

5.0 ZONES

5.1 Zone Symbols

1. For the purpose of this By-law, all land within the Township is divided into the following Zones, and are shown on the zoning maps which form the Zoning Schedules to this By-law.

<u>Zone</u>	<u>Symbol</u>
Rural	RU
Residential Low Density	R1
Multiple Residential	R2
Hamlet	H
Limited Service Rural	LSR
Lakefront Development	LD
General Commercial	GC
Commercial Industrial	CM
Recreational Commercial	CR
Rural Industrial Zone	MR
Waste Management Facility	WMF
Environmental Protection	EP
Mineral Aggregate Resources Pit	MXP
Mineral Aggregate Resources Quarry	MXQ
Mineral Aggregate Resources Reserve	MXR
Mining	MIN

2. In addition, the following prefixes and suffixes may be added to the foregoing zones in which case Sections 5.4 and 5.5 shall apply respectively:

<u>Symbol</u>	<u>Meaning</u>
- #	exception zone
h -	holding zone

5.2 Streets or Rights-of-Way

A street, transmission line right-of-way, railway right-of-way or watercourse shown on the Zone Schedules unless otherwise indicated shall be included within the Zone of the adjoining land on either side thereof.

5.3 Interpretation of Zone Boundaries

Where the boundary of any zone is uncertain and:

1. The boundary is shown on a Schedule to this By-law as following a street, transmission line right-of-way, railway right-of-way, or watercourse, the centre line of the street, electric transmission line right-of-way, railway right-of-way or watercourse is the boundary;
2. The boundary is shown on a Schedule to this By-law as substantially following lot lines shown on a registered plan of subdivision or the boundaries of a parcel registered in the Land Titles Office for the County on the date of the passing of this By-law, such lot lines are the boundary;
3. The boundary is shown on a Schedule to this By-law as being substantially parallel to a street and the distance from the street is not indicated, the boundary shall be deemed to be parallel to such street and the distance from the street shall be determined according to the scale shown on the Schedule;
4. The boundary is shown on a Schedule to this By-law as encompassing a pit, quarry or mine operation and numerical distances are not indicated, the boundary shall be determined by reference to the registered site plan for the pit or quarry operation and the boundaries as specified on the site plan shall be the zone boundary;
5. The boundary is shown on a Schedule to this By-law as following a street and the street is closed, the land in the said closed street shall be included in the zone of the adjoining land and if such street formed a boundary between two or more different zones, the centre line of the closed street shall be the boundary;
6. The boundary is not construed to parallel a feature described in Section 5.3 (1-3) above, or cannot otherwise be determined in reference to another feature on the Schedules to this By-law, the distance or location of the boundary shall be determined or measured according to the scale shown on the applicable Schedule.

5.4 Exception Zones

Where a zone symbol is followed by a dash and a number, this denotes an exception zone. Land so designated shall be subject to all the provisions of the zone represented by the symbol except as otherwise stated by the provisions of the special zone. The exception provisions are listed under the appropriate zone in the text of this By-law.

5.5 Holding Symbol ("h")

1. Any parcel or area of land in any zone may be further classified as a holding zone with the addition of the suffix "h-".

2. Where a holding symbol applies, no land shall be used and no buildings or structures shall be erected or used for any purpose other than those uses existing for such land, building or structure on the date of passing of this By-law.
3. The intent of a holding symbol is to signify Council's approval in principle to future development of the land for the purposes indicated by the zone preceding the symbol.
4. A further number(s) will be placed after the "h" to signify what requirement(s) need to be satisfied in order to remove the holding designation prior to development.
5. Any change from the holding status shall require an amendment to this By-law.

6.0 RURAL ZONE (RU)

No person shall hereafter use any land nor erect, alter, enlarge or use any building or structure in a Rural (RU) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

