have been built upon. This provision shall not apply to a waterfront lot. (See Figure D-6 below)

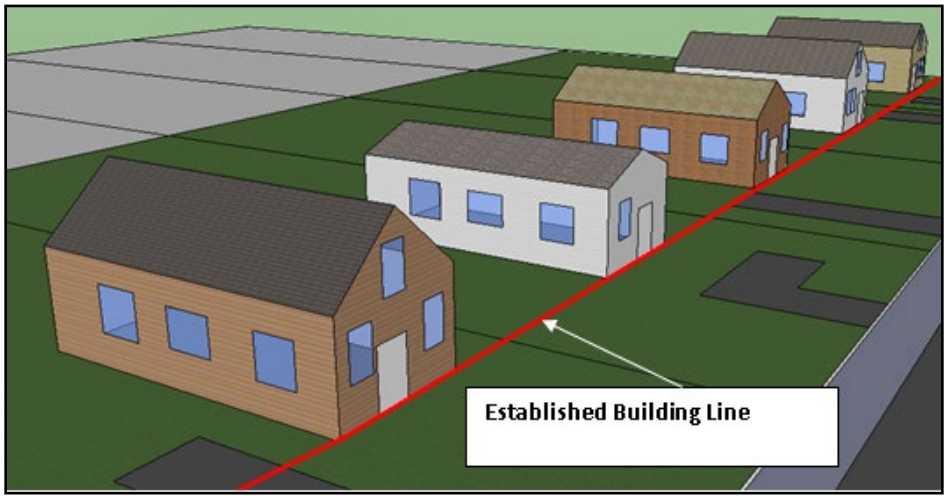


Figure D-6 - this drawing is for illustration purposes only and does not form part of the definition.

Established Grade means the average elevation of the finished level of the ground adjoining all of the exterior walls of the building exclusive of any artificial embankments or berms. This definition also includes finished grade.

Existing means existing as of the date of the passing of this By-law.

Farm Produce Outlet means a use accessory to a main use or an agricultural use which consists of the retail sale of agricultural products produced locally or on the farm, or the incidental sale of products produced by a home-based business and where such outlet is located on the same property as the main use. This definition also includes roadside stand.

Fish Habitat means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

Float Home means a structure built on or incorporating a floatation system, or a converted vessel, that is primarily used as a self-contained dwelling unit, or any other form of accommodation or habitable space, and is not intended for navigation or use as a navigable craft.

Floodline or Flood Elevation means a line established by a one (1) in one-hundred (100) year storm as established by flood plain mapping or by the appropriate Conservation Authority. Where no mapping is established, the flood-line or flood elevation shall be the "high water mark".

Flood Plain means the area, usually low lands, adjoining a watercourse or wetland which has been, or may be covered by flood water. (See Figure D-7 below)

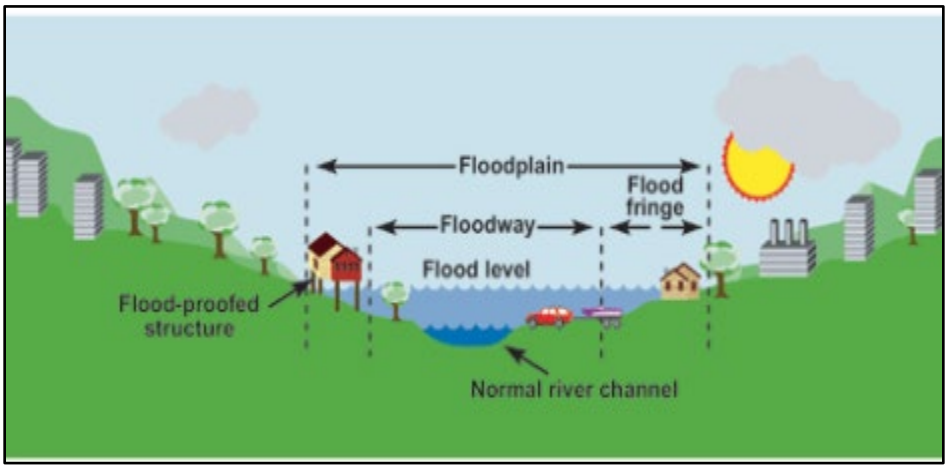


Figure D-7 - this drawing is for illustration purposes only and does not form part of the definition.

Flood Proofing means a combination of structural changes and/or adjustments incorporated into the basic design and/or construction or alteration of individual buildings, structures or properties subject to flooding so as to reduce or eliminate the potential for flood damage.

Floor Area – Gross means the sum of the total area of each floor, including a basement or cellar, measured between the exterior faces of the exterior walls of the building and where there are no walls the total area of a floor within the outer perimeter of the floor.

Floor Area – Net means usable or habitable space above or below grade, measured from the exterior face of the exterior walls of the building or structure but shall not include:

- **(a)** Any garage, porch, deck, unfinished basement, cellar or attic;
- **(b)** Any part of the building or structure below grade which is used for building services, storage or laundry facilities;
- **(c)** Any part of the building or structure used for the storage or parking of motor vehicles.

Footprint – see Building Footprint

Funeral Parlour means a building or part of a building wherein undertaking services are offered and may include accessory activities such as the sale of caskets and funeral

accessories, a chapel or parlour. A funeral parlour may also include an accessory dwelling.

Garage means an accessory building which is primarily used for storage of motor vehicles, tools and household equipment incidental to residential occupancy and may include a sink, toilet and laundry facilities but no kitchen facilities.

Garden Centre mean an establishment primarily used for the retail sale of gardening equipment, products and planting materials, including greenhouses for the cultivation of such materials.

Garden Suite means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable but does not include a recreational vehicle.

Gasoline Bar means one or more pump islands, and an accessory building or structure used for transacting sales and may include the sale of automotive accessories and related products and confectionary items and may include other accessory features such as sanitary facilities. This definition shall also include a Card Lock Facility designed for the retail sale of gasoline or diesel fuel using pumps which are operated automatically by credit or debit cards.

Gazebo means an accessory, detached roofed structure open on all sides or screened in, which is used as an outdoor non-habitable sitting or leisure area.

Golf Course means a public or private area operated for the purpose of playing the sport of golf, including such accessory buildings and structures as are necessary for the operation and maintenance of the golf course, such as club house facilities, and other complimentary uses normally associated with golf course activity.

Graveyard means a Cemetery, as herein defined, that is located beside a church.

Group Home means a residence licensed or funded under a federal or provincial statute for the accommodation of three (3) to ten (10) persons, exclusive of staff, living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well-being.

Habitable Space means any room/area within a structure used or intended to be used for human occupancy.

Hazardous Site means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include but are not limited to unstable soils (sensitive marine clays [Leda], organic soils) or unstable bedrock (karst topography), which may not contain sufficient strength to support a building or structure.

Height means the vertical distance of a building between the established grade (See Figure D-8 below) and:

1. The highest point of the roof surface or the parapet, whichever is the greater of a flat roof; or
2. The deck line of a mansard roof; or

3. The mean level between eaves and ridge of a gabled, hip, gambrel or other type of pitched roof; or
4. The highest point of a roof in which one side of the roof is parallel to the main wall; or
5. The highest point of the roof in the case of a fabric covered (domed) structure.

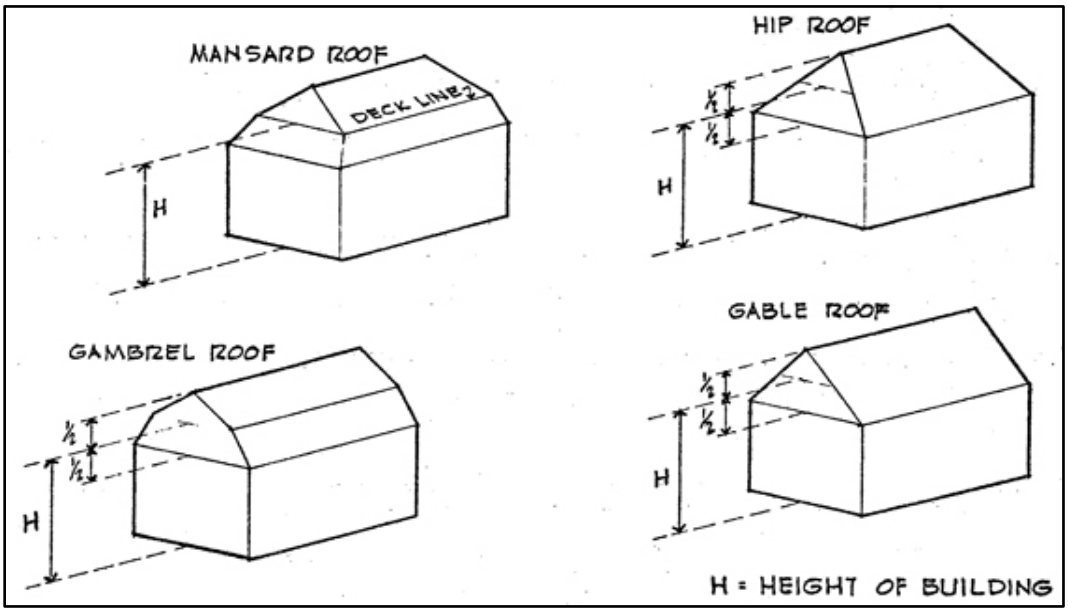


Figure D-8 - this drawing is for illustration purposes only and does not form part of the definition.

Helipad means a landing area or platform for helicopters and powered lift aircraft, or as otherwise defined by the Government of Canada – Aeronautics Act.

Heliport means an area of land, water, or structure used or intended to be used for the landing and takeoff of helicopters and includes its buildings and facilities (if any), or any other uses as defined by the Government of Canada. Designated heliports typically contain one or more touchdown and liftoff area and may also have limited facilities such as fuel or hangars; customs facilities may also be available.

Hereafter means after the date of the passing of this By-law.

Herein means in this By-law and shall not be limited to any particular Section of this By-law.

High Water Mark means the mark made by the action of water under natural conditions on the shore or bank of a body of water, which action has been so common and usual and so long continued that it has created a difference between the character of vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark.

Hobby Farm means the small scale keeping, breeding, raising and grazing of livestock and/or poultry, other than domestic pets, for the personal use of the household operating the hobby farm and excludes an agricultural use as herein defined.

Holding Tank means a closed, water-tight receptacle that is designed and used to receive and store sewage or septic tank effluent, and does not discharge waste water.

Holding Zone means a Zone established under the enabling authority of the Planning Act where uses may be permitted subject to meeting certain conditions.

Home Based Business means a privately-operated legal occupation, enterprise or business which is carried out as a use clearly accessory to a dwelling unit for pursuits conducted by the occupant thereof and any employees and is compatible with a domestic household.

Hotel means a building designed or used for the accommodation of the travelling or vacationing public, containing therein three (3) or more accommodation units served by a common building entrance. Accessory uses may include accommodation for permanent staff and one (1) or more beverage rooms, dining rooms, meeting rooms, or similar uses.

Industrial Use:

Class I Industry – Light Industrial Uses means a place of business for a small scale, self-contained plant or building which produces/stores a product which is contained in a package and has low probability of fugitive emissions. Outputs are infrequent and could be point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration. There are daytime operations only, with infrequent movement of products and/or heavy trucks and no outside storage. See MOECC guideline six (6) for classification criteria and examples to categorize a specific industry.

Class II Industry – Medium Industrial Uses means a place of business for medium scale processing and manufacturing with outdoor storage of wastes or materials and/or there are periodic outputs of minor annoyance. There are occasional outputs of either point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration, and low probability of fugitive emissions. Shift operations are permitted and there is frequent movement of products and/or heavy trucks during daytime hours. See MOECC guideline six (6) for classification criteria and examples to categorize a specific industry.

Class III – Heavy Industrial Uses means a place of business for large scale manufacturing or processing, characterized by: large physical size, outside storage of raw and finished products, large production volumes and continuous movement of products and employees during daily shift operations. It has frequent outputs of major annoyance and there is high probability of fugitive emissions. See MOECC guideline six (6) for classification criteria and examples to categorize a specific industry.

Intermittent Stream means a body of water through which water flows or is present during some parts of the year but not others, and includes a stream used for drainage, a swale and a seasonal wetland.

Kennel means a premise, building or structure where dogs, cats or other similar domestic animals are kept, and intended for commercial purposes such as breeding, boarding, training or sale. Dogs kept as household pets, for livestock herding (where agricultural uses are permitted), and for hunting and working service dogs/police dogs shall not be classed as a kennel.

Kitchen means a room or part of a room used for cooking and food preparation in a dwelling or in a commercial establishment.

Lake Trout Lake means any lake that is deep enough and cold enough to support lake trout, and which contains a lake trout population.

Laundromat means a building or structure where laundry machines are made available to the public for the purpose of laundry cleaning.

Live/Work Unit means a small-scale development which is specifically designed to include both commercial/business floor space and residential space for the principal residence of the business operator. Live/work units may be established through the conversion of an existing space or through new construction.

Livestock Facility means all livestock barns capable of housing livestock and manure storages on a lot, as well as all unoccupied livestock barns and unused manure storages on a lot.

Livestock Sales Outlet means a building or structure where livestock such as cattle, goats, sheep, horses or the young thereof are bought and sold.

Live-Aboard means a vessel that is used as a dwelling unit or any form of accommodation or human habitation, and is used for navigation or as a navigable craft.

Loading Space means a space or bay located on a lot or within a building which is used or intended to be used for the temporary parking of any motor vehicle while loading or unloading goods, merchandise, or materials in connection with the use of the lot or any building thereon, and which has unobstructed access not necessarily in a straight line to a street.

Loft-Above-a-Garage means an accessory residential use on a waterfront lot, contained within that portion of a detached garage located on the upper storey of the garage in which sleeping and sanitary facilities are located, but which shall not contain a kitchen.

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

Lot Area means the total horizontal area measured within the limits of the lot lines of the lot.

Lot – Corner means a lot situated at an intersection of two (2) or more streets, or at the intersection of two (2) parts of the same street which have an interior angle or intersection of not more than one hundred and thirty-five (135) degrees. Where such street lines are curved, the angle of the intersection of the street lines shall be deemed to be the angle formed by the intersection of the tangents to the street lines, drawn through the extremities of the side lot lines. In the latter case, the corner of the lot shall be deemed to be that point on the street line nearest to the point of intersection of the said tangents. (See Figure D-10 and D-11 below).

Lot Coverage means the percentage of the lot area covered by the footprint of all buildings and structures, including without limitation decks and viewing platforms located on the lot.

Lot Depth means the horizontal distance between the front and rear lot lines. If the front and rear lot lines are not parallel, "lot depth" means the length of a straight line joining the middle of the front lot line with the middle of the rear lot line. If there is no rear lot line, "lot depth" means the length of a straight line joining the middle of the front lot line with the apex of the triangle formed by the side lot lines.

Lot Frontage means a continuous horizontal distance between the side lot lines measured along the front lot line. Where the side lot lines are not parallel, it shall be the width of a lot measured between the intersections of the side lot lines with a line 7.5 metres back from and parallel or concentric to the front lot line.

Lot – Interior means a lot other than a corner or a through lot which is situated between adjacent lots and has frontage on a public street or private lane. (See Figure D-10 and D-11 below).

Lot Line means a boundary line of a lot.

Lot Line – Exterior Side means a lot line located between the front and rear lot lines and dividing the lot from a street. (See Figure D-10 and D-11 below).

Lot Line – Front means:

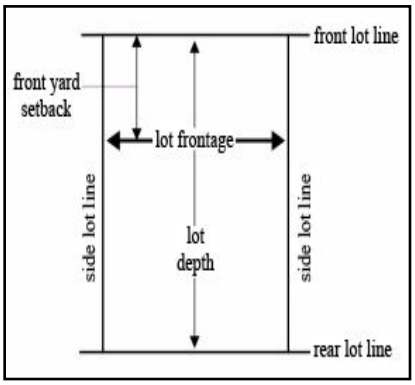
(a) In the case of an interior lot with no frontage on a water body, the line dividing the lot from the street line, street allowance, or private lane or registered right of way;
(b) In the case of a lot with frontage on a public street, private lane or registered right-of-way and on a water body, the front lot line shall be measured on the water side only;
(c) In the case of a corner lot, the shorter lot line abutting a side which provides ingress or egress from the street shall be deemed to be the front lot line;
(d) In the case of a corner lot with two (2) street lines of equal lengths, the lot line that abuts the wider street, or abuts a Provincial highway shall be deemed to be in the front line, and in the case of both streets being under the same jurisdiction and of the same width, the lot line where the principal access to the lot is provided shall be deemed to be the front lot line;
(e) In the case of a lot with water access only, the front lot line shall be on the water side. In the case of a through waterfront lot with water access only, the longest shoreline shall be deemed to be the front lot line;
(f) In the case of a corner lot abutting a 0.3 metres reserve or other reserve, the lot line so abutting the reserve shall be deemed an exterior lot line and the other lot line abutting the street shall be deemed to be the front lot line;
(g) In all other cases not described above, the front lot line shall be deemed to be where the principal access to the lot is approved. (See Figure D-10 and D-11 below).

Lot Line – Rear means the lot line furthest from, and opposite to, the front lot line. (See Figure D-9 and D-10 below).

Lot Line – Interior Side means a lot line other than a front, rear or side exterior lot line. (See Figure D-9 and D-10 below).

Lot of Record means an existing, legally created and legally conveyable parcel of land, including a lot in a plan of subdivision, a lot created by consent, and/or any other distinct and separate holding, the deed to which is registered in the Land Registry Office. For further clarification, a lot of record is deemed to be a lot that meets the above criteria and existed as of May 19, 2017.

Lot – Through means a lot having a frontage on two (2) parallel or approximately parallel streets or frontage on a water body on both sides. (See Figure D-9 and D-10 below).



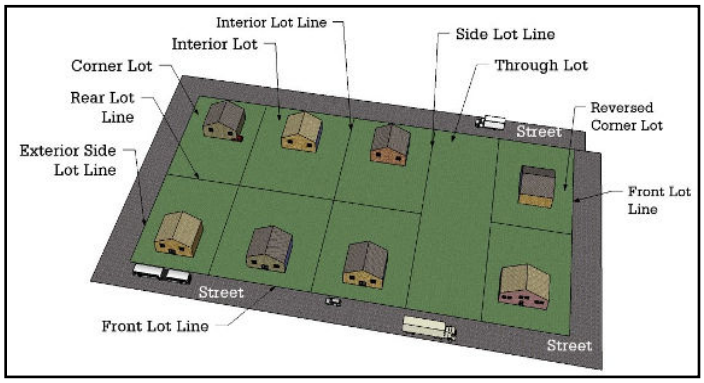


Figure D-9 and D-10 - this drawing is for illustration purposes only and does not form part of the definition.

Lot – Waterfront means a lot abutting a water body or abutting a shore road allowance.

Lot – Width means the average horizontal dimension between the two longest opposite sides.

Lumber Yard means lands, buildings and structures where the primary use is the storage of construction grade wood and building supplies for retail or wholesale sale.

Main Building means the building designed or used for the principal use on the lot. This definition shall include main use.

Maple Syrup Processing and Sales Establishment means land, buildings and/or structures used to collect, manufacture, and/or store maple syrup products produced on the property where such use is established. This shall also include the retail sales of maple syrup products but shall not include a restaurant.

Marina means a lot, building, and/or structure with or without docking facilities where boats and boat accessories are berthed, constructed, stored, serviced, repaired or kept for sale or rent and may include the facilities for the sale of marine fuels, marine equipment, lubricants, bait as well as the sale of foods, provisions or supplies as an accessory use.

Marine Storage Shed means a non-habitable, single storey structure and is located within the water body setback.

Market means a commercial market located either outside or within a structure composed of a series of individual retailer's booths or tables where sundry, new or second-hand articles, fresh produce or preserves are offered for sale.

Micro-Brewery means a building used for the making of beer, cider or spirits on a small scale and may include tasting and dining facilities and the retail sale of related items.

Mine Hazard means any feature of a mine as defined under the Mining Act or any related disturbance of the ground that has not been rehabilitated.

Mineral Aggregate Operation means an operation under license or permit, other than for wayside pits and quarries, issued in accordance with the Aggregate Resources Act, or successors thereto and the associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products.

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

Mineral Deposits means areas of identified minerals that have sufficient quantity and quality based on specific geological evidence to warrant present and future extraction, as determined by the Ministry of Energy, Northern Development and Mines.

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

Minimum Distance Separation (MDS) means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

Mining Exploration and Prospecting means the search for materials in the earth's crust that appear in high enough concentrations and amounts to be extracted and processed for profit.

Mobile Home Site means an area located in a mobile home park, intended to be or occupied by a mobile home plus permitted accessory buildings and structures.

Mobile Home Park means land which has been provided and designed for the location thereon of three (3) or more occupied mobile homes and may also include such buildings and structures as are necessary for the operation and maintenance of a mobile home park including administrative office, laundromat, and other complimentary uses normally associated with mobile home park activities.

Mobile Home Yard means a line analogous to a front yard, rear yard, interior or exterior side yard applied to a mobile home on a mobile home site.

Motel means a building or buildings designed or used for the accommodation of the traveling or vacationing public, containing therein three (3) or more accommodation units, each accommodation unit having a separate entrance directly from outside and may include an accessory eating establishment, and an accessory dwelling unit for the owner/operator.

Motor Vehicle means an automobile, motorcycle, motor-assisted bicycle and any other vehicle propelled or driven other than by muscular power. Not included are the cars of electric or steam railways or other motor vehicles running only upon rails; motorized snow vehicles; traction engines; farm tractors; power-assisted bikes; or road-building machines.

Narrow Water Body Channel means any water body where the perpendicular distance from shoreline to shoreline is 200 metres or less.

Natural Heritage Features and Areas means features and areas, including significant wetlands, fish habitat, significant woodlands, significant valleylands, significant habitat of endangered and threatened species; significant wildlife habitat and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Natural Vegetation Buffer means a natural area extending perpendicular from the high-water mark of a water body and encompassing the area between the side lot lines, which is used to buffer buildings and structures on a lot from an abutting water body or wetland.

Negative Impact means:

1. In regard to individual on-site sewage services and individual on-site water services or partial services, the degradation of the quality and quantity of drinking water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development;
2. In regard to water, the degradation of the quality and quantity of drinking water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development or site alteration activities;
3. In regard to fish habitat, any permanent alteration to, or destruction of fish habitat, except where, in conjunction with the appropriate authorities, it has been authorized under the Fisheries Act and;
4. In regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities.

Non-Complying means any building, structure or lot legally existing prior to the passing of this By-law which does not comply with the zone requirements and standards of this By-law.

Non-Conforming means any use of a building, structure or lot legally existing prior to the passing of this By-law, and which does not conform with the permitted use provisions of the Zone in this By-law in which the use, building, structure or lot is located.

Non-motorized Boat means a watercraft not equipped with, powered or modified to be powered by a motor (e.g., canoe, kayak, paddle boat or stand-up paddle board).

Nutrient Unit means a measure of the number of livestock housed on a farm unit, calculated as the number of animals that will give the fertilizer replacement value of the lower of 43 kilograms of nitrogen or 55 kilograms of phosphate per year as nutrients.

Obnoxious Uses means any use which is a nuisance to the occupant or owner of any neighbouring lands or buildings by reason of the emission from the neighbouring land or building or any part thereof, or the creation thereon, of odours, gases, dirt, radiation, smoke, noise, vibration, fumes, cinders, soot, waste or water carried waste, or depositing or leaving unsightly objects or chattels thereon. (Note: This definition is not intended to limit the normal use or enjoyment of a property. Uses or activities which create or have the potential to create a public health or safety concern may be considered to be obnoxious, i.e. the burning of toxic waste materials in an outdoor furnace).

Office means a building or structure or part thereof used or intended to be used in the performance and transaction of business including administrative, clerical and professional services and activities but shall not include the manufacturing or any product.

Official Plan means the Official Plan of the Township of North Frontenac, including the text and associated schedules, which is approved by Council and provides the municipality's objectives and policies that guide the physical development of all lands within the Township.

On-site Processing and Smelting means the preparation of mineral concentrates and extraction of metal from its ore by a smelting (pyrometallurgical) or hydrometallurgical processes.

Open Space means the open, unobstructed space on a lot including landscaped areas, pedestrian walkways, patios, pools or similar areas but not including any driveway, ramp, parking spaces or aisles, loading spaces or manoeuvring areas and similar areas. An Open Space may include a combination of trees, shrubs, flowers, grass or other horticultural elements, together with decorative stonework, paving, screening or other architectural elements, all of which is designed to enhance the visual amenity of a property.

Organic Soils means soils normally formed in a water saturated environment (e.g. wetland) where the soil is not exposed to the air for a sufficient enough time to permit the breakdown of vegetative material. As a result, these soils may not contain sufficient strength to support a building or structure.

Outdoor Display means an area set aside outside of a commercial building or structure, other than a parking area or parking space, for the storage and display of goods and merchandise.

Outhouse – see Privy

Park means an area of land, whether enclosed or not, maintained by the Township or other public authority for the enjoyment, health and well-being of people and open to the public with or without charge and, for the purposes of this definition, includes a Conservation Area.

Parking Area means a lot or portion thereof required in accordance with the provisions of this By-law for the temporary storage or parking of motor vehicles accessory or incidental to uses in all Zones.

Parking Lot – Commercial means a lot or portion thereof used for profit for the temporary storage or parking of four (4) or more commercial vehicles which are for hire and gain but does not include the sale of new or used motor vehicles or the storing of impounded or wrecked motor vehicles.

Parking Space means an area used for the temporary parking of one motor vehicle within a parking area and includes accessible spaces.

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

Personal Service Establishment means an establishment wherein a personal service is performed. This definition may include a barber shop, beauty salon, shoe repair, photography store, a dry-cleaning distribution station or other similar uses but excludes any manufacturing or fabrication of goods for sale.

Pet Grooming means an occupation, enterprise or business providing hygienic care and cleaning of pets as well as a process by which the pet's physical appearance is enhanced.

Pit means land or land under water from which unconsolidated aggregate such as soil, earth, clay, marl, sand, or gravel is being or has been excavated in order to supply material for construction, manufacturing or industrial purposes but shall not include rehabilitated land or an excavation incidental to the erection of a building or a structure for which a building permit has been granted by the Township, or an excavation incidental to the construction of any public works. This definition includes all accessory activities which are normally associated with the operation of a pit such as crushing, screening, processing, washing, storage, weighing and includes a wayside pit, and may include an accessory dwelling.

Place of Amusement means an establishment wherein amusement equipment, rides, devices or other facilities or experiences are provided to provide enjoyment, including without limitation a video arcade or arcade, billiard or pool room, pinball machines and video games, trampoline facility, mini golf course, and skateboard park, but does not include an adult entertainment parlour, casino or bingo hall.

Place of Assembly means a building specifically set aside for and primarily engaged in the operation of arts and craft shows, trade fairs, fashion show, public meetings, banquets, conference meetings and similar activities (e.g., assembly halls, auditorium, convention facilities).

Place of Worship means lands or buildings dedicated to religious worship by an association of persons that is charitable under the laws of the Province of Ontario or the Federal Government, organized for the advancement of religion and for the conduct of religious worship, service or rites, and permanently established as to the continuity of its existence, and may include accessory uses such as a dwelling for the caretaker or head of congregation, and other complimentary uses normally associated with a place of worship. This definition also includes a church and a graveyard.

Pod means a portable, self-sufficient structure used for temporary accommodation and usually constructed on a solid foundation structure and shell.

Porch means a roofed structure which is structurally dependent upon and projecting from a dwelling with walls that are open or screened-in, which is used only as an outdoor un-winterized living area but does not include a deck as defined. This definition includes verandah.

Principal Storage Unit means a storage building or structure located on a rural residential lot.

Printing and Publishing Establishment means a building or part thereof used primarily for printing, regardless of the method, and publishing of newspapers, periodicals, books, maps and similar publications and also includes the sale and servicing of printing and duplicating equipment.

Private Lane means a road under private ownership, which serves two (2) or more legally conveyable lots and may include a right-of-way registered on title. (A driveway, by contrast, provides access to only one (1) property or legally conveyable lot, despite the length of the driveway. A driveway also includes a shared driveway between two (2) abutting properties).

Privy means a latrine consisting of an excavation in the ground or a removable receptacle for human waste, surmounted by a superstructure and meets the criteria of a Class 1 Sewage System under the Ontario Building Code.

Public Authority means the Township of North Frontenac and any Boards, Committees or Commissions thereof and any Ministry or Department of the Governments of Ontario or Canada, County of Frontenac or other similarly recognized public utility or agencies established or exercising any power or authority under any special or general statute.

Public Service Use means a building, structure or lot used for public services by any public authority, any telephone, communications or railway company, any company supplying natural gas, Ontario Power Generation, Hydro One Networks Inc., any Conservation Authority, Public Utilities Company or similarly recognized agencies. This definition shall include an ambulance facility, fire station, institutional service use, police station, public boat launch and municipal office.

Public Street means an opened and maintained thoroughfare under the jurisdiction of the Township, the Province of Ontario, or the Government of Canada, which affords the principal means of access to abutting properties and which has been dedicated to and assumed by a Public Authority. This definition includes highways, roads, rights-of-way and road allowances, but excludes a private lane and a private right-of-way.

Public Utility means a water works or water supply system, sewage works, electrical power or energy generating transmission or distribution system, street lighting system, natural or artificial gas works or supply system, a transportation system or a telephone system, scientific research system, and includes any lands, buildings, or equipment required for the administration or operation of any such system and which is operated by a Public Authority or a publicly governed company.

Pumphouse means a small structure which houses the equipment used to pump surface water.

Quarry means land or land under water from which consolidated rock or mineral is being or has been excavated in order to supply material for construction, manufacturing or industrial purposes but shall not include rehabilitated land or an excavation incidental to the erection of a building or a structure for which a building permit has been granted by the Township, or an excavation incidental to the construction of any public works. This definition includes all accessory activities which are normally associated with the operation of a pit such as a crushing, screening, processing, washing, storage, weighing and includes a wayside quarry.

Recreational Vehicle means any contrivance so constructed that is suitable for being attached to a motor vehicle for the purposes of being drawn or is propelled by the motor vehicle or self-propelled. A Recreational Vehicle includes a travel trailer, motor home, or camper but does not include a Park Model Trailer, Tiny Home or Tent Trailer.

Recreational Vehicle Sales and Storage means a building, structure and/or lot which is used for the display, storage, maintenance and repair and/or sale of recreational vehicles or recreational equipment.

Recycling Depot or Transfer Station means a waste management facility which serves as a temporary storage site for waste and recyclable materials such as glass, paper, cardboard, plastic, metal and other similar products which will be transferred to another location for reuse or transport. This definition does not include any other type of waste management system.

Redevelopment means the alteration of a developed lot or structure and may include the removal or rehabilitation of buildings or structures and the construction, reconstruction renovation or alteration of buildings or structures.

Refreshment Vehicle means any vehicle, trailer, cart or other structure not placed on a permanent foundation which is equipped for cartage, storage and the preparation of food stuffs, beverages, confections and such items are offered directly for consumption to the general public; including a chip wagon, an ice cream truck, a mobile canteen and other refreshment vehicles.

Renovate means to strengthen, improve, repair, retrofit or restore to a better state any aspect of an existing building.

Residential Use means the use of land, buildings or structures for human habitation.

Restaurant means a commercial building or structure where the principal business is the preparation and serving of food and refreshments to the public for immediate

consumption within the establishment or on an abutting terrace or patio, and which may include home delivery, catering or food pick-up/take-out services.

Retail Store means a commercial building or part thereof wherein goods wares, merchandise, substances or articles are offered for sale to the general public and may include the limited storage and display of goods, wares, merchandise, substances or articles, and shall not include any other use defined herein.

Rural Co-operative Use means a use of land, buildings and structures for a single planned development on property which is owned in common through an incorporated co-operative, non-profit organization or land trust, where the ownership and responsibility for the maintenance of all land uses, buildings, structures and services and general management rests with the members.

Salvage Yard means an establishment where motor vehicles, metal, machinery or parts thereof, goods, wares, merchandise, articles or things are kept, repaired, processed or dismantled wholly or partly in the open, for further use and offered for sale.

Satellite Dish means a structure designed and used for the reception of signals relayed back to earth from a communications satellite.

Sauna means an accessory building or structure wherein facilities are provided for the purpose of a steam bath.

Saw Mill or Planing Mill means a building, structure or use where timber is cut or sawn, either to finished lumber or as an intermediary step.

School – Private means an educational establishment wherein teaching or instruction is offered for gain in such fields as academics, dancing, music, art, sports, business or trade, and any other such specialized school conducted for gain. A Private School may be an elementary, secondary or adult school.

School – Public means an educational establishment under the jurisdiction of a Board as defined in the Education Act.

Seasonal means activities, uses, buildings, structures and facilities operated, maintained and used during part of the year only.

Seating Capacity means the number of persons which can be accommodated in a building or structure or part thereof in a seated position on chairs, benches, forms or pews as determined by the Ontario Building Code.

Self-Storage Facility means a commercial building or part of a building wherein items are stored in separate, secured storage areas or lockers which are generally accessible by means of individual loading doors.

Sensitive Land Use means a land use or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one (1) or more adverse effects from contaminant discharges generated by nearby facilities and includes, but is not limited to, a residential use (including a dwelling), a day nursery, an educational or health facility (e.g. school, hospital). A sensitive land use may be a part of the natural or built environment.

Service Outlet means a building or part thereof whether in conjunction with a retail store or not, used for the repair or servicing of goods, commodities, articles or materials, but not the manufacturing thereof but does not include automotive repairs and services.

Setback means:

(a) With reference to a road, street or private lane the least horizontal distance between the building lot line and the nearest part of the building or structure;

(b) With reference to a water body, the least horizontal distance between the high-water mark of the water body and the nearest building line;

(c) With reference to a building, structure or land use and not applicable under paragraph (a) or (b), the least horizontal distance from the building, structure or land use in question to an applicable lot line;

(d) With reference to a private lane, the least horizontal distance between the shoulder of the travelled portion of the private lane and any building or structure, or the limit of the private lane as shown and measured on a survey, whichever is greater.

Sewage Systems

(a) **Communal Services** means sewage works and sewage systems that provide for the distribution, collection or treatment of sewage or water and which:

i) Are not connected to full municipal sewage services;

ii) Are for the common use of more than **five (5)** residential units/lots; and

iii) Are owned, operated, and managed by a Municipality or, another public body; **or** a condominium corporation or single owner which has entered into an agreement with the Township or public body, pursuant to Section 51 of the Planning Act, providing for Municipal/public body assumption of the communal services in the event of default by the owner.

(b) **Individual On-Site Systems** means individual, autonomous sewage systems that are owned, operated and managed by the owner of the property upon which the system is located, and which do not serve more than five (5) residential units/lots but does not include a privy.

(c) **Partial Services** means connection to one communal service where the other connection will be to an individual on-site system.

Shipping Container means a container with strength suitable to withstand shipment, storage, and handling. Shipping containers include large reusable steel boxes used for intermodal shipments. This definition also includes sea cans.

Shooting Range or Gun Club means land, buildings, structures or premises used for recreational and/or commercial target practice, skeet shooting, gun or hunter safety instruction and is operated by a club, organization, or individual. This definition also includes a gun club.

Sight Triangle means a triangular space, free of buildings, structures and obstructions, formed by the street lines abutting a corner lot and a third line drawn from a point on a street line to another point on a street line, each such point being the required sight

distance from the point of intersection of the street lines as specified in this By-law. (See Figure D-11 below).

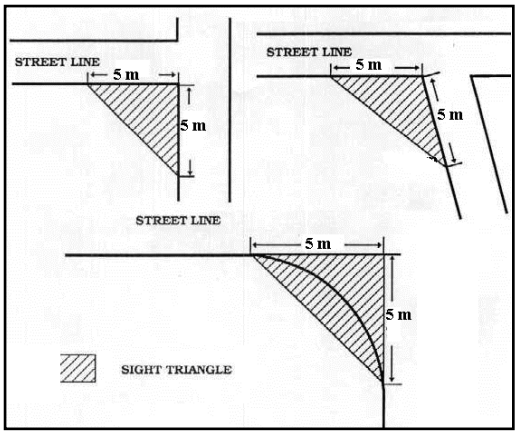


Figure D-11 – this drawing is for illustration purposes only and does not form part of the definition.

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

(a) Is a structure, or part of a structure, or which is attached thereto or mounted thereon, or is free-standing; and
(b) Which is used to advertise, inform, announce, claim, give publicity or attract attention.

Silo means an agricultural building which is used for the storage of agricultural products, grain, and feed for farm animals or similar substances.

Skateboard Park means a building or structure or part thereof or an area of land occupied by structures used in skateboarding, roller skating, roller blading, BMX riding or other similar activities, such structures including ramps, half-pipes, rails, etc. A skateboard park may be part of a park.

Sleep Cabin means a single storey accessory building or structure located on the same lot as the principal building or structure, the accessory use being for sleeping accommodation on an occasional basis. A sleep cabin may include sanitary facilities.

Solar Collector means a device consisting of photovoltaic panels that collect solar power or panels to produce solar heat from the sun. A solar collector may be attached to a building or structure or erected on a post(s).

Solar Panel – Ground Mounted means a panel designed to absorb the sun's rays as a source of energy for generating electricity or heating mounted directly to the ground either by a single vertical post or by structural legs.

Solar Panel – Roof/Wall Mounted means a panel or panels designed to absorb the sun's rays as a source of energy for generating electricity or heating directly installed on a rooftop.

Sporting Establishment means an establishment, premises, or building where any recreational, social or cultural uses are operated on lands in private ownership, such as health clubs, open or enclosed skating or curling rinks, open or enclosed pools, open or enclosed badminton or tennis courts, squash courts, bowling alleys, gymnasia, band shell or open theatre, tree-top trekking, zip-lining, horseback riding, wildlife viewing, hiking trails, and other similar uses.

Storage Shed means an accessory structure designed for the storage of goods incidental to a residential use.

Storage Compound means a secure enclosed area providing storage protection for large items, such as automobiles, trucks, recreational vehicles, boats, etc. and may be covered or open.

Storey means that portion of a building other than a cellar or basement included between the surface of any floor and the surface of the floor, roof deck, ceiling or roof immediately above it.

Street Allowance shall have a corresponding meaning to that of Public Street or Private Lane.

Street Line means the limit of the road or street allowance and is the dividing line between a lot and a Public Street or Private Lane.

Structure means anything constructed or erected, either temporary or permanent, the use of which requires location on the ground or attached to something located on the ground or on or in water and shall for the purposes of this definition, include a recreational vehicle (for setback purposes only), a sewage disposal system (for setback purposes only) a swimming pool whether in-ground or above-ground, a viewing platform, a shed, or a pumphouse, but excludes a fence.

Studio means a building or part thereof used as the workplace for such crafts as a photographer, artist, cabinet maker, jewellery crafter or comparable artist or craftsperson where unique or custom-made articles or goods are fabricated or created and may be offered for sale but does not include any industrial use. This definition may also include the instruction of art, music, languages or similar disciplines.

Support Infrastructure includes, plant water supply, and on-site plant waste disposal facilities, hydro-electric power facilities, natural gas facilities and internal roads.

Swimming Pool means an in-ground or above-ground open or covered outdoor pool used for swimming, wading, diving or recreational bathing which is at least 0.6 metres in depth and may include a hot tub or whirlpool.

Tourist Cabin means a rental cottage, cabin or pod in which accommodation is provided on a short term or temporary basis to guests at a tourist establishment, and may include kitchen and washroom facilities.

Tourist Establishment means any parcel of land which is used to provide temporary accommodation for the public or members of an organization in tents, trailers, tourist cabins, tourist trailers or recreational vehicles. This definition also includes a campground

and a lodge, and may include common buildings for dining, showers and washroom facilities.

Township means the Corporation of the Township of North Frontenac.

Tradesperson's Establishment means a building or part of a building where mechanical, electrical, structural, plumbing or similar contractors conduct their businesses, whether in conjunction with a retail store or not, and may include offices, display areas and storage areas, but shall not include open storage.

Transportation Depot means land, or a structure or a building where commercial vehicles are kept for hire, rental and/or lease, or stored and/or parked for remuneration and/or from which such motor vehicles are dispatched for hire as common carriers and where such land, structure or building may be used for the storage and/or distribution of goods, wares, and merchandise.

Use means the purpose for which a lot or a building or a structure or any combination thereof is designed, arranged, occupied or maintained. All uses shall be in conformity with the general intent and policies of the land use designations of the Official Plan and the Zoning By-law.

Vehicle Sales Establishment means a building and/or lot used primarily for the display, storage and sale of new and/or used motor vehicles and associated equipment and may include maintenance, repair and the sale of accessories and related products and the leasing or renting of motor vehicles.