6.1 Permitted Uses

- agricultural use
- airfield, private
- bed and breakfast establishment (**see also 4.3**)
- boarding house
- camp (shall be permitted as a main use or an accessory use)
- camping ground
- cemetery
- club
- commercial fishing or hunting camp
- commercial greenhouse
- communications facility
- conservation use
- dwelling, accessory
- dwelling, duplex
- dwelling, mobile home
- dwelling, seasonal
- dwelling, semi-detached (**see also 4.33**)
- dwelling, single detached
- dwelling, triplex
- equestrian establishment
- farm produce outlet
- forestry use
- garden suite [**see also 4.14 and 6.3 (3)**]
- group home (**see also 4.15**)
- heliport
- hobby farm
- home based business (**see also 4.17 and 4.26**)
- institutional use
- kennel [**subject to a rezoning; see also 6.2 (5)**]
- maple syrup processing establishment
- marine facility
- office
- open storage (**see also Section 4.26**)
- park
- place of worship
- portable asphalt plant
- private school
- public service use (**see also Section 4.29**)

- public utility
- recreational facility
- rural co-operative
- sawmill
- sleep cabin accessory to a main dwelling
- veterinary establishment
- wayside pit (**see also Sections 4.28, 4.32**)
- wayside quarry (**see also Sections 4.28, 4.32**)
- welding shop

6.2 Zone Requirements

1. **bed and breakfast establishment, boarding house, camp, commercial fishing or hunting camp, duplex dwelling, triplex dwelling, group home, mobile home dwelling, institutional use, office, place of worship, private school, private club, public use, seasonal dwelling, semi-detached dwelling, single detached dwelling, veterinary establishment:**

Minimum Lot Area per dwelling unit 1 ha (2.47 ac.)
 or such lot area as may be determined by the land division process
 (*See Section 10.11.13 of the Official Plan*). In no case shall the lot
 area be less than 0.5 ha (1 ac.)

Minimum Lot Frontage 60 m (196.8 ft.)

Minimum Yard or Setback Requirements - Main Use

- Setback from the centre line of a municipal road or street . 25 m (82 ft.)
- Setback from the centre line of a County Road 28 m (91.8 ft.)
- Rear Yard 10 m (32.8 ft.)
- Interior Side Yard 7 m (22.9 ft.)
- Exterior Side:
 - Setback from the centre line of a municipal road or street
 25 m (82 ft.)
 - Setback from the centre line of a County Road . . . 28 m (91.8 ft.)

Minimum Yard or Setback Requirements - Accessory Use

- Setback from the centre line of a public highway same as main use
- Rear Yard 3 m (9.84 ft.)
- Interior Side Yard 3 m (9.84 ft.)
- Exterior Side:
 - Setback from the centre line of a public highway same as main use
- Setback for an accessory dwelling same as main use

Maximum Building Height

- Main Building or accessory dwelling 11 m (36 ft.)
- Accessory Dwelling 6 m (19.7 ft.)

Maximum Lot Coverage

- Main Building 10%
- Accessory Building 5 %

Maximum Number Dwelling Units per Lot*

- Duplex 2
- Triplex 3
- All other residential uses listed 1

* Except where a lot is rezoned to permit a Garden Suite as a permitted use (see **Section 4.14**)

2. agricultural use, air strip, camping ground, equestrian establishment, conservation use, forestry use, sawmill, portable sawmill, hobby farm:

Minimum Lot Area - Hobby Farm 2 ha (4.94 ac.)
 - All other uses in this category 8 ha (17.7 ac.)

Minimum Lot Frontage 100 m (328 ft)

Minimum Yard or Setback Requirements

- Setback from the centre line of a municipal road or street . 25 m (82 ft.)
- Setback from the centre line of a County Road 28 m (91.8 ft.)
- Rear Yard 20 m (65.6 ft.)
- Interior Side Yard 20 m (65.6 ft.)
- Exterior Side:
 - Setback from the centre line of a municipal road or street
 25 m (82 ft.)
 - Setback from the centre line of a County Road ... 28 m (91.8 ft.)

Minimum Yard or Setback Requirements - Accessory Use

- Setback from the centre line of a public highway same as main use
- Rear Yard 3 m (9.84 ft.)
- Interior Side Yard 3 m (9.84 ft.)
- Exterior Side:
 - Setback from the centre line of a public highwaysame as main use
- Setback for an accessory dwelling same as main use

Maximum Building Height

- Main Building or accessory dwelling 11 m (36 ft.)
- Accessory Dwelling 6 m (19.7 ft.)