Vessel means a boat, ship or craft designed, used or capable of being used solely or partly for navigation in, on, through, or immediately above water, without regards to method or lack of propulsion, and includes a vessel under construction.

Veterinary Establishment means a building or part of a building in which facilities are provided by a qualified veterinarian for the prevention, cure and alleviation of disease and or injury to animals, in conjunction with which there may be facilities provided for the sheltering of animals during the treatment period but does not include a kennel as defined in the Township's Animal Control By-law.

Viewing Platform means a freestanding deck or area constructed out of permeable material including interlocking concrete pavers, plastic or concrete grid systems, decking or material deemed satisfactory to the Township, with no roof and unenclosed sides but may have a guard and spindle system if required, and is constructed and located entirely on land.

Warehouse means a building or structure or portion thereof used or intended to be used for the bulk storage of goods, merchandise, or material.

Waste Management Facility means a site which is licensed or approved by the Ministry of the Environment, Conservation and Parks and/or its agents where garbage, refuse, domestic or industrial waste, excluding radioactive or toxic chemical wastes is disposed of or dumped. This definition shall include waste transfer stations and recycling depots, compost sites, hauled sewage or sewage disposal sites and sewage lagoons. This definition shall also include such buildings and structures as are necessary for the

operation and maintenance of waste management facility, and other complimentary uses normally associated with waste management facilities. This definition also includes Solid Waste Disposal Site.

Water Access Lot means a lot that is accessed solely by a navigable water body.

Water Systems

(a) **Communal Services** means works, that provide for the distribution, collection and/or treatment of water which:

i) Are not connected to full municipal water services; and

ii) Are for the common use of more than **five (5)** residential units/lots: and

iii) Are owned, operated, and managed by a Municipality, or another Public Body; **or** a condominium corporation or single owner which has entered into an agreement with the Township or public body, pursuant to Section 51 of the *Planning Act*, providing for Municipal/public body assumption of the communal services in the event of default by the owner.

(b) **Individual On-Site Services** means an individual, autonomous water supply that is owned, operated, and managed by the owner of the property upon which the system is located, and which does not serve more than **five (5)** residential units/lots.

(c) **Partial Services** means connection to one communal service where the other connection will be to an individual on-site system.

Waterfront Activity Area means an area along the waterfront of a residential or commercial lot designed to be used for one or a combination of the following uses: waterfront structures, leisure area and natural beach/swimming area.

Waterfront Structure means a non-habitable single storey building or structure including a sauna or hot tub, a gazebo, a marine storage shed, a viewing platform or a similar structure, built within the 30 metre setback from the high water mark of a waterfront lot, but shall not include a boathouse/boat port or a dock.

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

Water Frontage means the strip of land comprising part of a lot that directly abuts a water body, or Shore Road Allowance. When used as an adjective, means a lot or lands that has frontage on a water body or Shore Road Allowance.

Wayside Pit means land from which unconsolidated aggregate is removed by means of open excavation for use in a public undertaking which is legally accessed via a public street or private lane.

Wayside Quarry means a place from which consolidated aggregate is removed by means of open excavation for use in a public undertaking which is legally accessed via a public street or a private lane.

Wellness Centre means a building or part thereof used by professional therapists, doctors, chiropractors, drugless practitioners, professional trainers and nutritionists trained in a range of disciplines such as massage therapy, physiotherapy, naturopathic medicine, chiropractic, acupuncture, homeopathy, orthotics, health counselling and personal training, and may include accessory uses such as administrative offices, physical fitness rooms and waiting rooms, directly associated with the facility.

Wetland means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytes or water tolerant plants. The four (4) major types of wetlands are swamps, marshes, bogs and fens. Lands being used for agricultural purposes, that are periodically "soaked" or "wet", or which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

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

Windmill/Wind Turbine shall mean any device used or designed to be used for the production of electrical power where wind is the energy source, being a designated structure under the Ontario Building Code if it has a rated output greater than 3kW.

Yard means the area between a building and a lot line that, except for landscaping or accessory buildings, structures and uses and projections specifically permitted elsewhere in this By-law, is unobstructed above grade. (See Figure D-12 below).

Yard, Front means the space extending across the full width of the lot between the front lot line and the nearest part of any main building or structure for which such yard is required. Where a lot has water frontage and uses, buildings, and structures located on the lot that are oriented towards the water, the front yard shall be the space extending across the full width of the lot between the high-water mark and the nearest part of any main building or structure on the water side (whether separated by a shore road allowance or not). (See Figure D-12 below).

Yard, Rear means a space extending across the full width of the lot between the rear lot line and the nearest part of any main building or structure for which such a yard is required. Where there is no rear lot line, the rear yard shall be measured from the intersection of the side lot lines to the closest point of the main building. Where a lot has water frontage and uses, buildings and structures located on the lot are oriented towards the water, the rear yard shall be the space extending the full width of the lot between the lot line opposite the shoreline and the nearest part of any main building or structure for which such yard is required. (See Figure D-12 below).

Yard, Side means a space extending from the **front yard** to the **rear yard** between the **side lot line** and the nearest part of any main building or structure for which such a yard is required. (See Figure D-12 below).

Yard, Side – Exterior means a side yard adjacent to a public street. (See Figure D-12 below).

Yard, Side – Interior means a side yard other than an exterior side yard. (See Figure D-12 below).

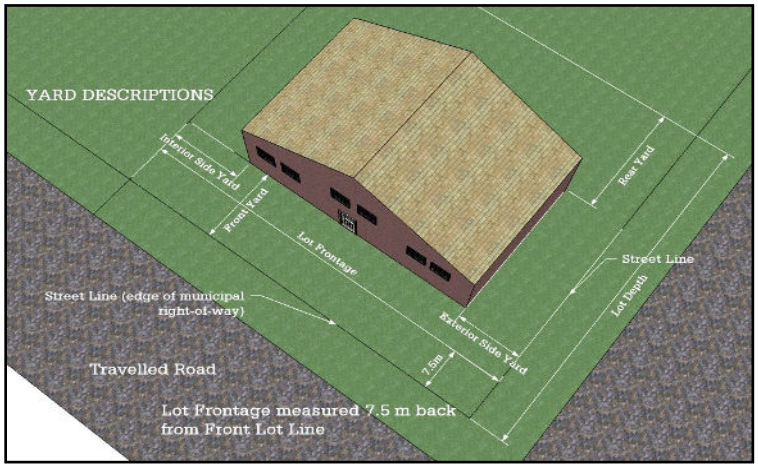


Figure D-12 – this drawing is for illustration purposes only and does not form part of the definition.

Yurt means a circular domed structure that is portable and self-sufficient, usually consisting of a wooden frame covered by felt or canvas.

Zone means a designated area of land use designated on the Schedule attached hereto.

Part 3 – General Provisions

Explanatory Note
The General Provisions Section of the By-law provides the regulations which apply to all properties regardless of the specific zoning (Section 4). Whereas the zones provide site specific controls corresponding to such items as permitted uses and locational restrictions, the General Provisions provide regulations more general in nature, applying to a variety of uses regardless of the Zone in which the uses are located. All lots and uses of property must comply with both the general provisions as well as the specific provisions applicable to the specific lot in Section 4.
All Notes included in this Section are intended for reference purposes only.

3.1 Accessory Buildings, Structures and Uses

3.1.1 General

Where this By-law provides that land may be used or a building or structure may be erected or used for a purpose, that purpose shall include an accessory use, building, or structure located and erected in accordance with the following provisions, unless otherwise indicated in this By-law:

(a) All accessory uses, buildings and structures to a permitted principal use shall be located on the same lot as the principal use;

(b) The use of any accessory building for human habitation is not permitted except for uses set out in this Section or where specifically listed as a permitted use in any Zone;

(c) No accessory use, building or structure shall be erected closer to the front or exterior side lot lines than the minimum yard setbacks required for the main building, unless otherwise specified in this By-law. This provision shall not be applicable to:
   - i) Boathouses/boat ports, docks and waterfront structures which comply with the provisions of Section 3.1.2;
   - ii) A partially enclosed shelter having a gross floor area less than 9.3 square metres for use by students waiting for a school bus; or
   - iii) One farm produce outlet having a gross floor area of less than 9.3 square metres;

(d) Unless otherwise specified in this By-law, no accessory use, building or structure shall be erected closer than 3 metres to any interior side, or rear lot line, or to any private lane/right of way;

(e) Any building or structure which is attached to the main building shall not be considered an accessory building or structure (examples: garage, carport, balcony, deck);

(f) In the case of buildings and structures in a residential zone which are accessory to a principal use, the combined lot coverage for all such accessory buildings and structures shall not exceed five percent (5%) of the lot area;

(g) In the case of commercial and industrial Zones, the combined lot coverage of all accessory buildings or structures shall not exceed five percent (5%) of the lot area, unless otherwise specified in this By-law;
(h) Buildings or structures which are accessory to a residential use shall not exceed 8 metres in height and shall not exceed two (2) storeys;
(i) Buildings or structures which are accessory to a non-residential use shall not exceed the maximum height provision of the Zone in which the use is located,
(j) there shall be no height restriction on buildings and structures such as barns and silos which are accessory to an agricultural use;
(k) Except where specified otherwise, no accessory building shall be erected closer than 3 metres to the main building and other accessory structures;
(l) Common semi-detached garages or carports may be centred on the mutual side lot line;
(m) Accessory uses, buildings and structures shall not be erected or established prior to the erection or establishment of the main building or use, except where it is necessary for the storage of tools and materials in connection with the construction of the main use, building or structure and provided that there is a limit of one structure and said structure does not exceed 14 square metres;
(n) In the case of a water access property a detached garage or storage building may be constructed on a mainland property provided the property is owned by the owner of the water access property that it serves.
(o) Unless otherwise specified in this By-law, no accessory use, building or structure shall be erected closer than 7 metres to any Township Road.

3.1.2 Boathouses/Boat Ports, Docks, Waterfront Structures, Marine Storage Sheds and Pumphouses

The area cleared to construct a waterfront structure shall not exceed the building envelope of the structure and there shall be no undue cutting of natural vegetation or erosion caused by the construction of the structure. Adequate protection for the abutting water body shall be provided during and after construction, until such time as appropriate vegetation is re-established.

A permit from the Conservation Authority may be required and therefore they should be consulted prior to the construction of any dock, structure, or building in, or in proximity to the shoreline. In addition, depending on the scale of the proposal, permission may also be required from the Ministry of Natural Resources and Forestry, and/or the Department of Fisheries and Oceans Canada.

(a) **Boathouses/Boat Ports**
  i) The maximum gross area of a boathouse/boat port shall not exceed 47 square metres;
  ii) A boathouse/boat port shall not exceed 4.5 metres in total height and is limited to a single storey;
  iii) A boathouse/boat port shall not be constructed closer than 3 metres from the nearest adjacent side lot line where the lot abuts another property and 7 metres where the lot abuts an opened or unopened road allowance and

shall not encroach on adjacent lot lines when the lot boundaries are extended into the water. There is no front yard setback for a boathouse/boat port;

iv) Boathouses/boat ports may project a maximum of 8 metres into the waterfront.

v) Boathouses/boat ports shall not be permitted to include any plumbing, or contain other accessory uses including a sauna.

vi) A maximum of one (1) Boathouse/Boat Port is permitted on each lot.

vii) The maximum height of boathouse/boat port is 4.5 metres.

(b) **Docks**

i) Docks shall be limited to floating, cantilevered or post dock construction;

ii) Land below the high-water mark shall not be permanently altered except to accommodate the placement or use of docks as approved by the authority having jurisdiction;

iii) The surface area of a dock shall not exceed 25 square metres in area regardless of the shape of the dock. Any component of a dock located above the high-water mark and designed to anchor the dock to the waterfront shall be excluded from the calculation except where the dock is constructed parallel to the shoreline, in which case the entire surface area shall be included in the calculation;.

iv) A dock may extend to a maximum of 10 metres from the shoreline, and may not be any wider than 4 metres along the shoreline itself;

v) A dock shall not be constructed closer than 3 metres from the nearest adjacent side lot line where the lot abuts another property and 7 metres where the lot abuts an opened or unopened road allowance and shall not encroach on adjacent lot lines when the lot boundaries are extended into the water. There is no front yard setback for a dock;

vi) Despite these dimensions, no dock shall be constructed which constitutes a navigation or safety hazard;

vii) A viewing platform may be attached to the land side of a dock;

viii) Commercial docks for new and existing commercial uses may be subject to Site Plan Control Approval.

A maximum of one (1) Dock is permitted on each lot that permits a residential use as the principal use.

(c) **Waterfront Structures**

i) Waterfront structures which are unattached to a main building shall not exceed a combined footprint of more than 20 square metres for all structures within the 30metre setback from the high-water mark.

ii) Waterfront structures shall not be constructed closer than 3 metres from the nearest adjacent side lot line where the lot abuts another property and 7 metres where the lot abuts an opened or unopened road allowance and shall not encroach on adjacent lot.

iii) All waterfront structures shall be setback a minimum of 15 metres from the high-water mark with the following exceptions:
   a. A viewing platform with an area not exceeding 13 square metres shall be permitted with no waterbody setback;
   b. A gazebo with an area not exceeding 13 square metres shall be permitted with a minimum of 5 metres of waterbody setback;
   c. A storage structure for non-motorized crafts with an area not exceeding 5 square metres shall be permitted with a minimum of 3 metres of waterbody setback

(d) Pump Houses

i) No waterbody setback is required for a pump house;
ii) Maximum building footprint of a pump house is 1 square metre;
iii) Minimum side yard setback for a pump house shall be 3 metres;
ix) Maximum height shall be 3 metres.

(e) Marine Storage Shed

i) A maximum of one (1) marine storage shed shall be permitted on each lot
ii) A marine storage shed shall not be permitted on a lot which a boathouse/boat port is located.
iii) The maximum footprint of a marine storage shed shall be 15 square metres.
iv) The maximum height of a marine storage shed shall be 3 metres, and limited to a single storey.
v) A marine storage shed shall have a minimum waterbody setback of 15 metres.
vi) A marine storage shed is not permitted to have any habitable space.

3.1.3 Secondary Dwelling Unit

Where permitted as an accessory use, a secondary dwelling unit may be created provided the following provisions are met:

(a) A maximum of one (1) secondary dwelling unit per lot is permitted;
(b) A secondary dwelling unit is only permitted on a lot with a minimum area of 0.4 hectares;
(c) The secondary dwelling unit is located within a dwelling or in an accessory building or structure on the same lot as the dwelling;
(d) The minimum lot area conforms with the Zone in which the secondary dwelling is located;
(e) The secondary dwelling unit has a gross floor area not exceeding 45% of the principal dwelling or 100 square metres, whichever is lesser;
(f) When a secondary dwelling is located in an accessory building or structure, the structure shall comply with all the provisions of this By-law that relate to accessory buildings and structures;
(g) The lot area conforms with the Zone in which the secondary dwelling is to be located;
(h) A secondary dwelling unit is not permitted within a boathouse/boat port;

(i) Access for the secondary dwelling unit shall be provided by an independent entrance or through a common vestibule entrance shared, where the secondary dwelling unit is located within the principal dwelling. If the access is provided at the side or rear of the building, a minimum 1.2 metre-wide walkway shall be provided from the front (street-facing façade) of the building to the side or rear entrance;
(j) A minimum of one (1) parking space shall be provided for the secondary dwelling unit. The required parking for the secondary dwelling and primary dwelling is permitted in a tandem arrangement;
(k) A secondary dwelling unit shall only be permitted if it can be demonstrated that there is an adequate supply of potable water, and adequate capacity for the disposal of waste within the subsurface sewage disposal system;
(l) A secondary dwelling unit shall be located outside of areas subject to natural hazards; and
(m) On lands within 300 metres of the high-water mark of an at capacity lake, secondary dwelling units are not permitted.

3.1.4 Sleep Cabin/Loft-Above-a-Garage

Where permitted as an accessory use, one (1) sleep cabin or one (1) loft-above-a-garage shall be permitted per lot as an accessory use to a permitted residential dwelling on a waterfront lot, for occasional use, subject to the following provisions:

(a) A sleep cabin or loft-above-a-garage shall comply with the accessory building provisions of the Zone in which it is located;
(b) A sleep cabin or a loft-above-a-garage shall have a minimum footprint of 10 square metres and shall not exceed 19 square metres in footprint;
(c) A sleep cabin or a loft-above-a-garage may be equipped with a toilet and sink only, provided the associated sewage system is approved by the designated septic approval authority and the sleep cabin or loft-above-a-garage is located outside of the 30 metre waterbody setback. A sleep cabin/loft-above-a-garage shall not have any kitchen facilities;
(d) A sleep cabin or a loft-above-a-garage shall not be considered dwelling units.
(e) A sleep cabin or a loft-above-a-garage shall not be located on a lot on which a garden suite or secondary dwelling unit is constructed;
(f) A sleep cabin or a loft-above-a-garage shall not be located within the 30 metre setback from the high-water mark of a water body;
(g) No loft-above-a-garage shall be permitted in a non-complying garage without appropriate planning approvals from the Township;
(h) On lands within 300 metres of the high-water mark on an at capacity lake, sleep cabins and lofts-above-a-garage shall not be permitted.

3.1.5 Sewage Systems

Notwithstanding any other provision of this By-law, all sewage systems shall be subject to the following provisions:

(a) A Class 1 sewage system (privy) shall be setback a minimum of 15 metres from the high-water mark of all waterbodies/ watercourses/ wetlands. This minimum setback shall only apply where it is not possible to meet the 30 metre waterbody setback.
(b) All sewage systems other than a Class 1 sewage system shall be setback a minimum of 30 metres from the high-water mark of all wetlands/ waterbodies/ watercourses.
(c) All other setbacks for a sewage system shall be in accordance with the Ontario Building Code.
(d) A sewage system is permitted to be located in the front yard where the front yard is on a Township Road or private lane.
(e) A sewage system is permitted on a vacant lot, provided that the sewage system meets all setback provisions of this zoning by-law, the provisions of the Ontario Building Code, and has a permit issued by the designated septic approval authority.
(f) An existing holding tank may be replaced in the same location with an increase in footprint and/or volume, if required.

3.2 Auto Service Station, Gasoline Bar, Car Wash

Notwithstanding any other provisions contained in this By-law, for all Zones within which an auto service station, gasoline bar, and/or car wash is permitted, the use shall comply with the lot size and setback requirements of the Zone in which it is located.

(a) Notwithstanding any other provisions in this By-law, the minimum distance between any overhead canopy and any lot line shall be 5 metres; and
(b) A buffer strip with a minimum width of 3 metres shall be provided along all of the property lines.

3.3 Backyard Chickens

Please refer to the Township's Animal Control By-law, being a by-law to regulate animals in the Township of North Frontenac, as amended

3.4 Bed and Breakfast

(a) A Bed and Breakfast as herein defined shall be permitted as an accessory use to any permitted single detached dwelling subject to the following requirements:
    i) The use of the dwelling as a Bed and Breakfast shall not change the residential character of the property;
    ii) A Bed and Breakfast shall only be permitted where listed as an accessory use in the Zone in which the lands are located;

iii) A Bed and Breakfast shall not be subject to the home-based business requirements of Section 3.4 of this By-law;
iv) The requirements for the provision of off-street parking spaces shall be in accordance with Sections 3.31 and 3.32of this By-law;
v) One (1) sign may be permitted to advertise the Bed and Breakfast that shall not exceed 2 square metres in surface area and shall not be back-lit. The permitted sign may be a freestanding sign in a front or side yard, or a rear yard where the lot abuts a waterfront or may be attached to a wall of a permitted building or structure. The sign may be illuminated by lights where the illumination is directed directly onto the sign; and
vi) The Bed and Breakfast shall be operated by the owner or the lessee of the single detached dwelling.

3.5 Buffer Strip

(a) Where a lot is used for a primarily non-residential purpose in any Zone and the side or rear lot line abuts a residential use and/or portion of a street, the opposite side of which abuts a residential use, then a buffer strip along the abutting lot line(s) in the case of the primarily non-residential use shall be provided and maintained on the lot in accordance with the following provisions:

i) Where a buffer strip is required, it shall have a minimum width of 3 metres measured perpendicular to the lot line it abuts. The buffer strip shall only be required to visually obscure the area of land actually used by the non-residential use from the adjacent residential use;

ii) A buffer strip shall consist of a continuous, unpierced hedgerow of evergreens or shrubs, not less than 1.2 metres high at maturity or a 1.2 metres high berm or privacy fence or combination thereof provided the land is adequately obscured. The remainder of the strip shall be planted with shrubs, flower beds, grass or a combination thereof; and

iii) In all cases where ingress and egress driveways or walks extend through a buffer strip, it shall be permissible to interrupt the strip within 3 metres of the edge of such driveway or within 1.5 metres of the edge of such walk.

3.6 Buildings or Structures during Construction

Nothing in this By-law shall prevent the use of land or the use or erection of a building or structure or a scaffold or other equipment essential to the construction in progress for which a building permit has been granted.

In addition, temporary accommodation for a business or other use which is intended to occupy a building which is under construction with the work in progress on such building may be temporarily permitted on the same lot in the form of a mobile, relocatable, portable or transportable building provided:

(a) Building permit approval is obtained pursuant to the matters contained herein;

(b) Such temporary accommodation is removed from the lot immediately upon completion of construction, abandonment of construction or at such time as in the opinion of the Township it is no longer required.

3.7 Buildings to be Moved

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

3.8 Cannabis Production and Processing Facility

Notwithstanding any other provision of this By-law, any Cannabis Production and Processing shall be subject to the following provisions:

(a) No lands, building or structure or portion thereof used for Cannabis Production and Processing purposes that is equipped with air treatment control may be located closer to any Residential Zone or Commercial Zone than 70 metres;

(b) No lands, building or structure or portion thereof used for Cannabis Production and Processing purposes that is equipped with air treatment control may be located closer to any dwelling, public school, private school, place of worship, or day care nursery than 150 metres;

(c) No lands, building or structure or portion thereof used for Cannabis Production and Processing purposes that is not equipped with air treatment control may be located closer to any dwelling, public school, private school, place of worship, or day care nursery than 300 metres;

(d) A building or structure used for security purposes for Cannabis Production and Processing may be located in the required front yard and does not have to comply with the required minimum front yard, side yard, and rear yard setbacks;

(e) Outdoor storage is prohibited on the property in which the Cannabis Production and Processing is located;

(f) Cannabis Production and Processing shall only be permitted within the Zones as explicitly indicated in this Zoning By-law;

(g) All development in relation to the establishment of or expansion to Cannabis Production and Processing shall be subject to Site Plan Control.

3.9 Change of Use

A use of 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 or as otherwise authorized by the Approval Authority under the Planning Act.

3.10 Commercial Forestry Operations

Commercial Forestry Operations, as defined herein, shall be permitted in all Zones, subject to any By-law of the Township regarding Forestry or Tree Preservation and subject to the following provisions:

(a) Clearcutting shall be prohibited within the Natural Vegetation Buffer;
(b) Selective cutting is permitted in the area commencing at a point of 15 metres inland from the high water mark of a waterbody up to 30 metres from the high water mark;
(c) l tree removal within 30 metres of the high water mark of a waterbody shall only be permitted where trees are marked for removal by a certified Tree Marker, Registered Forester or Certified Arborist, or where tree removal takes place by a Registered Professional Forester;
(d) In the case where a property is under a forestry plan the requirements of this By-law would not apply.

3.11 Day Nurseries – Private or Licensed

Day nurseries shall be permitted in all Zones where residential uses are permitted as a principal use. Such day nurseries shall comply with the provisions of the underlying zone.

3.12 Equestrian Establishment

An equestrian establishment shall only be permitted on a lot with a minimum lot area of 4 hectares and shall be subject to the Minimum Distance Separation (MDS) Criteria.

3.13 Established Building Line in Built-up Area

Despite any yard and setback provisions of this By-law to the contrary, where a permitted building or structure is to be erected on a non-waterfront lot or on the non-waterfront side of a waterfront lot, where there is an established building line extending on both sides of the lot on the same side of the street to a maximum total distance of 200 metres, such permitted building or structure may be erected closer to the street line, or the centre line of the street as the case may be, than required by this By-law provided such permitted building or structure is not erected closer to the street line or the centre line of the street, as the case may be, than the established building line. All other provisions of this By-law shall apply.

3.14 Exception Zone

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

3.15 Fences

Please refer to the Township's Fence By-law, being a by-law to regulate the height and type of fences in the Township of North Frontenac, as amended.

3.16 Frontage and Access

No person shall erect any building or structure in any Zone unless the lot upon which such building or structure is to be erected has frontage on and direct access to a public street, a private lane, a Township Road Allowance (subject to an Agreement) or right-of-way/easement as per the requirements of the respective Zone within which the lot is situated.

(a) **Water Access Lots**

i) Notwithstanding the foregoing, this provision shall not apply to any permitted use on an island or water access lot. For island or water access lots no parking is required on the principal lot provided that adequate vehicular parking area and boat launching facilities are provided on the mainland.

ii) The requirements below for mainland parking area and boat launching facilities access shall not apply to an existing island or water access lot; however, the creation of any new water access lot shall be in accordance with the following provisions:

1) A minimum of two parking spaces shall be required for each dwelling unit, in accordance with and 3.32 of this By-law.
2) Legal use of mainland parking area and boat launching facilities shall be tied in perpetuity (legal agreement registered on title) to the water access lot(s) for which the building permit is sought.
3) The mainland area used for parking and boat launching facilities shall have sufficient size for parking and sufficient water frontage for boat dockage on the same lot.
4) The parking area shall be setback a minimum of 15 metres from the high-water mark.

(b) **Provincial Highways**

All development adjacent to any Provincial Highway is subject to the requirements and permits of the Ministry of Transportation.

(c) **Township Roads**

Lots which have frontage along a public street shall be required to obtain an entrance permit and civic address number subject to the requirements of the Entrance By-law and Civic Addressing By-law.

(d) **Private Lanes/Rights-of-Way/Easements**

i. Newly created lots on a private right-of-way easement that provides access to more than one lot shall be subject to the Private Lane Policies contained in the Township of North Frontenac Official Plan.

ii. Single access right-of-way easements that provide access to only one lot shall have a minimum surveyed right-of-way width of 9.1 metres (30 feet).

3.17 Garden Suites

Subject to the passing of a site-specific 'Temporary Use By-law' under Section 39.1 of the Planning Act, a Garden Suite may be permitted as a separate dwelling unit to a permitted main residential use subject to the following provisions:

(a) A garden suite shall not be located on a lot on which a sleep cabin, a secondary dwelling unit or a loft-above-a-garage is also located;
(b) The minimum lot area conforms with the Zone in which the garden suite is to be located;
(c) The maximum footprint of the garden suite shall be 50 square metres;
(d) The maximum height of a garden suite shall be 6 metres or the average height of the main buildings on the subject lot, whichever is the lesser;
(e) The minimum separation distance from the principal dwelling is 3 metres;
(f) The garden suite shall be located in a rear or interior side yard and shall meet the minimum yard requirements and maximum accessory lot coverage requirements set out in the corresponding Zone;
(g) Adequate servicing and parking spaces shall be provided on the lot; and
(h) A garden suite shall not be permitted on a waterfront lot.

3.18 Hazardous Sites

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

(a) An institutional use associated with hospitals, day nurseries, continuum-of-care facilities, retirement homes and private or other schools or similar uses;
(b) An essential emergency service such as that provided by fire, police and ambulance stations and electrical substations; and
(c) Associated with the disposal, manufacture, treatment or storage of hazardous substances.

3.19 Hobby Farms

Hobby Farms, as defined herein, shall be considered an accessory use to a residential use and shall be permitted in all Zones in which a single detached dwelling house is permitted as a principal use in accordance with the following provisions:

(a) The minimum lot size for a hobby farm shall be 2 hectares;
(b) A hobby farm shall not be permitted in the Hamlet Zone;
(c) A hobby farm shall be restricted to one livestock facility to house livestock generating not more than four (4) nutrient units (as defined herein);
(d) The livestock facility shall comply with the provisions for accessory buildings and structures described in Section 3.1;
(e) The livestock facility shall comply with the Minimum Distance Separation requirements as defined by the Ontario Ministry of Agriculture, Food and Rural Affairs; and
(f) On lots abutting a waterbody, all buildings, structures, yards, pens and areas intended for livestock shall be located a minimum of 150 metres from the high water mark of all waterbodies.

3.20 Holding Provisions

Where any Zone symbol as shown on the attached schedules is followed by the symbol '**H**', this signifies that the use of the land is restricted. The holding classification added to a given zone shall prohibit development of the land until such time as the policies of the Official Plan related to holding zones are complied with. While a holding zone is in effect only existing uses, and uses specifically identified in the individual holding zone, are permitted and no person shall use the land for any new use or erect, alter or enlarge any building or structure on said land until such time as the holding symbol has been removed by the Township is accordance with the provisions of the Planning Act.

This Section shall not prevent the renovation of any building or structure on a property zoned with a Holding symbol, provided such alteration or renovation will not increase the height, size or volume, or change the use of such building or structure.

Once the Holding Symbol '**H**' is removed, the lands shall be used in accordance with the permitted uses and regulations of the associated Zone.

3.21 Home Based Business

(a) The following uses shall be considered as a home-based business use accessory to any residential use:
    i) Office
    ii) School – Private
    iii) Respite Care or Day Nursery provided that no residential accommodation is provided on a permanent basis
    iv) Personal service establishment
    v) Pet Grooming
    vi) Studio
    vii) Antique sales
    viii) Farm produce outlet; or
    ix) Tradesperson's establishment.

(b) Home-based businesses shall be permitted provided that:

i) The use is clearly secondary to the use of the dwelling unit and shall be located within the dwelling unit and/or an accessory building which complies with the provisions of this Section;

ii) Where instruction is carried on (e.g. instructional services), there shall not be more than five (5) pupils instructed at any given time;

iii) No more than two (2) home-based businesses shall be permitted on a single lot;

iv) Not more than twenty-five percent (25%) of the gross floor area of a dwelling unit, up to a maximum of 50 square metres, or up to a maximum of 50 square metres of an accessory building, may be used for home-based business purposes. Where two (2) home-based businesses exist on a single lot, the maximum gross floor area used for the combined businesses shall not exceed a maximum of 50 square metres ;

v) The home-based business shall be operated by the owner or occupant of the dwelling unit within which it is located and shall not employ more than two (2) non-household members who work on-site;

vi) The use does not create nor become a public nuisance in particular in regard to noise, traffic, parking, or health and safety, and shall not be noxious use, trade, business or activity;

vii) A retail store as defined herein shall not be permitted;

viii) One (1) sign may be permitted to advertise a home-based business that shall not exceed 2 square metres in surface area and shall not be back-lit. The permitted sign may be a freestanding sign in a front or side yard or may be attached to a wall of a permitted building or structure. The sign may be illuminated by lights where the illumination is directed directly onto the sign; and

ix) Any Parking area servicing the home based business shall comply with the Sections of this By-law setting out provisions for parking.

3.22 Illumination of Buildings and Grounds

Please refer to the Township's lighting guidelines (as amended from time to time) enacted by the Township under the authority of the Municipal Act.

3.23 Kennels

Please refer to the Township’s Animal Control By-law, being a by-law to regulate the height and type of fences in the Township of North Frontenac, as amended.

3.24 Legal Non-Conforming Uses and Non-Complying Structures

(a) **Continuance of Existing Uses (Non-Conforming)**

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

(b) **Prior Building Permits**
Nothing in this By-law shall prevent the erection or use of any building or structure for which a building permit has been issued under the Ontario Building Code prior to the passing of this By-law, so as long as the building or structure when erected is used and continues to be used for the purpose for which it was erected and provided the permit has not been revoked under the Ontario Building Code.

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

(d) **Renovation, Repair or Reconstruction of an Existing Non-Complying/Non-Conforming Building or Structure**
Nothing in this By-law shall prevent the renovation, repair, reconstruction or enlargement of an existing non-complying/non-conforming building or structure, including a sewage system, provided that

i) Any expansion, enlargement or increase in height, size, volume, footprint or gross floor area shall occur only in a direction or area that complies with the applicable yard, setback, height and coverage provisions of this By-law, and shall not further reduce any deficient yard or setback;

ii) No portion of the existing dwelling is located within 30 metres of the waterbody, wetland, or watercourse.

iii) The building or structure shall not be relocated from its original footprint in a manner that increases non-compliance with this By-law.

iv) An increase in volume of an existing non-complying/non-conforming building or structure resulting from the replacement and/or addition of windows (e.g., dormer windows, bay windows) is permitted without planning approvals, provided such additions do not increase the gross floor area of the building or structure and do not encroach further into any deficient setback or the 30-metre water setback

(e) **Existing Undersized/Undeveloped Lots**
Notwithstanding anything else contained in this By-law, where an existing lot of record having a lesser frontage and/or area than is required by this By-law is held under distinct and separate ownership from adjoining lots, according to the register for land in the Land Titles, or Registry Office, as of the passing of this By-law, it may be used for a purpose permitted in the Zone in which the said lot is located, provided it:

i) Can be adequately serviced with water and sewage systems;
ii) Has a building envelope compliant with all performance standards in this By-law; and
iii) All other applicable provisions in this By-law are complied with.

3.25 Live/Work Units

Where a live/work unit is a permitted use, the following uses shall be permitted:

- Antique Sales,
- Bakery,
- Catering Establishment,
- Day Nursery – Private,
- Distribution Sales Office or Mail Order Sales,
- Farm Produce Outlet,
- Maple Syrup Processing and Sales Establishment,
- Office,
- Personal Service Establishment,
- Pet Grooming but not including overnight keeping and boarding of animals,
- Printing and Publishing Establishment,
- School – Private,
- Studio,
- Veterinary Establishment, and
- Wellness Centre.

Live/work units shall be permitted where specifically defined as a permitted use, subject to the following provisions:

(a) New live/work units and conversions of buildings to live/work units may be subject to Site Plan Control;
(b) The living and working uses shall be balanced (maximum fifty-five percent (55%) work use and forty-five percent (45%) living use) and shall be located within the structure and not an accessory building;
(c) Occupancy of the residential space shall be restricted to the operator of the business;
(d) Where instructional services are provided, there shall not be more than five (5) pupils instructed at any one time;
(e) The business shall be operated by the owner or occupant of the dwelling unit within which it is located, and shall not employ more than two (2) non-household members;
(f) The use shall not create or become a public nuisance, in particular with regard to noise, traffic, parking or health and safety, and shall not be a noxious use, trade, business or activity;
(g) One (1) sign, not to exceed 2 square metres in area shall be permitted to advertise the business. The sign may be a freestanding sign in a front or side yard or may be attached to a wall of a permitted building or structure. The sign

shall not be back-lit; however, it may be illuminated by lights where illumination is directed directly onto the sign;

(h) Sufficient parking to meet the needs of the business and residential uses, in compliance with Sections 3.31 and 3.32 of this By-law, shall be accommodated on the subject property.

3.26 Loading Requirements

For every building or structure for a commercial, institutional or industrial use, involving the shipping, loading or unloading of persons, animals, wares, merchandise or other goods, there shall be provided and maintained loading facilities or spaces in accordance with the following requirements:

(a) Each loading space shall have a minimum height clearance of 4.25 metres and shall be at least 3.75 metres wide by 7.50 metres long if situated inside of or at right angles to a building or structure or 3.75 metres wide by 9.0 metres long if situated parallel to the wall of a building or structure;

(b) Loading spaces shall be located in a building or structure, an open rear yard, or an open side yard, on the same lot on which the main use is located, provided such a space shall be in an area whose distance from lot line to building or structure is not less than 7.50 metres and shall have unobstructed ingress and egress to and from a public street by means of a driveway, land or aisle of a minimum width of 6 metres.

(c) The number of required loading spaces shall be based on net floor area of the building or structure as follows:

i) Commercial and Institutional Uses:

Net Floor Area	Spaces Required
0 – 200 square metre	0
200 – 500 square metre	1
over 500 square metre	2

ii) Industrial:

Net Floor Area	Spaces Required
0 – 500 square metre	1
500 – 200 square metre	2
over 2000 square metre	3

(d) The loading space requirements stated above shall apply to areas of any expansion or enlargement to such buildings or structures for which building permits have been issued after the date of passing of this By-law.

3.27 Minimum Distance Separation, Influence Areas and Special Setbacks

No person shall use any land, building or structure unless it complies with the following minimum distance separations, influence areas or special setbacks except where such

distances have been waived or reduced by a public authority, where upon the revised distance, influence area or setback shall apply. Separation distances, influence areas or setbacks shall be measured as set out for the respective requirement.

(a) **Livestock Facility, Manure Storage and Aerobic Digester**

i) Any livestock facility, manure storage or material storage facility shall comply with Minimum Distance Separation Formulae II, as amended by the Province from time to time;

ii) All new development after the date of passing of this By-law shall comply with the Minimum Distance Separation Formulae I as amended by the Province from time to time.

iii) Where development of a sensitive land use is proposed on a vacant lot of record having an area of 2 hectares (5 acres) or less MDS 1, shall not apply.

(b) **Waste Management Facility**

i) The influence area of a waste management facility shall be measured 500 metres from the perimeter of the active fill area boundary of the waste management facility to the nearest proposed land use. No sensitive land use shall be permitted within the influence area unless a compatibility study is prepared by a qualified professional to evaluate environmental conditions, and the presence of and impact of any adverse effects or risks to health and safety and to recommend any remedial measures to be taken;

ii) No development or land use shall be permitted within 30 metres of the perimeter of the active fill area boundary of an active waste management facility;

iii) No waste management facility shall be permitted within 30 metres of any water body or on land covered by water or in any area subject to flooding.

(c) **Pits and Quarries**

i) The setbacks for pits and quarries from property lines shall be as set out in the Aggregate Resources Act;

ii) The influence area around a **pit** shall be 300 metres measured from the property line of a sensitive land use and the license boundary of the pit.

iii) The minimum separation distance shall be 70 metres measured from the lot line of the sensitive land use and the license boundary of the **pit**;

iv) The influence area around a **quarry** shall be 500 metres measured from the property line of a sensitive land use and the license boundary of the quarry.

v) The minimum separation distance shall be 300 metres measured from the lot line of the sensitive land use to the license boundary of the **quarry**. No sensitive land use shall be permitted within the influence area of a **quarry**, with the exception of a dwelling unit for the owner/operator.

vi) Where development of a sensitive land use is proposed on a vacant lot of record located within a defined settlement area and within the influence area of an existing **pit**, Section 3.27(c) does not apply.

vii) Where development of a sensitive land use is proposed on a vacant lot of record having an area of 1.0 hectares (2.47 acres) or less and located within the influence area of an existing **pit**, Section 3.27(c) does not apply.

viii) An impact assessment (D-series guidelines) shall be required for all newly created lots within the influence area of either a **pit** or **quarry**.

(d) **Industrial Uses**

i) **Class I Industrial Use**
The setback between a sensitive land use and a Class I Industrial use shall be 20 metres and shall be measured from the sensitive land use to the closest lot line of the Class I Industrial Use.

ii) **Class II Industrial Use**
The setback between a sensitive land use and a Class II Industrial use shall be 70 metres and shall be measured from the sensitive land use to the closest lot line of the Class II Industrial Use.

iii) **Class III Industrial Use**
The setback between a sensitive land use and a Class III Industrial use shall be 300 metres and shall be measured from the sensitive land use to the closest lot line of the Class III Industrial Use.

(e) **Water Bodies**

i) All structures shall be setback from the high-water mark of all water bodies a minimum of 30 metres with the exception of waterfront structures which shall comply with the setbacks established in Section 3.1;

ii) The setback shall be measured from the shortest horizontal distance from the nearest structure to the high-water mark;

iii) In addition to the maximum lot coverage provisions in this By-law, the following additional provisions shall apply to any development within 60 metres of the high water mark on a lot abutting a water body; the maximum lot coverage of this By-law shall also be complied with on the basis of including only that portion of the lot area situated within 60 metres of the high water mark for the purpose of the calculation.

(f) **Wetlands**

i) All buildings/structures shall be setback a minimum of 30 metres from the boundary of all wetlands.

ii) Permits and approvals may be required from the Conservation Authority for any development, site alteration, or interference within 120 metres of a Provincially Significant Wetland or within 30 metres of an unclassified wetland.

iii) The setback shall be measured from the shortest horizontal distance from the nearest structure to the wetland boundary.

(g) **Setback from Provincial Highways, Township Roads and Private Lanes/Right of Way**

i) The setback for all buildings and structures on a lot abutting a Provincial Highway shall be in accordance with the standards set by the Ministry of Transportation.

ii) The setback for all buildings and structures on lots abutting a Township Road shall be 7 metres.

iii) The setback for buildings or structures on lots abutting (or bisected by) a private lane/right of way shall be 7 metres for the main use and 3 metres for any accessory use, measured from the edge of the travelled portion of an un-surveyed lane or from the surveyed edge of the right-of-way, whichever is greater.