Maximum Lot Coverage

- Main Building 1%
- Accessory Building 0.5 %

Maximum Number Dwelling Units per Lot * 1

* Except where a lot is rezoned to permit a Garden Suite as a permitted use (see **Section 4.14**)

3. home base business (see also 4.17 and 4.26), farm produce outlet, commercial greenhouse, maple syrup processing establishment, recreational facility, welding shop:

Minimum Lot Area 1 ha (2.4 ac.)
 or such lot area as may be determined by the land division process
 (See **Section 10.11.13 of the Official Plan**). In no case shall the lot area be less than 0.5 ha (1 ac.)

Minimum Lot Frontage 100 m (328 ft)

Minimum Yard or Setback Requirements

- Setback from the centre line of a municipal road or street 30 m (98.4 ft.)
- Setback from the centre line of a County Road 33 m (108.2 ft.)
- Rear Yard 20 m (65.6 ft.)
- Interior Side Yard 20 m (65.6 ft.)
- Exterior Side:
 - Setback from the centre line of a municipal road or street
 30 m (98.4 ft.)
 - Setback from the centre line of a County Road .. 33 m (108.2 ft.)

Minimum Yard or Setback Requirements - Accessory Use

- Setback from the centre line of a public highway same as main use
- Rear Yard 3 m (9.84 ft.)
- Interior Side Yard 3 m (9.84 ft.)
- Exterior Side:
 - Setback from the centre line of a public highwaysame as main use
- Setback for an accessory dwelling same as main use

Maximum Building Height

- Main Building or accessory dwelling 11 m (36 ft.)
- Accessory Dwelling 6 m (19.7 ft.)

Maximum Lot Coverage

- Main Building 10%
- Accessory Building 5 %

Maximum Number Dwelling Units per Lot* 1

* Except where a lot is rezoned to permit a Garden Suite as a permitted use (see **Section 4.14**)

4. rural cooperative:

Minimum Lot Area 8 ha (19.6 ac) plus the aggregate
of the minimum area required for each land use
proposed

Minimum Lot Frontage.....60 m (196.8 ft.)

Minimum Yard or Setback Requirements - refer to specific yard requirements for
each land use proposed. The most restrictive requirement shall apply.

5. kennel (subject to rezoning)

Minimum Lot Area 8 ha (19.7 ac.)

Minimum Lot Frontage 100 m (328 ft)

Minimum Yard or Setback Requirements

- Setback from the centre line of a municipal road or street
. 40 m (131.2 ft.)
- Setback from the centre line of a County Road 43 m (141 ft.)
- Rear Yard 30 m (98.4 ft.)
- Interior Side Yard 30 m (98.4 ft.)
- Exterior Side:
 - Setback from the centre line of a municipal road or street
. 40 m (131.2 ft.)
 - Setback from the centre line of a County Road . . . 43 m (141 ft.)

No new dwelling or other sensitive land use on an adjacent lot shall be
constructed closer than 100 m (328 ft.) to an existing kennel measured from the
nearest main wall or external fence of any outdoor run, whichever is the closer.

6. cemetery, communications facility, wayside pit, wayside quarry

Minimum Exterior Side Yard or Setback Requirements

- Setback from the centre line of a municipal road or street . 25 m (82 ft.)
- Setback from the centre line of a County Road 28 m (91.8 ft.)
- All other yards* 15 m (49.2 ft)

* The Minimum Yard for a communications facility shall be the equivalent of the
height of the tower.

6.3 Additional Provisions

1. The Minimum Distance Separation Formulae I and II shall be applied to
existing livestock facilities and to new or expanding livestock facilities

from existing or approved development.

2. Accessory uses, parking and other general provisions shall be in accordance with **Section 4.0** of this By-law.
3. A garden suite is a permitted use only where a Temporary Use By-law has been enacted (see also **Section 4.14**).
4. All Cemeteries shall conform with the requirements of the *Cemeteries Act*.
5. Building, signs and access onto Highway 7 shall be subject to any approvals or controls of the Ministry of Transportation.
6. **Recreational Vehicles on Individual Lots**

a) Maximum Number of Recreational Vehicles on a Lot

A maximum of one recreational vehicle only, may be occupied, used, parked or stored on a vacant lot or on a lot occupied by a seasonal or permanent dwelling and may be used for the accommodation of guests or visitors of the property owner or occupant of the dwelling for a period not to exceed that as set out in **Section (b) – Period of Occupancy**.