3.28 Natural Heritage Features and Areas

No use of land, buildings or structures shall be permitted within the distances prescribed below of an identified natural heritage feature unless appropriate permits and approvals have been granted, or as otherwise permitted within this By-law.

Feature or Area:

(a)	Waterbodies and Watercourses	30 metres

3.29 Natural Vegetation Buffer and Waterfront Activity Areas

(1)Natural Vegetation Buffer

The area from the high water mark extending inland a depth of a minimum of 15 metres, for the entire width of the lot, shall retain natural vegetation, subject only to the following:

(a) One (1) access corridor not greater than 7 metres in width passing through the natural vegetated buffer shall be permitted to provide an access between the main use of the land and the waterfront activity area;

(b) A pathway within the access corridor not greater than 2 metres in width is permitted provided it is constructed of permeable material. Permeable material include permeable interlocking concrete pavers, plastic or concrete grid systems, decking, or material deemed satisfactory to the Township;

(c) Stairs for access to the shoreline are permitted with a maximum width of 2 metres;

(d) Pruning of trees for viewing purposes is permitted;

(e) Removal of dead or diseased trees for safety reasons is permitted;

(f) Stumps should be retained wherever possible;

(g) Clearcutting is prohibited in this area; however selective cutting is permitted in the area commencing at a point 15 metres inland from the high water mark up to 30 metres from the high water mark;

(h) Additional tree removal shall only be permitted where trees are marked for removal by a Licensed Tree Marker, Registered Professional Forester or Certified Arborist;

(i) Notwithstanding the pathway and stairs permitted within the access corridor and permitted waterfront structures, no additional constructed permeable or non-permeable surfaces are permitted within the natural vegetation buffer.

(2) Waterfront Activity Area

A waterfront activity area shall be permitted on waterfront lots, in order to accommodate waterfront structures, docks and other shoreline features including access to the water body.

(a) A maximum of twenty-five percent (25%) of the shoreline frontage or up to 15 metres of shoreline frontage, whichever is the lesser, may be used for a waterfront activity area for residential use;

(b) A maximum of thirty-three percent (33%) of the shoreline frontage may be used for a waterfront activity for non-residential uses.

3.30 Open Storage, Sales and Display

No person shall use any lot or part thereof for open storage, sales or display except as permitted by this By-law and as an accessory use to a permitted principal use and in accordance with the following:

(a) Open storage shall not be permitted within any required front yard and shall not be located closer than 5 metres to any side or rear lot line;

(b) Where open storage areas abut a Zone in which residential uses are permitted, the required setback of the open storage area shall be increased to 10 metres and must also be visually screened from any Zone in which residential uses are permitted;

(c) An open storage, sales and display area shall be permitted in association with any permitted commercial, industrial or public service use, provided that the open storage, sales and display area does not occupy any required parking or loading area and meets the required setbacks.

3.31 Parking and Storage of Motor Vehicles

(a) Except as provided herein, no motor vehicles shall be parked or stored in a Zone in which residential uses are the main use unless the motor vehicle is located within a garage, carport, driveway, or designated parking area;

(b) No parking space in a Zone in which residential uses are the main use shall be used for the outdoor parking or storage of a motor vehicle unless such motor vehicle is used in operations incidental to the main permitted use of the lot on which it is parked or stored and bears a motor vehicle license plate or sticker which is currently valid (historical motor vehicles exempted);

(c) Each standard parking space shall have a minimum width of 2.7 metres and a minimum length of 6 metres. Each barrier-free parking space shall have a minimum width of 3.7 metres and a minimum length of 6 metres or in accordance with the Accessibility for Ontarians with Disabilities Act;

(d) Unless permitted elsewhere in this By-law, where two (2) or more uses are permitted in anyone (1) building or on any one (1) lot, then the off-street parking

requirements for each use shall be calculated as if each use is a separate use, and the total number of off-street parking spaces so calculated shall be provided;

(e) The parking space requirements shall not apply to any building in existence at the date of passing of this By-law so long as the net floor area, as it existed at such date is not increased and no change in use occurs. If an addition is made to the building or structure which increases the net floor area or a change in use occurs, parking spaces for the addition or area changed in use shall be required;

(f) Parking spaces for single-detached, semi-detached, duplex and converted dwellings, shall comply with the following:

i) The driveway and parking space shall be constructed of crushed stone, asphalt paving, concrete, paver stones or similar materials and shall be maintained and treated so as to reduce dust, scattering of stones and similar potentially undesirable effects on adjoining properties;

ii) No more than fifty percent (50%) of the area of any required front yard on a non-waterfront lot or fifty percent (50%) of the area of any required rear yard on a waterfront lot shall be used or constructed as a driveway or parking space;

(g) Parking areas for more than four (4) motor vehicles, shall comply with the following:

i) The parking area shall be constructed of crushed stone, asphalt paving, concrete, paver stones, or similar materials and shall be maintained and treated so as to reduce dust scattering of stones and similar undesirable effects on adjoining properties and shall incorporate drainage facilities that comply with the requirements of the Township;

ii) Ingress and egress directly to and from every parking space shall be by means of a driveway, lane or aisle having a width of at least 6 metres for two-way traffic and 3.5 metres for one-way traffic where parking is angled;

iii) A driveway or lane which does not provide ingress and egress directly to a parking space, shall have a minimum width of 3.5 metres where designed for one-way vehicular circulation or 6 metres where designed for two-way vehicular circulation; and

iv) Wherever barrier-free access to a building is required under the Ontario Building Code, one (1) barrier-free parking space shall be provided for every twelve (12) standard parking spaces or part thereof and shall be included in the total number of parking spaces required under the Schedule for Parking Requirements.

(h) Except where permitted elsewhere in this By-law, the required parking for residential uses of land shall be provided on the same lot as the dwelling unit. In all other Zones, parking shall be provided within 100 metres of the building or lot it is intended to serve, subject to an agreement, deed or renewable lease which provides for same.

(i) Parking for a water access only lot or a lot on an island shall be provided on the mainland at a secure access point on the same water body. Each required

parking space shall be tied in perpetuity to the water access or island lot by means of a legal agreement registered on title or other legal instrument acceptable to the Township.

(j) Despite the provisions included in the Parking Requirements Section 3.32, if the calculation of the minimum parking space requirement results in a fraction, the minimum requirement shall be the next higher whole number. (e.g. 7.23 spaces shall be deemed to require 8 parking spaces).

3.32 Parking Requirements

In any Zone, the owner or occupant of any building or structure erected, enlarged or changed in use after the date of passing of this By-law shall provide off-street parking in accordance with the following provisions as set out in Table One (1) below:

Schedule for Parking Requirements – Table One (1)

Use	Minimum Number of Required Parking Spaces
Residential: • Dwelling – converted • Dwelling – duplex • Dwelling – mobile home • Dwelling – modular home • Dwelling – park model trailer • Dwelling – single-detached • Dwelling – semi-detached • Dwelling – townhouse / row • Dwelling – triplex • Do we need to address parking with ADUs?	Two (2) spaces per dwelling unit (may include one (1) or more spaces in a garage or carport)
Multi-Residential: • Dwelling - apartment • Group Home • Continuum-of-Care Facility	One and a half (1.5) spaces per dwelling unit, fifteen percent (15%) of which shall be reserved as visitor parking. One (1) space for each non-resident staff member plus two spaces.
Residential – Other: • Dwelling - accessory • Dwelling – secondary • Garden Suite • Sleep cabin • Loft-above-a-garage	One (1) space for each, in addition to the required residential spaces required for the main use.

Use	Minimum Number of Required Parking Spaces
Other Uses: • Auto repair garage • Auto service station • Gasoline bar	Three (3) spaces per service bay plus One (1) space per employee.
• Recreational Vehicle Sales and Storage • Equipment Rental Establishment • Compressed Gas Sales and Services	One (1) space for every 32 square metres of gross floor area
Place of Assembly	One (1) space for every four (4) seats, fixed or otherwise and where there are no seats, one (1) space for every 10 square metres assembly space.
• Building supply store • Lumber yard • Garden centre • Farm produce outlet • Market • Construction yard & contractor's yard • Commercial greenhouse	One (1) space for each 20 square metres of gross floor area and one (1) space for each 35 square metres of open storage.
Car wash	Three (3) spaces minimum plus two stacking spaces per bay for a manual wash or five (5) spaces for an automated car wash.
Day nursery	One (1) space per operator/employee and one (1) space per five (5) children.
Golf Course	Four (4) spaces per hole, minimum fifty (50) spaces.

Use	Minimum Number of Required Parking Spaces
• Retail or convenience store • Personal service establishment • Bank • Office • Laundromat • Market • Printing and publishing establishment • Studio • Bakery • Funeral parlour	One (1) space per 20 square metres of gross floor area, minimum three (3) spaces.
Home based business	Two (2) spaces plus one (1) space for each employee.
• Hotel and motel • Bed and breakfast	One (1) space per accommodation unit, plus one (1) space for each six (6) persons of designated seating capacity of any accessory eating establishment (restaurant). The latter does not apply to a bed and breakfast.
Industrial uses	One (1) space for every 35 square metres of floor area up to 200 square metres, plus one (1) additional space for every 200 square metres of floor area thereafter.
• Manufacturing • Industrial storage or wholesale • Warehouse • Micro-brewery	One (1) space per 95 square metres of gross floor area plus one (1) space per every three (3) employees per shift.
Marina	One (1) space for every seasonal boat slip, plus one (1) space for every four transient boat slips plus one (1) trailer space for every ten (10) boat slips.
• Clinic • Veterinary Establishment	Four (4) spaces/practitioner or one (1) space per 15 square metres, whichever is greater.
Place of worship	One (1) space for every five (5) seats, fixed or otherwise.

Use	Minimum Number of Required Parking Spaces
• Restaurant • Beverage establishment • Tavern • Road house	One (1) space per 10 square metres of gross floor area or one (1) space for every four (4) persons to be accommodate whichever is greater.
Sporting Establishment	One (1) space per site plus required spaces for accessory uses based on type of use listed in this table.
• School – private • School – public	One (1) space per each staff member plus one (1) space per 3.7 square metre of floor area in the gymnasium, auditorium or assembly area.
Water access only lots and islands	Two (2) parking spaces per dwelling unit shall be provided on the mainland of the same waterbody in a designated parking area secured through a legal agreement to serve water access only or island lots.
All other uses not listed above. No parking shall be required for the uses listed in **Section 4.14, 4.15 or 4.16**, or an agricultural use.	One (1) space per 30 square metre of gross floor area.

3.33 Parts of Buildings or Structures Permitted Above Height Level

The height regulations herein set forth shall not apply to any of the following:

- Air conditioning system
- Chimney
- Place of Worship spire, belfry or steeple
- Clothesline
- Elevator or stairway enclosure
- Enclosed mechanical and electrical equipment
- Farm structures such as a silo
- Flag pole
- Hydro electric transmission tower
- Receiving and transmitting antenna
- Satellite dish
- Solar collectors
- Solar panels
- Ventilating fan or skylight
- Water tower or tank
- Wind sock

- Windmill/Wind Turbine

3.34 Permitted Projections

Every part of any yard required by this By-law shall be open and unobstructed by any building or structure from the ground to the sky except those structures listed in the following table shall be permitted to project into the minimum required yards required by this By-law for the following specified distances as set out in Table Two (2) below:

No structure permitted to project into any required yard as set out in Table 2 shall be permitted to encroach into the minimum required waterbody/wetland setback [See also Section 3.27 Minimum Distance Separation, Influence Areas, and Special Setbacks].

Schedule for Maximum Projections – Table Two (2)

Structure	Maximum Projection Into Required Yard
Chimney breasts, cornices, sills, bay windows, pilasters, eaves or gutters, solar collectors, heat pumps, ventilators, shutters, parapets, or other ornamental structures.	0.75 metres into any required front, rear or side yard.
Porch or Verandah	No encroachment into any required side yard. 1.5 metres into any required front or rear yard.
Fire escapes, exterior staircases, ramps and landings.	1.5 metres into any yard.
Fences, hedges, shrubs, trees, flagpoles, light standards, garden trellises, clothesline and similar structures or features	Unlimited in any yard.

3.35 Principal Storage Units

A Principal Storage Unit, as defined herein, shall be permitted in the Rural (RU) and Limited Services Residential (LSR) Zones subject to the following provisions:

(a) Only one principal storage unit shall be permitted on a lot;
(b) A principal storage unit shall not exceed 100 square metres in gross floor area;

(c) A principal storage unit shall not exceed 4.5 metres in height and shall not contain a second storey or loft;
(d) A principal storage unit shall have a minimum gross floor area of 10 square metres;
(e) A principal storage unit shall not be permitted on a lot with an area less than 10 hectares;
(f) A principal storage unit shall only be permitted on a waterfront lot where it can be located a minimum of 150 metres from the high water mark of the waterbody;
(g) A principal storage unit shall meet the minimum yard requirements for the principal use as set out in the applicable Zone;
(h) A principal storage unit shall not contain any plumbing fixtures nor be connected to any water or sanitary services;
(i) A principal storage unit shall not be connected to hydro;
(j) A principal storage unit shall not be used for human habitation; and
(k) No accessory uses or decks are permitted with a principal storage unit.

3.36 Public Service Use

Notwithstanding anything else in this By-law, Public Authorities for the purpose of Public Service Use, Public Utilities and Communications Facility shall be permitted in all Zones subject to the Zone provisions for the principal use in the Zone within which the use is located. Any use within or abutting a residential Zone under the provisions of this section shall be designed so as not to intrude into the residential character of the area. The Township may require that such public use buildings shall be subject to the Site Plan Control By-law.

3.37 Recreational Vehicles on Individual Lots

Please refer to the Township's Recreational Vehicle By-law, being a by-law to regulate the recreational vehicles in the Township of North Frontenac, as amended.

3.38 Renewable and Alternative Energy Systems

(a) **Solar Panel – ground mounted**
Ground mounted solar panels are permitted in any Zone and are subject to the following:
  i) Must comply with all required setbacks in the applicable Zone;
  ii) Be suitably anchored and secured; and
  iii) Must not be located in the front yard.

(b) **Solar Panel – roof/wall mounted**
Solar panels attached to a roof or wall of a structure are permitted in any Zone, subject to the following:
  i) Must comply with all required setbacks to roadways and property lines in the applicable Zone; and
  ii) Must be suitable anchored and secured, to the satisfaction of the Chief Building Official.

(c) **Windmill/Wind Turbine**
Windmill/Wind Turbines providing power only to the property on which it is located, are permitted in any Zone, subject to the following:

i) The tower shall be set back a minimum distance equal to the height of the tower including the blades from all property lines and a minimum distance of 3.0 metres from any other structure on the property on which the system is located if not attached to a structure. In addition, the system's tower is set back a minimum distance equal to the height of the tower from any structure on abutting properties;
ii) The system's tower may not exceed a maximum height of 12.2 metres on a parcel of less than 0.4 hectares, a maximum of 19.8 metres on a parcel of 0.4 hectares to less than 2.0 hectares, and maximum height of 24.4 metres on a parcel 2.0 hectares or more;
iii) No more than one (1) windmill/wind turbine shall be allowed on a single property;
iv) Upon abandonment or termination of the system's use, the entire facility, including the system's tower, turbine, supporting structures and all equipment, shall be removed and the site shall be restored to its pre-construction condition.

3.39 Sight Triangles

On a corner lot, no obstruction higher than 0.75 metres measured from the grade on the centre line of the intersecting street lines, (except a chain link fence for a school or park or an agricultural use) shall be permitted on that part of a lot at the street corner composed of a triangle having sides 5 metres in length along each street line measured from the street corner formed by the lot lines, or by the straight-line projection of lot lines when lot lines are connected by a curved line. Any vegetation that interferes with a sight triangle shall be removed but only as much vegetation as is needed to comply with the sight triangle requirements.

3.40 Signs

Please refer to any applicable By-law regulating the placement, height, and type of signs in the Township of North Frontenac, as amended.

3.41 Site Plan Control

No development shall take place on any parcel of land designated as a Site Plan Control Area in the Site Plan Control By-law unless the municipality has approved such plans and drawings required under the provisions of the Site Plan Control By-law.

3.42 Swimming Pools

Private swimming pools, both above-ground and in-ground, both outdoor and indoor, and including inflatable pools with a minimum depth of 0.6 metres, shall be permitted subject to any By-law of the Township regarding swimming pools and the following requirements:

(a) **Outdoor Pools**

i) Outdoor pool areas shall be totally enclosed by a fence as prescribed by the Township's Fence By-law**,** as amended. ;

ii) Where a pool is an above-ground pool, any combination of the pool wall, surrounding fence or structure totalling a minimum of 1.4 metres in height shall be deemed to meet the fencing requirements of the Township's Fence By-law and provided that there is a self-locking gate or equivalent arrangement to prevent unauthorized entry;

iii) The maximum height of an above-ground pool shall not be more than 2 metres above the established grade;

iv) Any building or structure, other than a dwelling, required for changing clothing or pumping, filtering or storage or any similar purposes shall comply with the provisions respecting accessory uses and structures and shall be included in the calculation of lot coverage for accessory uses;

v) No part of an outdoor pool including an associated apron or platform shall be constructed closer to any lot line than the requirements for a main building in the Zone within which it is located;

vi) Notwithstanding the foregoing, outdoor swimming pools which are accessory to sporting establishments may be located in the front yard and shall meet all other requirements of this By-law.

(b) **Indoor Pools**

Indoor pools shall conform with the main building requirements of the applicable Zone if the pool is located within the main building, and with the accessory building requirements contained in Section 3.1.1; if the pool is located in an accessory building.

Part 4 – Zones

4.1 Zone Classification

The original Zoning Schedule, and all subsequent amendments, are maintained in the Clerk's Office and are available upon request. For the most up-to-date zoning mapping, please visit the County of Frontenac's GIS portal at frontenacmaps.ca

4.2 Zones

	Zone Name	Zone Symbol
Residential Zones		
	Residential – Multiple	RM
	Residential – Waterfront	RW
	Mobile Home Park Residential	MHPR
	Hamlet	H
	Rural	RU
	Limited Services Rural	LSR
	Limited Services Waterfront	LSW
	Rural Co-Operative	CO
Commercial And Industrial Zones		
	General Commercial	GC
	Recreational Commercial	RC
	Industrial	I
	Mineral Aggregate Extraction	MXE
	Mining	MR
	Waste Management Facility	WMF
Environmental Zones		
	Environmental Protection	EP
	Natural Hazards Overlay	NH

4.3 Residential Multiple - RM

No person shall use any land or erect, alter or use any building or structure in the Residential Multiple Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

4.3.1 Permitted Uses – Principal

- Continuum-of-Care-Facility
- Day Nursery – Licensed
- Day Nursery – Private
- Dwelling – Apartment
- Dwelling – Duplex
- Dwelling – Row
- Dwelling – Single Detached
- Dwelling – Triplex

4.3.2 Permitted Uses – Accessory

The following accessory uses are permitted subject to the General Provisions in Section 3:

- Accessory Buildings and Structures
- Bed and Breakfast
- Home Based Business
- Secondary Dwelling
- Swimming Pool

4.3.3 Zone Requirements

(a) **Principal Uses**

		Metric
Minimum Lot Area		
	Up to three dwelling units	1.0 hectares
	Four or more dwelling units	1.0 hectares -or- as required by a hydrogeology study
Minimum Lot Frontage		46 metres
Minimum Yard Requirements		
	Front Yard	7 metres
	Rear Yard	7 metres
	Interior Side Yard	7 metres
	Exterior Side Yard	7 metres
Maximum Building Height		10 metres

Maximum Lot Coverage	fifteen percent (15)%

(b) **Accessory Uses**

		Metric
Minimum Yard Requirements		
	Accessory Uses	See Section 3.1
	Bed and Breakfast	See Section 3.4
	Secondary Dwelling	See Section 3.1.3
Maximum Building Height		See Section 3.1
Maximum Lot Coverage		See Section 3.1
Maximum Number of Secondary Dwellings per Dwelling Unit		One (1)

4.3.4 Additional Provisions

(a) Minimum landscaped open space of ten percent (10%) of the lot area shall be required for an apartment dwelling or Continuum-of-Care Facility;

(b) Despite the provisions of **Section 4.3.3**, the minimum interior side yard requirement shall be zero (0) metres where freehold row or townhouse dwellings share a common fire rated wall;

(c) The minimum separation distance between one detached dwelling unit and another shall be 5 metres.

4.3.5 Exception Zones

4.4 Residential Waterfront - RW

No person shall use any land or erect, alter or use any building or structure in the Residential Waterfront Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

4.4.1 Permitted Uses – Principal

- Day Nursery – Licensed
- Day Nursery – Private
- Dwelling - Single Detached
- Group Home
- Maple Syrup Processing and Sales Establishment
- Place of Worship
- School - Private

4.4.2 Permitted Uses – Accessory

The following accessory uses are permitted subject to the General Provisions in Section 3:

- Accessory Buildings and Structures
- Bed and Breakfast
- Hobby Farm
- Home Based Business
- Loft-Above-a-Garage
- Sleep Cabin
- Studio
- Swimming Pool
- Waterfront Structures

4.4.3 Zone Requirements

(a) **Principal Uses**

The minimum frontage and lot area apply to lots created after the passage of this by-law and for the creation of all new lots.

		Metric
Minimum Lot Area		0.8 hectares
Minimum Lot Frontage		
	Minimum Water Frontage	77 metres
	Minimum Water Frontage on a Narrow Water Body Channel	91 metres
	Minimum Road Frontage	46 metres
Minimum Yard Requirements		

	Front Yard – with shoreline frontage	30 metres
	Front Yard – without shoreline frontage	7 metres
	Rear Yard	7 metres
	Interior Side Yard	3 metres
	Exterior Side Yard	7 metres
Maximum Building Height		10 metres
Maximum Lot Coverage		fifteen percent (15)%
Maximum Number of Dwellings per Lot		One (1)

(b) **Accessory Uses**

		Metric
Minimum Yard Requirements		
	Waterfront Structures	See Section 3.1.2
	All other Accessory Uses	See Section 3.1
Minimum Lot Area		
	Hobby Farm	2 hectares
Maximum Building Height		
	Accessory Building	See Section 3.1
	Boathouse/boat port	See Section 3.1.2
	Hobby Farm	10 metres
Maximum Lot Coverage		See Section 3.1

4.4.4 Exception Zones

(a) Sunday Lake Subdivision

i) On lands zoned as **RW-X1**, the minimum lot area shall be 0.8 hectares (1.97 ac.) and the minimum floor area per dwelling unit shall be 70 square metres - (753 square ft^2) while all other provisions of this By-law shall prevail.

(b) Norcan Lake Subdivision (By-law 9-94)

On lands zoned **RW-X3,** the following additional provisions shall also apply:

i) On lands Zoned **RW-X3a**, the permitted uses shall be restricted to a conservation use;

ii) On lands Zoned **RW-X3b**, the minimum lot area shall be 0.7 hectares (1.72 ac.), the minimum setback from the high-water mark elevation of 201.17 metres G.S.C. Datum (660 ft^2) shall be 30 metres (98.4 ft^2) and the

measurement of the Zone provisions shall be made in relation to lot lines even though the lot is in more than one (1) Zone;

iii) On lands Zoned **RW-X3c**, the minimum lot area shall be 10 hectares (24.5 ac.), the minimum lot frontage and lot width respectively shall be 100 metres (328 ft^2), the minimum setback from the high-water mark of 201.17 metres G.S.C. Datum (660 ft^2) shall be 30 metres (98.4 ft^2), the maximum setback from the shoreline shall be 300 metres (984 ft^2) and the measurement of the Zone provisions shall be made in relation to lot lines even though the lot is in more than one (1) Zone;

iv) On lands Zoned **RW-X3d**, the minimum lot area shall be 3.3 hectares (8.15 ac.), the minimum lot frontage shall be 55 metres (180.4 ft^2), the minimum lot width shall be 45 metres (147.6 ft^2), the minimum setback from the high-water mark of 201.17 metres GSC Datum (660 ft^2) shall be 30 metres (98.4 ft^2) and the measurement of the Zone provisions shall be made in relation to lot lines even though the lot is in more than one Zone;

v) On lands Zoned **RW-X3e**, the permitted uses shall include an agricultural use, a public service use, a camp, a forestry management, a conservation use, an air strip, an open space use, a single detached dwelling, a seasonal dwelling and a mobile home and the minimum lot area shall be 160 hectares (395.3 ac.);

vi) On lands Zoned **RW-X3f**, the uses permitted shall be those uses in the RW-X3F Zone, the minimum lot area shall be 20 hectares (49.4 ac.) and the measurement of the Zone provisions shall be made in relation to lot lines even though the lot is in more than one Zone;

vii) All other provisions of this By-law shall prevail.

Note: Despite the Residential Waterfront Zoning, some of the properties within the subdivision do not have direct access to an opened and maintained public highway and are accessed via a private lane (i.e. Victory Lane, Nacron Lane, Kestrel Way, Misty Way, Huron Way). This means that municipal services which may normally be provided on an opened public highway will not be provided or guaranteed on these private lanes, including but not limited to: snow ploughing, road upgrading and school bussing.

(c) Buckshot Lake Subdivision (By-law 15-97)

On lands Zoned **RW-X4**, the minimum lot frontage including water frontage shall be 45 metres (147.6 ft^2), the minimum setback from the high water mark for all buildings and structures (except a marine facility) shall be 30 metres (98.4 ft^2); on Lot fourteen (14) the minimum setback shall be 40 metres (131.2 ft^2) at the boundary of Block twenty-eight (28) and extending in a straight line to 30 metres (98.4 ft^2) from Buckshot Lake at the boundary of Lot thirteen (13); On Lot ten (10) the minimum setback shall be 30 metres (98.4 ft^2) at the boundary of Lot eleven (11) and extending in a straight line to 45 metres (147.6 ft^2) from the lake at the boundary of the road allowance; on Lot nine (9), the minimum setback shall be 50 metres (164 ft^2) from the high water mark; all doors and openings in all buildings and structures shall be above the flood elevation of 294 metres (964.5 ft^2) GSC Datum; and all docks or landings shall be floating, on piles or removable.

(d) Roll #1042- 020-020-42600, 020-020-42610, 020-020-42620 (By-law #79-07)
RW-X2 – Part of Lot 25, Concession 5, Township of Barrie (Kings Cottages)
On lands zoned **RW-X2**, the following exemptions to setbacks, net floor areas and accessory buildings shall be permitted:

i) Marine storage facility on northeast side of Parcel 'C' shall be permitted with a minimum shoreline setback of 10.6 metres [35 ft.];
ii) A sleep cabin, as defined, shall be permitted on Parcel 'A', with a net floor area not to exceed 41.7 square metres [449 ft^2];
iii) A sleep cabin as defined, shall be permitted on Parcel 'B', with a net floor area not to exceed 38.2 square metres [412 ft^2];
iv) A sleep cabin as defined, shall be permitted on Parcel 'C', with a net floor area not to exceed 38 square metres [409.5 ft^2]; and
v) A maximum lot coverage for accessory buildings shall be permitted on Parcel 'C' of 551.25 square metres [4,883.52 ft^2].

(e) Roll #: 1042-020-020-43000; 020-020-43002; 020-020-43003
RW-X5 – Part of Lot 25, Concession 5, Barrie – Aragain Lodge TC to WR-X13
On lands Zoned **RW-5**, rezone the retained and severed lots to WR, including an Exception to permit the existing oversized sleep cabins – Planning Applications B1/13 – NF(Ba) and B2/13 – NF(Ba).

(f) **1671 Road 509; Roll # 104207001031000** (By-Law Number 46-21)
RW-X6 – Lot 12, Registered Plan Number 1321, Geographic Township of Miller

Despite the provisions of Section 3.27(e) (Setbacks to Water Bodies) and Section 4.4.3 (a) (RW Zone Requirements, Principal Uses) to the contrary, on lands zoned **RW-X6**, the following provisions also apply:

i. Minimum setback of the Principal Use (dwelling and attached decks) from the high water mark of the water body: 20 metres (66 feet);

ii. Maximum enclosed habitable area of the Principal Use (dwelling): 152.5 square metres (1640 square feet); and,

iii. Maximum area of uncovered and unenclosed decks attached to the Principal Use: 50.5 square metres (544 square feet).

4.5 Mobile Home Park Residential –MHPR

No person shall use any land or erect, alter or use any building or structure in the Mobile Home Park Residential Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

4.5.1 Permitted Uses – Principal

- Day Nursery – Licensed
- Day Nursery – Private
- Dwelling – Single Detached
- Mobile Home
- Parking Area
- Recreational Vehicle

4.5.2 Permitted Uses – Accessory

The following accessory uses are permitted subject to the General Provisions in Section 3:

- Accessory Buildings and Structures
- Home Based Business
- Swimming Pool

4.5.3 Zone Requirements

(a) **Principal Uses**

The minimum frontage and lot area apply to lots created after the passage of this by-law and for the creation of all new lots.

		Metric
Minimum Lot Area for Mobile Home Park		4 hectares
Minimum Lot Frontage for Mobile Home Park		200 metres
Minimum Site Area for Mobile Home Lot		0.16 hectares
Minimum Site Frontage for Mobile Home Lot		15 metres
Minimum Yard Requirements		
	All Yards – Mobile Home Park	15 metres
	Front Yard – per Mobile Home Lot or Site	6 metres
	Rear Yard – per Mobile Home Lot or Site	5 metres
	Interior Side Yard – per Mobile Home Lot or Site	3 metres

	Exterior Side Yard – per Mobile Home Lot or Site	6 metres
Maximum Building Height		10 metres
Maximum Lot Coverage		Fifteen percent (15%)
Maximum Number of Dwellings per Mobile Home Lot or Site		One (1)

b) Accessory Uses

		Metric
Minimum Yard Requirements		See Section 3.1
Maximum Building Height		
	Accessory Building	See Section 3.1
Maximum Lot Coverage for Mobile Home Park		See Section 3.1

4.5.4 Additional Provisions

(a) Each Mobile Home Lot or Site shall be accessible by means of an internal road;

(b) A landscaped open space shall be provided on all lot boundaries of a Mobile Home Park that is a minimum of 7.5 metres in width.

4.5.5 Exception Zones

4.6 Hamlet - H

No person shall use any land or erect, alter or use any building or structure in the Hamlet Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

4.6.1 Permitted Uses – Principal

- Auto Repair Garage*
- Auto Service Station **(see Section 4.6.4.b)***
- Bakery
- Bank
- Building Supply Store **(see Section 4.6.4.b)***
- Car Wash **(see Section 4.6.4.b)***
- Clinic
- Commercial Greenhouse **(see Section 4.6.4.b)***
- Community Facility
- Compressed Gas Sales and Services
- Construction Yard/Contractor's Yard
- Continuum-of-Care Facility
- Convenience Store
- Crisis Care Facility
- Day Nursery – Licensed
- Day Nursery – Private
- Dwelling – Apartment
- Dwelling – Duplex
- Dwelling – Mobile Home
- Dwelling – Row
- Dwelling – Semi Detached
- Dwelling – Single Detached
- Dwelling – Triplex
- Equipment Rental Establishment **(see Section 4.6.4.b)***
- Funeral Parlour
- Garden Centre
- Gasoline Bar **(see Section 4.6.4.b)***
- Group Home
- Hotel
- Laundromat
- Live/Work Unit
- Lumber Yard
- Maple Syrup Processing and Sales Establishment
- Marina
- Market
- Micro-Brewery
- Motel

- Office
- Parking Lot – Commercial
- Personal Service Establishment
- Place of Amusement
- Place of Assembly
- Place of Worship
- Printing and Publishing Establishment
- Sporting Establishment
- Recreational Vehicle Sales and Storage **(see Section 4.6.4.b)***
- Refreshment Vehicle
- Restaurant
- Retail Store
- School – Private
- School – Public
- Self-Storage Facility
- Service Outlet
- Studio
- Tourist Establishment
- Transportation Depot
- Vehicle Sales Establishment **(see Section 4.6.4.b)***
- Veterinary Establishment
- Warehouse **(see Section 4.6.4.b)***

4.6.2 Permitted Uses – Accessory

The following accessory uses are permitted subject to the General Provisions in Section 3.

- Accessory Buildings and Structures
- Bed and Breakfast
- Garden Suite
- Home Based Business
- Loft-Above-a-Garage
- Secondary Dwelling
- Sleep Cabin
- Swimming Pool

4.6.3 Zone Requirements

(a) **Principal Uses (excluding Tourist Establishment)**

The minimum frontage and lot area apply to lots created after the passage of this by-law and for the creation of all new lots.

		Metric
Minimum Lot Area		0.4 hectares

Minimum Lot Frontage		46 metres
Minimum Yard Requirements		
	Front Yard	7 metres
	Rear Yard	7 metres
	Interior Side Yard	3 metres
	Interior Side Yard – where commercial use abuts a residential use	7 metres
	Exterior Side Yard	7 metres
Maximum Building Height		10 metres
Maximum Lot Coverage		Fifteen percent (15%)
Maximum Number of Dwellings per Lot		Two (2)

(b) **Principal Use – Tourist Establishment**

The minimum frontage and lot area apply to lots created after the passage of this by-law and for the creation of all new lots.

		Metric
Overall Minimum Lot Area (Does not apply to Lots of Record)		4 hectares
Overall Minimum Lot Frontage –Water (if applicable)		200 metres
	- Road	75 metres
Overall Minimum Yard Requirements		
	Front Yard – Water (if applicable)	30 metres
	- Road	7 metres
	Rear Yard	7 metres
	Interior Side Yard	3 metres
	Interior Side Yard – where commercial use abuts a residential use	7 metres
	Exterior Side Yard	7 metres
Overall Maximum Building Height		10 metres
Maximum Lot Coverage (Total)		Forty percent (40%)

Maximum Number of Dwellings per Lot		One (1)
Minimum Distance Separation between Detached Dwelling Unit and a Commercial Use on the same lot		6 metres
Special Provisions Tourist Cabins:		
	Minimum Area per Tourist Cabin	0.4 hectares
	Minimum Distance between Tourist Cabins	6 metres
Special Provisions Camping Lots - Tents:		
	Density of Camping Lots	One (1) camping lot per 185 square metres
Special Provisions Trailer Park:		
	Density of Recreational Vehicles	One (1) recreational vehicle per 660 square metres
	Minimum Distance between Recreational Vehicles	6 metres

(c) **Accessory Uses**

		Metric
Minimum Yard Requirements		See Section 3.1
Maximum Building Height		
	Accessory Building	See Section 3.1
Maximum Lot Coverage		
	Accessory Buildings and Structures	See Section 3.1
	Non-Residential Uses	See Section 3.1
	Residential Uses	See Section 3.1

4.6.4 Additional Provisions

(a) An accessory dwelling unit may be located within a building occupied by a commercial use.

(b) Permitted uses denoted with an * shall only be permitted where the lot has frontage on and direct access to highway 41, Highway 506, highway 509 or a Township-owned Class Four (4) road as set out in the Township's Level of Service Policy for Township roads.

(c) For a Tourist Establishment with Recreational Vehicles, enclosures, overhangs, porches, roof-overs, expansions, or additions are not permitted on or abutting a recreational vehicle, with the exception of pre-engineered and removable add-a-rooms manufactured specifically for the purpose of adding additional space to a recreational vehicle.

4.6.5 Exception Zones

(a) **Roll # 1042-050-010-85603**
H-X1 - Part of lot 15, Range B, Township of Barrie, Hamlet of Cloyne, (Jewell Road) Part 11 of Plan 13R-142.
On lands zoned **H-X1**, only an accessory garage shall be permitted.

(b) **Roll #1042-060-010-12600** (By-law #08-90)
H-X2 - Lots 16, 17, 18 and 19 on Plan 61, Township of Clarendon, Hamlet of Plevna, located at the northwest corner of the intersection of Road 506 and the Buckshot lake Road.
On lands zoned **H-X2**, permitted uses shall include an arcade.

(c) **Roll # 1042-100-030-15420** (By-law #23-92)
H-X3 - Part of lot 29, Concession 3, Township of Palmerston, Plan 13R-4225, Hamlet of Ompah.
On lands Zoned **H-X3**, permitted uses shall include a heliport provided that:

i) The minimum separation distances between the outer fenced perimeter of the heliport landing surface and any lot line shall be 29 metres (95.1 ft.);
ii) Visual screening, noise attenuation and downwash abatement measures will consist of any combination of plantings, grassed open space and fencing sufficient in materials and size to provide an effective screen;
iii) Screening will consist of a minimum width of 3 metres (9.84 ft.) of landscaped open space where these lands abut a lot.

4.7 Rural - RU

No person shall use any land or erect, alter or use any building or structure in the Rural Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

4.7.1 Permitted Uses – Principal

- Agricultural Use
- Commercial Greenhouse
- Community Facility
- Continuum-of-Care Facility
- Day Nursery – Licensed
- Day Nursery – Private
- Dwelling – Mobile Home
- Dwelling – Single Detached
- Equestrian Establishment
- Group Home
- Live/Work Unit
- Maple Syrup Processing and Sales Establishment
- Place of Worship
- Principal Storage Unit
- Refreshment Vehicle
- School – Private
- School – Public
- Studio
- Wayside Pit
- Wayside Quarry

4.7.2 Permitted Uses – Accessory

The following accessory uses are permitted subject to the General Provisions in Section 3:

- Accessory Buildings and Structures
- Bed and Breakfast
- Garden Suite
- Hobby Farm
- Home Based Business
- Loft-Above-a-Garage
- Secondary Dwelling
- Sleep Cabin
- Swimming Pool

4.7.3 Zone Requirements

The minimum frontage and lot area apply to lots created after the passage of this by-law and for the creation of all new lots.

(a) **Principal Uses – All Uses Except Agricultural and Equestrian Establishment**

		Metric
Minimum Lot Area		0.8 hectares
Minimum Lot Frontage		46 metres
Minimum Yard Requirements		
	Front Yard	7 metres
	Rear Yard	7 metres
	Interior Side Yard	3 metres
	Exterior Side Yard	7 metres
Maximum Building Height		10 metres
Maximum Lot Coverage		fifteen percent (15%)
Maximum Number of Dwellings per Lot		One (1)

(b) Principal Uses – Agricultural and Equestrian Establishment

		Metric
Minimum Lot Area		4 hectares
Minimum Lot Frontage		75 metres
Minimum Yard Requirements		
	Front Yard	15 metres
	Rear Yard	10 metres
	Interior Side Yard	10 metres
	Exterior Side Yard – per site	10 metres
Maximum Building Height		10 metres
Maximum Lot Coverage		Twenty-five percent (25%)

(c) **Accessory Uses**

		Metric
Minimum Lot Area		
	Hobby Farm	2 hectares
	Secondary Dwelling	0.8 hectares
Minimum Yard Requirements		
	Accessory Building and Structures	See Section 3.1
	Hobby Farm	In compliance with Minimum Distance Separation (MDS) Criteria
Maximum Building Height		
	Accessory Building and Structures	See Section 3.1
	Hobby Farm	See Section 3.19
	All other Accessory Uses	See Section 3.1
	Secondary Dwelling	10 metres
Maximum Lot Coverage		See Section 3.1
Maximum Number of Secondary Dwellings per Lot		One (1)
Minimum Separation Distance between residential use and non-residential use on the same lot		6 metres

4.7.4 Additional Provisions

(a) Despite anything in Section 4.7.2 to the contrary, on land within 300 metres of the high water mark of Reid Lake, Lucky Lake, Mackie Lake, Camp Lake, Big Ohlman Lake, Mosque Lake, Kishkebus Lake, Shabomeka Lake or Little Green Lake, the maximum permitted number of dwelling units per lot shall be one (1);

(b) A park or parking area shall not be subject to minimum lot area or lot frontage requirements but shall comply with the setback requirements of Section 4.7.2;

(c) Despite anything in Section 4.7.2 to the contrary, Wayside Pits and Wayside Quarries shall be subject only to a minimum yard requirement of 15 meters;
(d) Development shall only be on lots with frontage on a public street;
(e) Any livestock or manure storage facility, shall comply with the Minimum Distance Separation (MDS) Criteria.

4.7.5 Exception Zones

(a) **Roll #: 1042-090-020-03506** (By-law #14-10)
RU-X2 - Part of Lot 27, Concession 8, Township of Palmerston
On lands Zoned **RU-X2**, despite the definition of Kennel in this By-law, a kennel in the **RU-X2** zone shall not be required to be registered or eligible to be registered with the Canadian Kennel Club or any other recognized registry;

(b) **Roll # 1042-060-010-18900** (By-law #21-18)
RU-X3 - Part of Lot 41 (E1/4), Concession 10, Geographic Township of Clarendon.