Up to three (3) additional recreational vehicles may be used on an individual or vacant lot not occupied by a dwelling where the lot has a minimum lot area of 4 ha (10 ac.) and where the period of occupancy does not exceed that as set out in **Section (b) – Period of Occupancy**.

b) Period of Occupancy

The period of occupancy for which a recreational vehicle may be occupied or used on a lot on which there is an existing residential dwelling or existing seasonal dwelling shall not exceed a total of fourteen (14) days in any calendar month. Except where the recreational vehicle is placed into long term storage (i.e. over winter), the recreational vehicle shall otherwise be removed when not in use.

c) Requirements for Water Supply and Sewage Disposal

Individual recreational vehicles shall only be permitted on a lot where they are adequately serviced with a potable water supply, and with an on-site sewage disposal system as approved under the *Building Code Act* or *Ontario Water Resources Act*. Such sewage

disposal system shall be in addition to any self-contained or on-board holding tanks. The intent of this By-law is to avoid the illegal discharge of sewage or grey water on any lands occupied by a recreational vehicle. This provision shall not apply to recreational vehicles which are stored on a lot (but not used) and to recreational vehicles which are used on a lot (i.e. a vacant lot or a lot occupied by a permanent or seasonal dwelling) for a duration of two weeks or less over the course of a season e.g. May through October.

d) Decks, Enclosures, Additions and Accessory Buildings and Structures

Decks may be permitted to be constructed in association with a recreational vehicle provided they comply with the zoning By-law and the *Building Code*, where the latter is applicable.

Enclosures, overhangs, porches, roof-overs, expansions or additions to a recreational vehicle shall not be permitted unless such structures are specifically designed or pre-engineered for the recreational vehicle by the manufacturer or after-market manufacturer and are capable of being removed. No such structures shall be permitted which have the effect of rendering the recreational vehicle as a permanent structure on a lot or site or a permanent residential dwelling.

Accessory buildings (examples: storage or garden shed, gazebo, swimming pools) and structures (examples: sewage disposal systems, docks) shall be permitted. A private garage may be constructed as an accessory building to a recreational vehicle for the long term storage (i.e. over winter) of a recreational vehicle. All accessory buildings shall comply with the applicable zoning standards of this By-law. (*Note: Docks may also require a permit and/or approval from the Ministry of Natural Resources, local Conservation Authority and the Department of Fisheries and Oceans.*)

e) Minimum Yard Requirements

Minimum Lot Area		1 ha [2.47 ac.]
Minimum Lot Frontage		45 m [147.6 ft.]
Minimum Front Yard		20 m [65.6 ft.]
Minimum Front Yard where the frontage is on a lake		
		20 m [65.6 ft.]
Minimum Rear Yard		3 m [9.84 ft.]
Minimum Rear Yard where frontage is on a lake		

.....	20 m [65.5 ft.]
Minimum Interior Side Yard	3 m [9.84 ft.]
Minimum Exterior Side Yard	20 m [65.6 ft.]
Maximum Height	6 m [19.6 ft.]

Minimum setback of an accessory building or structure from a interior lot line or rear lot line, other than a rear lot line on a lot with water frontage, shall be 3 m [9.84 ft.].

The above provisions shall not apply to a dock, wharf or boat launch. For a boat house, the setback for a front yard shall not apply.

f) Wheels or Running Gear

No person shall remove the running gear from any recreational vehicle, occupied, used, parked, stored or otherwise placed on any lot in the municipality. Wheels may be removed when the vehicle is stored if the chassis is screened from view.

g) Site Plan Control

A recreational vehicle used on a lot abutting a lake or water body may be subject to site plan control under the *Planning Act*.”

Explanatory Note: site plan control will assist in governing the location of sewage disposal systems and in conserving or enhancing the features of the natural shoreline e.g. vegetation cover, soil cover, drainage.)

6.4 Exception Zones (See Section 21)

1. **RU-1 (Hall Subdivision, Part of Lot 9, Concession 9, Dalhousie Township)**
(By-law 511 (96), LDNS)
2. **RU-2 (Noel Subdivision, Part of Lot 15, Concession 6, Dalhousie Township)**
(By-law 511 (96), LDNS)
3. **RU-3 (Part of the East Half of Lot 18, Concession 4, Dalhousie Township)**
(By-law 511 (96), LDNS)
4. **RU-4 (Part of Lot 5, Concession 4, Dalhousie Township)**