On lands zoned **RU-X3**, permitted uses shall include self-storage facility. All other provisions of this By-law shall apply.

(c) **12059 Road 509; Roll # 104209002003103** (By-Law Number 42-21)
RU-X4 – Part of Lot 23, Concession 8, Geographic Township of Palmerston

On lands zoned **RU-X4**, permitted uses shall include a maximum of one principal Dwelling and two Secondary Dwelling Units (see Section 3.1.3) for a total of three Dwelling Units, in addition to all other uses permitted in the Rural zone.

(d) **1406 Gulley Road; Roll # 1042 090 010 12900** (By-Law #30-22)
RU-X5 – Part Lots 7 and 8, Concession 10, Geographic Township of Palmerston

(1) Despite the provisions of Section 4.7.1 and Section 4.7.2 (RU Zone Permitted Uses) to the contrary, on lands zoned **RU-X5**, only the following uses are permitted:

(a) Permitted Uses – Principal

- Agricultural Use
- Cemetery
- Commercial Greenhouse
- Community Facility
- Day Nursery – Licensed
- Day Nursery – Private
- Dwelling – Single Detached
- Equestrian Establishment

- Group Home
- Maple Syrup Processing and Sales Establishment
- Place of Worship
- School – Private
- Studio

(b) Permitted Uses – Accessory

- Accessory Buildings and Structures
- Backyard Chickens
- Bed and Breakfast
- Cheese Factory, Tourist-Oriented
- Farm Produce Outlet
- Garden Suite
- Hobby Farm
- Home-Based Business
- Micro-Brewery
- Refreshment Vehicle
- Sleep Cabin
- Loft-Above-a-Garage
- Secondary Dwelling
- Swimming Pool
- Tourist Cabin
- Tourist Establishment

(2) Despite the provisions of Section 2 (Definitions) to the contrary, on lands zoned **RU-X5**, the following definitions shall also apply:

Cheese Factory, Tourist Oriented: Means a commercial establishment that stores, processes, sells or distributes cheese and cheese products produced on-site. This may also include an accessory on-site retail outlet and accessory food and beverage service.

(3) Despite the provisions of Section 4.7.3 (Zone Requirements) to the contrary, on lands zoned **RU-X5**, the following provisions shall apply

(a) Principal Uses – Residential Uses

Lot Area and Frontage	
Minimum Lot Area	0.8 hectares
Minimum Water Frontage	77 metres
Minimum Road Frontage	46 metres
Minimum Yard Requirements	
Front Yard – without shoreline frontage	7 metres

Lot Area and Frontage	
Front Yard – with shoreline frontage	30 metres
Rear Yard	7 metres
Interior Side Yard	3 metres
Exterior Side Yard	7 metres
Other Provisions	
Maximum Building Height	10 metres
Maximum Lot Coverage	15 percent
Maximum Number of Dwellings per Lot	One

(b) Principal Uses – Agricultural Use and Equestrian Establishment

Lot Area and Frontage	
Minimum Lot Area	4 hectares
Minimum Water Frontage	77 metres
Minimum Road Frontage	75 metres
Minimum Yard Requirements	
Front Yard – without shoreline frontage	15 metres
Front Yard – with shoreline frontage	150 metres
Rear Yard	10 metres
Interior Side Yard	10 metres
Exterior Side Yard – per site	10 metres
Other Provisions	
Maximum Building Height	10 metres
Maximum Lot Coverage	25 percent

(c) Principal Uses – All Uses Except Residential Uses, Agricultural Uses and Equestrian Establishment

Lot Area and Frontage	
Minimum Lot Area	0.8 hectares
Minimum Water Frontage	77 metres
Minimum Road Frontage	46 metres
Minimum Yard Requirements	
Front Yard – without shoreline frontage	7 metres
Front Yard – with shoreline frontage	60 metres
Rear Yard	7 metres
Interior Side Yard	3 metres
Exterior Side Yard	7 metres
Other Provisions	
Maximum Building Height	10 metres
Maximum Lot Coverage	15 percent
Maximum Number of Dwellings per Lot	One

(d) Accessory Uses

Minimum Lot Area	
Hobby Farm	2 hectares
Kennel	0.8 hectares
Minimum Yard Requirements	
Accessory Buildings and Structures	See Section 3.1
Farm Produce Outlet Micro-Brewery Refreshment Vehicle Secondary Dwelling Tourist Cabin Tourist Establishment	60 metres from a waterbody
Hobby Farm	In compliance with Minimum Distance Separation (MDS) criteria and 60 metres from a waterbody
Kennel	30 metres from any lot line and 150 metres from a waterbody
Maximum Building Height	
Accessory Buildings and Structures	See Section 3.1
Hobby Farm	10 metres
Kennel	See Section 3.23
Maximum Lot Coverage	25 percent
Minimum Separation Distance between residential use and non-residential use on the same lot	6 metres
Maximum Floor Area	
Cheese Factory, Tourist-Oriented – principal production facility	190 m^2
Cheese Factory, Tourist-Oriented – accessory structures (total combined floor area)	75 m^2

(e) **1200 Road 506; Roll # 1042 040 010 69040** (By-Law #31-22)

RU-X6 – Part Lot 35, Concession 4, Geographic Township of Barrie

(4) Despite the provisions of Section 4.7.1 and Section 4.7.2 (RU Zone Permitted Uses) to the contrary, on lands zoned **RU-X6**, the following uses are also permitted:

(c) Permitted Uses – Principal

- Animal Sanctuary

(d) Permitted Uses – Accessory to an Animal Sanctuary

- Restaurant

(5) Despite the provisions of Section 2 (Definitions) to the contrary, on lands zoned **RU-X6**, the following definitions shall also apply:

Animal Sanctuary: Means a building, structure, or land for the purpose of providing a place of refuge for animals and does not include the sale or trade of animals, breeding programs, or animal testing.

(6) Despite the provisions of Section 4.7.3 (Zone Requirements) to the contrary, on lands zoned **RU-X6**, the following provisions shall apply:

(e) Minimum Lot Area for an Animal Sanctuary or Hobby Farm: 0.635 hectares (1.57 acres)

(f) Maximum Cumulative Gross Floor Area of all buildings or structures for an Animal Sanctuary or Hobby Farm: 260 square metres (2,798.7 square feet)

(g) Maximum Gross Floor Area of an Accessory Restaurant: 70 square metres (753.5 square feet)

(h) The use of an Accessory Restaurant shall not include a drive-through facility.

4.8 Limited Service Rural - LSR

Explanatory note (does not form part of this By-law): The Limited Service Rural Zone identifies land which does not have access to or frontage on an opened and maintained public highway and means that municipal services which may normally be provided on an opened public highway will not be provided or guaranteed, including, but not limited to:

- Snow ploughing, road upgrading, and school bussing.

No person shall use any land or erect, alter or use any building or structure in the Limited Service Rural Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

4.8.1 Permitted Uses – Principal

- Agricultural Use
- Community Facility
- Day Nursery – Licensed
- Day Nursery – Private
- Dwelling- Single Detached
- Equestrian Establishment
- Group Home
- Live/Work Unit
- Maple Syrup Processing and Sales Establishment
- Principal Storage Unit
- School – Private
- Studio
- Wayside Pit
- Wayside Quarry

4.8.2 Permitted Uses – Accessory

The following accessory uses are permitted subject to the General Provisions in Section 3:

- Accessory Buildings and Structures
- Bed and Breakfast
- Garden Suite
- Hobby Farm
- Home Based Business
- Loft-Above-a-Garage
- Secondary Dwelling
- Sleep Cabin
- Swimming Pool

4.8.3 Zone Requirements

The minimum frontage and lot area apply to lots created after the passage of this by-law and for the creation of all new lots.

(a) **Principal Uses – Residential**

		Metric
Minimum Lot Area		0.8 hectares
Minimum Lot Frontage		46 metres
Minimum Yard Requirements		
	Front Yard	7 metres
	Rear Yard	7 metres
	Interior Side Yard	3 metres
	Exterior Side Yard – per site	7 metres
Maximum Building Height		10 metres
Maximum Lot Coverage		Fifteen percent (15%)
Maximum Number of Dwellings per Lot		One (1)

(b) **Principal Uses – Agricultural and Equestrian**

		Metric
Minimum Lot Area		4 hectares
Minimum Lot Frontage		75 metres
Minimum Yard Requirements		
	Front Yard	15 metres
	Rear Yard	10 metres
	Interior Side Yard	10 metres
	Exterior Side Yard – per site	10 metres
Maximum Building Height		10 metres
Maximum Lot Coverage – all uses		Twenty-five percent (25%)
Minimum Separation Distance between residential use and non-residential Use		6 metres

(c) **Accessory Uses**

		Metric
Minimum Lot Area		
	Hobby Farm	2 hectares
	Secondary Dwelling	0.8 hectares
Minimum Yard Requirements		
	Accessory Buildings and Structures	Section 3.1
	Hobby Farm	In compliance with Minimum Distance Separation (MDS) Criteria
	Secondary Dwelling	See Residential Uses above – 4.8.3 (a)
Maximum Building Height		
	Accessory Building and Structures	Section 3.1
	Hobby Farm	10 metres
	Secondary Dwelling	10 metres
	All other Accessory Uses	Section 3.1
Maximum Lot Coverage		
	All Uses	Section 3.1
Maximum Number of Secondary Dwellings per Lot		One (1)

4.8.4 Additional Provisions

(a) Despite anything in Section 4.8.2 to the contrary, Wayside Pits and Wayside Quarries shall be subject only to a minimum yard requirement of 15 metres;

(b) Any livestock or manure storage facility shall comply with the Minimum Distance Separation (MDS) Criteria.

4.8.5 Exception Zones

4.9 Limited Service Waterfront – LSW

Explanatory note (does not form part of this By-law): The Limited Service Waterfront Zone identifies land which has water frontage and does not have direct access to an opened and maintained public highway and means that municipal services which may normally be provided on an opened public highway, will not be provided or guaranteed, including but not limited to:

- Snow ploughing, road upgrading, and school bussing.

No person shall use any land or erect, alter or use any building or structure in the Limited Service Waterfront Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

4.9.1 Permitted Uses – Principal

- Day Nursery – Licensed
- Day Nursery – Private
- Dwelling- Single Detached
- Maple Syrup Processing and Sales Establishment
- Studio

4.9.2 Permitted Uses – Accessory

The following accessory uses are permitted subject to the General Provisions in Section 3:

- Accessory Buildings and Structures
- Bed and Breakfast
- Hobby Farm
- Home Based Business
- Loft-Above-a-Garage
- Sleep Cabin
- Swimming Pool
- Waterfront Structures

4.9.3 Zone Requirements

The minimum frontage and lot area apply to lots created after the passage of this by-law and for the creation of all new lots.

(a) **Principal Uses**

		Metric
Minimum Lot Area		0.8 hectares
Minimum Lot Frontage – Water		77 metres
Minimum Water Frontage on a Narrow Water Body Channel		91 metres
Minimum Lot Frontage – Road		46 metres
Minimum Yard Requirements		
	Front Yard – with shoreline frontage	30 metres
	Front Yard – with no shoreline frontage	7 metres
	Rear Yard	7 metres
	Interior Side Yard	3 metres
	Exterior Side Yard	7 metres
Maximum Building Height		10 metres
Maximum Lot Coverage		Fifteen percent (15%)
Maximum Number of Dwellings per Lot		One (1)

(b) **Accessory Uses**

		Metric
Minimum Lot Area		
	Hobby Farm	2 hectares
Minimum Yard Requirements		
	Front Yard – Waterfront Structures	Section 3.1
	Interior Side Yard – Waterfront Structures	Section 3.1
Maximum Building Height		
	Accessory Buildings and structures	Section 3.1
	Hobby Farm	10 metres

Maximum Lot Coverage		Section 3.1

4.9.4 Additional Provisions

(a) With the exception of a boathouse/boat port or dock all shoreline structures shall be constructed within the confines of the property boundaries of a lot;

(b) Despite anything in Section 4.9.2 to the contrary, on land within 300 metres of the high water mark of Reid Lake, Lucky Lake, Mackie Lake, Camp Lake, Big Ohlman Lake, Mosque Lake, Kishkebus Lake, Shabomeka Lake, Buckshot Lake, Round Schooner Lake or Little Green Lake, the maximum permitted number of dwelling units per lot shall be one (1).

4.9.5 Exception Zones

(a) **Carson Subdivision**
On lands Zoned as **LSW-X1**, no development shall occur below an elevation of 2 metres (6.56 ft.) above the high-water mark of the Mississippi River and the McLarens Depot Snye; also, that on Blocks 42, 43, 44, 45, 46 and 47, Registered Plan 1882, the provisions of the Open Space (OS) Zone shall apply excepting that no building or structure except a marine facility shall be located closer than 6 metres (19.6 ft.) from any lot line. All other provisions of this By-law shall prevail;

(b) **North Shore Estates**
On lands Zoned **LSW-X2**, the minimum setback of any sewage disposal system shall be 30 metres (98.4 ft.) from the high-water mark of Palmerston Lake; all lands within 30 metres (98.4 ft.) of the shoreline shall be left in their natural state; the minimum floor area of any dwelling shall be 112 square metres (1,205.5 ft²).

(c) **Roll #1042-110-040-19950** (By-law #93-09)
LSW-X3 - Norcan Lake Subdivision, Part of Lots 18 and 19, Concession 8 and 9, North Canonto.
On lands Zoned **LSW-X3**, the minimum lot frontage shall be 32.82 metres [107.7 ft.]. Also, frontage on a public street or road shall mean lots which front on a road dedicated to the Municipality but maintained privately under an agreement with the Township of North Frontenac. Lots which are deemed to comply with this provision for access may be developed for any permitted use. For the purposes of this By-law, the minimum lot area shall be the lot areas as set out in the final approved plan of subdivision. The minimum setback for the main building or accessory building from Juniper Creek shall be 30 metres [98.4 ft.] measured from the centre line of the creek. Lots within the **LSW-X3** Zone shall be deemed to fall within a Limited Service Zone which means that municipal or community services which may normally be provided to an open public highway will not be guaranteed including but not limited to school bussing, garbage pickup, access by emergency vehicles;

(c) **Roll #1042-110-040-19990; 19910; 19920; 19930; 19940; 19980; 20020; 20030; 20040; 20050; 20060; 20070; 20080** (By-law #93-09)
LSW-X4 – Plan 13M83, Norcan Lake

On lands Zoned **LSW-X4***,* the lot line abutting the Shoreline of Norcan Lake shall be deemed the front lot line and the lot frontage for waterfront lots shall be calculated on the water side of the lot. Also, frontage on a public street or road shall mean lots which front on a road dedicated to the Municipality but maintained privately under an agreement with the Township of North Frontenac. Lots which are deemed to comply with this provision for access may be developed for any permitted use. For the purposes of this By-law, the minimum lot area shall be the lot areas as set out in the final approved plan of subdivision. The minimum setback for the main building or accessory building from Juniper Creek shall be 30 metres [98.4 ft.] measured from the centre line of the creek. Lots within the **LSW-X4** Zone shall be deemed to fall within a Limited Service Zone which means that municipal or community services which may normally be provided to an open public highway will not be guaranteed including but not limited to school bussing, garbage pickup, access by emergency vehicles;

(e) **Roll #1042-110-040-19140** (By-law #160-12)
LSW-X5 – Norcan Lake – Temporary Use By-law (Wilston)
That despite any provision of By-law #15-04 to the contrary, on lands Zoned **LSW-X5** pursuant to this Temporary Use By-law, the following provision shall apply:

- "A garden suite is permitted subject to the provisions of Section 39 of the Planning Act; that the period that this Temporary Use By-law shall apply from December 10, 2012 to December 9, 2032 inclusive".

(f) **Roll #1042-110-040-19170** (By-law #17-18)
LSW-X6 – Norcan Lake – Lot 15 Plan 13M-53
On lands Zoned **LSW-X6** the minimum lot area shall be 10 hectares (24.5 ac) and the maximum lot coverage for accessory uses shall be five percent (5%) to a maximum of 140 square metres (1,500 ft²); the minimum setback for a seasonal dwelling and accessory uses shall be 30 metres from the high-water mark and within the 30 metre setback of the high-water mark, the permitted shoreline uses shall be a boathouse (wet or dry); a wharf and a dock;

(g) **Roll #1042-010-010-16302** (By-law #27-04)
LSW-X7 – Mississagagon Lake, Part of Lot 13, Concession 8, Plan 13R-8472
On lands Zoned **LSW-X7** permitted uses shall include a seasonal dwelling and accessory buildings or structures. The shoreline shall be maintained in its natural state including the existing vegetation cover;

(h) **Roll #1042-030-020-52110** (By-law #77-07)
LSW-X8 - Part of Lot 12, Concession 6, Township of Barrie.
On lands Zoned **LSW-X8**, a sleep cabin as defined, shall be permitted with a net floor area not to exceed 30 square metres [322.9 ft^2].

(i) **Roll #1042-010-010-03905** (By-law #06-19)
LSW-X9 – Part of Lots 16, 17 and 18, Concession 7, Township of Barrie.
On lands Zoned **LSW-X9**, the following provisions shall apply:

i. Accessory structures shall be permitted prior to the construction of the main building on the subject property;
ii. Four (4) sleep cabins not to exceed a net floor area of 275 ft² and a height of two (2) storeys shall be permitted on the subject property setback a minimum of 150 metres from the high water mark of

Kashwakamak Lake and shall comply with all other provisions in the Zoning Bylaw;

iii. Maximum accessory lot coverage permitted shall not exceed five percent (5%) lot coverage for all accessory structures.

4.10 Rural Co-operative – CO

No person shall use any land or erect, alter or use any building or structure in the Rural Co-operative Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

4.10.1 Permitted Uses – Principal

- Agricultural Use
- Commercial Greenhouse
- Construction Yard/Contractor's Yard
- Continuum-of-Care Facility
- Day Nursery – Licensed
- Day Nursery – Private
- Dwelling – Apartment
- Dwelling – Duplex
- Dwelling – Mobile Home
- Dwelling Row
- Dwelling – Single Detached
- Industrial Use – Class I
- Live/Work Unit
- Maple Syrup Processing and Sales Establishment
- Market
- Office
- Personal Service Establishment
- Place of Assembly
- Place of Worship
- Printing and Publishing Establishment
- Retail Store
- School – Private
- Studio
- Wayside Pit

4.10.2 Permitted Uses – Accessory

The following accessory uses are permitted subject to the General Provisions in Section 3.

- Accessory Buildings and Structures
- Bed and Breakfast
- Garden Suite
- Hobby Farm
- Home Based Business

- Secondary Dwelling
- Swimming Pool

4.10.3 Zone Requirements

The minimum frontage and lot area apply to lots created after the passage of this by-law and for the creation of all new lots.

(a) **All Uses**

		Metric
Minimum Lot Area		10 hectares
Minimum Lot Frontage		100 metres
Maximum Building Height		11 metres
Maximum Density		One (1) dwelling per hectare
Maximum Lot Coverage		Ten percent (10%)

4.10.4 Additional Provisions

(a) Site Plan Control approval shall be required;

(b) All principal structures shall be erected not closer than 6 metres to other principal structures;

(c) No building or structure shall be erected in the Rural Co-operative (CO) Zone unless the lot upon which such building or structure is to be erected has frontage onto and direct access to a public street, private lane or un-assumed road or is an authorized water access lot (see Section 3.14);

(d) An accessory dwelling unit may be located within a building occupied by any commercial use or may be detached where it complies with the requirements of Section 3.1;

(e) Accessory uses, buildings, and structures, parking, special separation distances and other general provisions shall be in accordance with Section Three (3) of this By-law; and

(f) Despite the requirements of Section 4.10.3, setback and frontage requirements for buildings and structures within a Rural Co-Operative (CO) Zone shall be measured from a private lane used to provide access to a dwelling, as applicable.

4.10.5 Exception Zones

4.11 General Commercial – GC

No person shall use any land or erect, alter or use any building or structure in the General Commercial Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

4.11.1 Permitted Uses – Principal

- Auto Repair Garage
- Auto Service Station **(see Section 4.11.4.b)***
- Bakery
- Bank
- Building Supply Store **(see Section 4.11.4.b)***
- Car Wash **(see Section 4.11.4.b)***
- Clinic
- Commercial Greenhouse **(see Section 4.11.4.b)***
- Compressed Gas Sales and Services
- Construction Yard/Contractor's Yard
- Convenience Store
- Day Nursery – Licensed
- Day Nursery – Private
- Equestrian Establishment
- Equipment and Vehicle Storage Yard
- Equipment Rental Establishment **(see Section 4.11.4.b)***
- Farm Produce Outlet
- Funeral Parlour
- Garden Centre
- Gasoline Bar **(see Section 4.11.4.b)***
- Golf Course
- Hotel
- Laundromat
- Live/Work Unit
- Lumber Yard
- Maple Syrup Processing and Sales Establishment
- Marina
- Market
- Micro-Brewery
- Motel
- Office
- Parking Lot – Commercial
- Personal Service Establishment
- Place of Amusement
- Place of Assembly
- Place of Worship
- Printing and Publishing Establishment

- Sporting Establishment
- Recreational Vehicle Sales and Storage **(see Section 4.11.4.b)***
- Refreshment Vehicle
- Restaurant
- Retail Store
- School – Private
- Self-Storage Facility
- Service Outlet
- Shooting Range
- Storage Compound
- Studio
- Tradespersons Establishment
- Transportation Depot
- Vehicle Sales Establishment **(see Section 4.11.4.b)***
- Veterinary Establishment
- Warehouse **(see Section 4.11.4.b)***
- Wellness Centre

4.11.2 Permitted Uses – Accessory

The following accessory uses are permitted subject to the General Provisions in Section 3:

- Accessory Buildings and Structures
- Bed and Breakfast
- Dwelling – Single Detached
- Secondary Dwelling
- Swimming Pool

4.11.3 Zone Requirements

The minimum frontage and lot area apply to lots created after the passage of this by-law and for the creation of all new lots.

(a) **Principal Uses**

		Metric
Minimum Lot Area		0.8 hectares
Minimum Lot Frontage – Water (if located on water)		77 metres
	- Road	60 metres
Minimum Yard Requirements		
	Front Yard	7 metres
	Rear Yard	7 metres
	Interior Side Yard	3 metres

	Interior Side Yard – where commercial use abuts a residential use	7 metres
	Exterior Side Yard	7 metres
Maximum Building Height		10 metres
Maximum Lot Coverage		Forty percent (40%)
Maximum Number of Dwellings per Lot		One (1)
Minimum Distance Separation between Detached Dwelling Unit and a Commercial Use on the same lot		6 metres

(b) **Accessory Uses**

		Metric
Minimum Lot Area		
Minimum Yard Requirements		Section 3.1
Maximum Building Height		
	Accessory Buildings and structures	Section 3.1
	Secondary Dwelling	10 metres
Maximum Lot Coverage		Section 3.1
Maximum Number of Secondary Dwellings		One (1)

4.11.4 Additional Provisions

(a) An accessory dwelling unit may be located within a building occupied by a commercial use;

(b) Permitted uses denoted with an * shall only be permitted where the lot has frontage on and direct access to Highway 41 or Township owned Class Four (4) roads as set out in the Township's Level of Service Policy for Township Roads;

(c) Where a commercial use abuts a residential or sensitive land use on an adjacent lot, a buffer strip shall be provided along the abutting lot line(s) in accordance with Section Three (3).

4.11.5 Exception Zones

(a) **Roll # 1042-100-030-01618**
GC-X1 – Part of Lot 28, Concession 1, Hamlet of Ompah
On lands Zoned **GC-X1**, the minimum front yard and interior yard shall be 8 metres (26.2 ft²); the minimum rear yard shall be 10 metres (32.8 ft²); the maximum lot coverage shall be fifty percent (50%) and the maximum building height shall be 11 metres (36 ft²);

(b) **Roll # 090-010-05400**
GC-X2 – Part of Lot 4, Concession 6, Township of Palmerston
On lands Zoned **GC-X2**, permitted uses shall include an explosive testing facility that shall be operated in compliance with the relevant provisions of the Explosives Act an associated regulations (Federal) and the Occupational Health and Safety Act and associated regulations (Provincial);

(c) **Roll # 1042- 090-010-17107** (By-law #97-16)
GC-X3 – Part of Lot 10, Concession 11, Township of Palmerston
On lands Zoned **GC-X3**, that Schedule 'A1' to By-law #15-04 is amended by changing the Zoning of certain lands, having an area of approximately 0.4097 hectares (1.01 ac) legally described as Part of Lot 10, Concession 11, geographic Township of Palmerston, of the Township of North Frontenac, from the Recreational Commercial (RC) Zone to the General Commercial Exception (GC-X3) Zone.
Despite Section 5.12.1 of By-law #15-04, on lands Zoned **GC-X3**, the permitted uses shall be:

- Accessory Dwelling Unit
- Accessory Use
- Bakery
- Bank
- Clinic
- Convenience Store
- Garden Centre
- Market
- Motel
- Office
- Parking Lot - Commercial
- Personal Service Establishment
- Place of Amusement
- Place of Assembly
- Place of Worship and accessory buildings
- Public Service Use
- Public Utility
- Recreational Commercial Establishment
- Restaurant
- Retail Store
- Studio

- Tourist Establishment
- Veterinary Establishment
- Workshop or Custom Workshop

Despite Section 5.12.2 of By-law #15-04, on lands Zoned **GC-X3,** the Minimum Lot Area shall be 0.4 hectares; the Lot Frontage shall be 89 metres; the Minimum Yard Requirements for the Main Use shall be for Interior Side Yard 3 metres and for the Rear Yard shall be 7 metres.

(d) **Roll #1042-040-010-69500** (By-law #48-09)
GC-X4 – Part of Lot 34, Concession 5, Township of Barrie
On lands Zoned **GC-X4**, despite Section 4.11.1 of this By-law to the contrary, permitted uses shall be limited to a mixed use development consisting of a commercial greenhouse and a single detached dwelling, as well as accessory uses in accordance with Section 3.1.

4.12 Recreational Commercial – RC

No person shall use any land or erect, alter or use any building or structure in the Recreational Commercial Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

4.12.1 Permitted Uses – Principal

- Golf Course
- Hotel
- Marina
- Motel
- Tourist Establishment

4.12.2 Permitted Uses – Accessory

The following accessory uses are permitted subject to the General Provisions in Section 3:

- Accessory Buildings and Structures
- Compressed Gas Sales and Services
- Convenience Store
- Dwelling – Park Model Trailer
- Dwelling – Single Detached
- Gasoline Bar
- Laundromat
- Place of Amusement
- Place of Assembly
- Place of Worship
- Refreshment Vehicle
- Restaurant
- Retail Store
- Sporting Establishment
- Studio
- Waterfront Structure

4.12.3 Zone Requirements

The minimum frontage and lot area apply to lots created after the passage of this by-law and for the creation of all new lots.

(a) **Principal Uses (Excluding Tourist Establishment)**

		Metric
Minimum Lot Area		0.8 hectares
Minimum Lot Frontage – Water (if applicable)		77 metres

	- Road	60 metres
Minimum Yard Requirements		
	Front Yard – Water (if applicable)	30 metres
	- Road	7 metres
	Rear Yard	7 metres
	Interior Side Yard	3 metres
	Interior Side Yard – where commercial use abuts a residential use	7 metres
	Exterior Side Yard	7 metres
Maximum Building Height		10 metres
Maximum Lot Coverage (Total)		Forty percent (40%)
Maximum Number of Dwellings per Lot		One (1)
Minimum Distance Separation between Detached Dwelling Unit and a Commercial Use		6 metres

(b) **Principal Use – Tourist Establishment**

		Metric
Overall Minimum Lot Area		4 hectares
Overall Minimum Lot Frontage –Water (if applicable)		200 metres
	- Road	75 metres
Overall Minimum Yard Requirements		
	Front Yard – Water (if applicable)	30 metres
	- Road	7 metres
	Rear Yard	7 metres
	Interior Side Yard	3 metres
	Interior Side Yard – where commercial use abuts a residential use	7 metres
	Exterior Side Yard	7 metres
Overall Maximum Building Height		10 metres
Maximum Lot Coverage (Total)		Forty percent (40%)
Maximum Number of Dwellings per Lot		One (1)

Minimum Distance Separation between Detached Dwelling Unit and a Commercial Use on the same lot		6 metres
Special Provisions Tourist Cabins/Park Model Trailers:		
	Minimum Area per Tourist Cabin/Park Model Trailer	0.4 hectares
	Minimum Distance between Tourist Cabins/Park Model Trailers	6 metres
Special Provisions Camping Lots - Tents:		
	Density of Camping Lots	One (1) camping lot per 185 square metres
Special Provisions Trailer Park:		
	Density of Recreational Vehicles	One (1) recreational vehicle per 660 square metres
	Minimum Distance between Recreational Vehicles	6 metres

(c) **Accessory Uses**

		Metric
Minimum Yard Requirements		See Section 3.1
Maximum Building Height		
	Accessory Building	See Section 3.1
Maximum Lot Coverage		
	Accessory Buildings and Structures	13 square metres per recreational vehicle site or in accordance with Site Plan

4.12.5 Additional Provisions

(a) An accessory dwelling unit may be located within a building occupied by a commercial use;

(b) Where a commercial use abuts a residential or sensitive land use on an adjacent lot a buffer strip shall be provided along the abutting lot line(s) in accordance with Section Three (3).

(c) For a Tourist Establishment with Recreational Vehicles, enclosures, overhangs, porches, roof-overs, expansions, or additions are not permitted on or abutting a recreational vehicle, with the exception of pre-engineered and removable add-a-rooms manufactured specifically for the purpose of adding additional space to a recreational vehicle.

4.12.6 Exception Zones

(a) **Roll # 1042-010-010-22400** (By-law #92-19)
RC-X1 - Mississagagon Lake, Part of Lots 6 and 7, Concession 9
On lands zoned **RC-X1**, the maximum number of recreational vehicle sites shall be twelve (12). All other provisions of this By-law shall prevail.

(b) **Roll # 1042-080-010-57400 (By-law #05-97)**
RC-X2 - Mackie Lake, Part of Lot 28, Concession 10
On lands Zoned **RC-X2**, the zone requirements shall be deemed to conform with the conditions of severance and this By-law;

(c) **Roll # 1042-060-020-05600** (By-law #07-97)
RC-X3 - Mississippi River, Part of Lot 26, Concession 6
On lands Zoned as **RC-X3**, the maximum number of recreational vehicle sites shall be fifty (50) on lands which include the shoreline road allowance of the Mississippi River. All other provisions of this By-law shall prevail.

(d) **Roll# 1042-100-030-01550** (By-law #08-01)
RC-X4 – Palmerston Lake, Part of Lot 28, Concession 1, Township of Palmerston
On lands Zoned **RC-X4**, the following exceptions to this By-law shall apply:
Permitted Uses
- Maximum of three (3) rental residential units plus accessory buildings and structures per lot.

Zone Restrictions
- Minimum Lot Area 0.4 ha ..... (1 ac.)
- Minimum Front Yard 45 metres ..... (147.6 ft.)
- Minimum Rear Yard 10 metres ..... (32.8 ft.)
- Minimum Interior Side Yard 8 metres ..... (26.2 ft.)
- Minimum Exterior Side Yard 8 metres ..... (26.2 ft.)
- Minimum Setback from water for all buildings and structures
- including sewage disposal systems 15 metres ..... (49.2 metres)

(e) **Roll #1042-070-020-34400** (By-law #07-08)
RC-X5 – Part of Lot 18, Concession 14, Township of Clarendon
On lands Zoned **RC-X5**, the minimum front yard requirements for a lot with shoreline frontage shall be the existing setbacks for each of the four (4) cabins respectively, as shown on Schedule ‘B’ to By-law #07-08.

4.13 Industrial – I

No person shall use any land or erect, alter or use any building or structure in the Industrial Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

4.13.1 Permitted Uses – Principal

- Abattoir
- Auto Repair Garage
- Auto Service Station
- Building Supply Store
- Cannabis Production and Processing Facility
- Car Wash
- Class I Industry
- Class II Industrial
- Class III Industrial
- Concrete Plant
- Construction Yard/Contractor's Yard
- Equipment and Vehicle Storage Yard
- Lumber Yard
- Maple Syrup Processing and Sales Establishment
- Office
- Parking Lot Commercial
- Printing and Publishing Establishment
- Salvage Yard
- Saw Mill
- Self-Storage Facility
- Service Outlet
- Warehouse

4.13.2 Permitted Uses – Accessory

The following accessory uses are permitted subject to the General Provisions in Section 3:

- Accessory Buildings and Structures;
- Accessory Dwelling.

4.13.3 Zone Requirements

The minimum frontage and lot area apply to lots created after the passage of this by-law and for the creation of all new lots.

(a) **Principal Uses**

		Metric
Minimum Lot Area		2 hectares

Minimum Lot Frontage		100 metres
Minimum Yard Requirements – all yards		15 metres
Maximum Building Height		15 metres
Maximum Lot Coverage		Forty percent (40%)

(b) **Accessory Uses**

		Metric
Minimum Yard Requirements		
	Front Yard	15 metres
	Rear Yard	5 metres
	Interior Side Yard	5 metres
	Rear/Interior Side Yard – where an industrial use abuts a sensitive land use	10 metres
	Exterior Side Yard	15 metres
Maximum Building Height – All Accessory Uses		Section 3.1
Maximum Lot Coverage		Section 3.1

4.13.4 Additional Provisions

(a) Where an industrial use abuts a residential or sensitive land use on an adjacent lot, a buffer strip shall be provided along the abutting lot line(s) in accordance with Section Three (3);

(b) For a salvage yard, the storage compound for motor vehicles or other materials shall be completely obscured from any public road or adjacent use by an opaque fence, screen, or berm of not less than 1.8 metres in height;

(c) An accessory dwelling located on a lot occupied by a Class II or Class III Industrial Use or an Automotive Use shall have a minimum separation distance of 100 metres.

4.13.5 Exception Zones

4.14 Mineral Aggregate Extraction – MXE

No person shall use any land or erect, alter or use any building or structure in the Mineral Extraction Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

4.14.1 Permitted Uses – Principal

- Agricultural Use
- Concrete Plant
- Construction Yard/Contractor's Yard
- Dwelling – Single Detached
- Equipment and Vehicle Storage Yard
- Mineral Aggregate Operation
- Pit
- Quarry
- Wayside Pit
- Wayside Quarry

4.14.2 Permitted Uses – Accessory

The following accessory uses are permitted subject to the General Provisions in Section 3:

- Accessory Buildings and Structures;
- Support Infrastructure.

4.14.3 Zone Requirements

(a) **Principal Uses**

		Metric
Minimum Lot Area		The lesser of 0.8 hectares or in accordance with License Provisions
Minimum Lot Frontage		The lesser of 46 metres or in accordance with Licence Provisions
Minimum Yard Requirements		
	All Yards	15 metres
	From Public Roads	30 metres
Maximum Building Height		15 metres

(b) **Accessory Uses**

		Metric
Minimum Yard Requirements		
	Front Yard	15 metres
	Rear Yard	5 metres
	Interior Side Yard	5 metres
	Rear Yard/Interior Side Yard – where an aggregate use abuts a sensitive land use	10 metres
	Exterior Side Yard	15 metres
Maximum Building Height – All Accessory Uses		Section 3.1

4.14.4 Additional Provisions

(a) Where a property in the Mineral Aggregate Extraction Zone contains a Single Detached Dwelling, the Dwelling shall comply with the provisions of the Rural Zone;

(b) Where lands Zoned as Mineral Aggregate Extraction are occupied by a dwelling, this By-law shall not be deemed to prevent the extension or expansion of the existing dwelling or the erection or extension of an accessory building;

(c) Where an interior side or rear yard is contiguous to another licensed pit or quarry, no interior side yard or rear yard is required;

(d) Where the setback provisions or yard requirements of this By-law conflict with the Aggregate Resources Act the setbacks or yard requirements of the Act shall prevail.

4.14.5 Exception Zones

4.15 Mining – MR

No person shall use any land or erect, alter or use any building or structure in the Mining Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

4.15.1 Permitted Uses – Principal

- Mining Exploration and Prospecting
- Mineral Mining Operations
- On-site Smelting and Processing
- Outdoor Recreation
- Pit
- Quarry
- Storage Buildings

4.15.2 Permitted Uses – Accessory

The following accessory uses are permitted subject to the General Provisions of Section Three (3):

- Accessory Buildings and Structures
- Support Infrastructure

4.15.3 Zone Requirements

(a) **Principal Uses**

		Metric
Minimum Lot Area		0.8 hectares or in accordance with License provisions
Minimum Lot Frontage		46 metres or in accordance with License provisions
Minimum Yard Requirements		
	All Yards	15 metres
	From Public Roads	30 metres
Maximum Building Height		15 metres

(b) **Accessory Uses**

		Metric
Minimum Yard Requirements		Section 3.1
Maximum Building Height – All Accessory Uses		Section 3.1

4.15.4 Additional Provisions

4.15.5 Exception Zones

4.16 Waste Management Facility – WMF

No person shall use any land or erect, alter or use any building or structure in the Waste Management Facility Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

4.16.1 Permitted Uses – Principal

- Agricultural Use
- Office
- Recycling Depot
- Transfer Station
- Waste Management Facility

4.16.2 Permitted Uses – Accessory

The following accessory uses are permitted subject to the General Provisions of Section Three (3):

- Accessory Buildings and Structures
- Support Infrastructure

4.16.3 Zone Requirements

(a) **Principal Uses**

		Metric
Minimum Lot Area		4 hectares or in accordance with License provisions
Minimum Lot Frontage		46 metres or in accordance with License provisions
Minimum Yard Requirements		
	All Yards	15 metres
	From Public Roads	30 metres
Maximum Building Height		15 metres

(b) **Accessory Uses**

	Metric
Minimum Yard Requirements	Section 3.1
Maximum Building Height – All Accessory Uses	Section 3.1

4.16.4 Additional Provisions

4.16.5 Exception Zones

4.17 Environmental Protection – EP

No person shall use any land or erect, alter or use any building or structure in the Environmental Protection Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

4.17.1 Permitted Uses – Principal

- Natural Heritage Features and Areas
- Existing uses

4.17.2 Permitted Uses – Accessory

The following accessory uses are permitted subject to the General Provisions in Section 3:

- Accessory Buildings and Structures

4.17.3 Zone Requirements

- No minimum lot area, frontage or setbacks.

4.17.4 Additional Provisions

(a) All land under water is within the Environmental Protection (EP);

(b) No new development shall be permitted unless the lands are rezoned to an appropriate Zone to suit the proposed development, subject to verification through supporting studies that any site constraints such as organic soils or natural hazards can be suitably addressed. Existing uses shall be permitted and extensions thereto subject to the requirements of the Ontario Building Code.

4.17.5 Exception Zones

4.18 Crown Land – CROWN

No person shall use any land or erect, alter or use any building or structure in the Crown Land Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law.

4.18.1 Permitted Uses – Principal

- Crown Land
- Existing uses
- Conservation Areas
- Provincial Park
- Seasonal Dwelling or Hunt Camp, where authorized by the Province through a Land Use Permit

4.18.2 Permitted Uses – Accessory

The following accessory uses are permitted subject to the General Provisions in Section 3:

- Accessory Buildings and Structures

4.18.3 Zone Requirements

- No minimum lot area or frontage.
- Minimum setback from the highwater mark of waterbodies and wetlands: 30 metres

4.18.4 Additional Provisions

4.18.5 Exception Zones

Part 5 – Overlays

5.1 Overlay Zone Classification

For the purposes of this By-law, the Township of North Frontenac has established overlay(s) to identify areas which may require additional review or studies prior to development. These overlay(s) as named and described in the following sections, the boundaries of which are shown on the **Zoning Schedule** which is attached to and forms part of this By-law.

5.2 Overlay Zone

Overlay Name	Overlay Symbol
Natural Hazards	NH

5.3 Natural Hazards (NH) Overlay

The Natural Hazards (NH) Overlay Zone as identified in Land Use Schedule to this By-law applies to lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (organic soils), unstable bedrock, or floodplain. The provisions of the Natural Hazard (NH) Overlay Zone shall take precedence over the underlying Zone category requirements.

Permitted Uses – Principal

- No building or structure shall be erected, altered or used except in accordance with the recommendations of an Environmental Impact Study or engineering study undertaken to the satisfaction of the Township. Where it is identified by the Conservation Authority having jurisdiction in the area that no natural hazard is present on the subject property, no study shall be required to be undertaken and the provisions of the underlying Zone shall be in effect.

Permitted Uses – Accessory

- Accessory uses are permitted to an existing principal use.