



Town of Fort Frances

# Final Zoning By-law 93-25

Council Adoption: December 8, 2025



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Council Adoption: December 8, 2025

Prepared for:

**Town of Fort Frances**

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Front and Inner Cover Photos: WSP, 2023





## The Corporation of the Town of Fort Frances By-Law 93-25

Being a By-Law regulating or restricting the use of land, the erection, height, location of buildings or structures, and prohibiting certain uses of lands and the erection and use of certain buildings and structures in certain areas of the Town of Fort Frances, and to repeal By-Law 03-14.

**WHEREAS** authority is granted to the Council of the Town of Fort Frances pursuant to Section 34 of the Planning Act, R.S.O., 1990, Chapter 13 (as amended) to regulate the use of land and the character and use of buildings and structures within the Town of Fort Frances;

**WHEREAS** in accordance with *The Planning Act* a Public Meeting was held on November 28, 2024 to consider a proposed Zoning By-Law, proper notice of which was given in accordance with the requirements of Ontario Regulation 199/96;

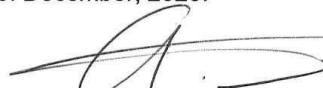
**WHEREAS** Council, at its meeting held November 24, 2025, received Report AR-25-0948 from the Chief Building Official/Municipal Planner and a resolution was carried supporting the proposed Zoning By-Law be adopted for implementation.

**NOW THEREFORE** Council for the Corporation of the Town of Fort Frances **HEREBY ENACTS** as follows:

1. THAT the Town of Fort Frances Zoning By-Law 03-14 and all amendments and schedules thereto be hereby repealed;
2. THAT a new Zoning By-Law for the Town of Fort Frances, attached hereto and marked as Schedule "A" forming part of this by-law be hereby adopted;
3. THAT this by-law shall be known as the Town of Fort Frances "Zoning By-Law";
4. THAT this by law shall come into force and take effect on the final passing thereof.

**ENACTED** and **PASSED** this 8<sup>th</sup> day of December, 2025.

  
Chelsea Greig, Municipal Clerk

  
Andrew Hallikas, Mayor



**Town of Fort Frances Zoning By-law 93-25**

Council Adoption: December 8, 2025

The Town of Fort Frances Comprehensive Zoning By-law 93-25 came into effect on December 8, 2025.

The following Table lists all of the Town of Fort Frances Zoning By-law Office Consolidations prepared to incorporate all amendments approved following **December 8, 2025**. While every effort has been made to incorporate all approved amendments, the Town of Fort Frances does not warrant or guarantee that there are no errors or omissions in this Office Consolidation.

This Office Consolidation has been prepared for the purpose of convenience only. For accurate reference, the original Comprehensive Zoning By-law and amendments thereto should be consulted.

Office Consolidation Date

**Town of Fort Frances Zoning By-law 93-25**

Council Adoption: December 8, 2025

The following Table lists all of the approved amendments to the Town of Fort Frances Zoning By-law following **December 8, 2025**.

<b>By-Law Number</b>	<b>Date Passed by Town Council</b>	<b>Effect of By-Law on Zoning By-Law Text and / or Schedule A-1, A-2</b>

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- Schedule A-1 Rural Area – Zones
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## Territorial Acknowledgment

We respect and truly acknowledge that we are on treaty three territory, the traditional land of the Anishinaabe and the Métis Nation. We give gratitude and honour to the Ancestors, Elders and all Anishinaabe and Métis People for sharing their resources and knowledge.



# 1.0 Administration and Interpretation

## 1.1 Title

This By-law may be referred to as "The Zoning By-Law of the Town of Fort Frances", the "Zoning By-law", or By-law No. 93-25 of the Town of Fort Frances.

## 1.2 Lands Subject to this By-law

The provisions of this By-law shall apply to the whole of the **Town of Fort Frances**.

## 1.3 Scope of this By-law

- a) No person shall **use** or cause or permit to be used any land, or **erect**, alter or **use** or cause or permit to be **erected**, altered or used any **building** except in compliance with the provisions of this By-law.
- b) No land shall be used and no **building** or **structures** shall be **erected**, altered, enlarged, or used within the municipal boundaries of the **Town of Fort Frances** except in compliance with the provisions of this By-law.
- c) This By-Law shall not reduce or mitigate any restrictions lawfully imposed by a government authority having jurisdiction for any such revision. When the regulations or requirements of any government authority impose greater restrictions than the restrictions imposed by this By-law, then such greater restrictions shall govern.

## 1.4 Interpretation

- a) This Zoning By-law should be read in its entirety, in conjunction with **Schedule A-1 Rural Area – Zones** and **Schedule A-2 Settlement Area – Zones**, to determine the provisions which apply to a **lot**, **use**, **building** or **structure**.
- b) Illustrations are provided and form part of this By-law to clarify the intent of a definition and/or regulation.
- c) Character styles are provided for convenience purposes only. The usage or omissions of the following shall not be considered to change the intent or meaning this By-law or any part thereof:
  - i. The terms that are defined in **Section 2.0 Definitions** of this By-law have been bolded;
  - ii. Section references to this By-law have been bolded;

- iii. The titles of Federal or Provincial legislation are underlined.
- d) In this By-Law, unless the context requires otherwise the definitions set out in **Section 2.0 Definitions** shall apply. Where the term is not defined, its common usage shall apply.
- e) The provisions of this By-law shall be held to the minimum requirements, except where the word maximum is used, in which case the maximum requirement shall apply.
- f) In this By-law, unless the context requires otherwise, words used in the singular number include the plural and vice versa; words in the present tense include the future and vice versa; and the masculine includes the feminine and vice versa.
- g) In this By-law, the word “shall” and “will” means mandatory.
- h) In this By-law, the words “used” and “occupied” shall include “intended,” “arranged” and “designed” to be used or occupied.
- i) Measurements of length and area used in this By-law are given in metric units (e.g., hectares, metres). Where any provision in this By-law has been converted from imperial standards to metric standards, any **use, building or lot** which was previously in compliance with the imperial standard at the date of the passing of this By-law shall be deemed to comply. Rounding associated with conversions from imperial standards to metric standards shall be subject to the discretion of the **Town**.
- j) Where reference is made in this Zoning By-law to other documents, such as Federal or Provincial Acts, or other legislation, or to other documents that are not part of this By-law, it is understood that it is the latest approved version of the document that is being reference unless otherwise specified.
- k) Where this By-law makes reference to the jurisdiction of a **public authority** or public agency, and where the name or responsibilities of such **public authority** or public agency are changed hereafter, the said reference shall be deemed to include any and all successors to such public agency having jurisdiction over matters to which the said reference applies.
- l) In the event of a conflict between this By-law and amendments thereto and any other general or special By-law of the **Town**, the most restrictive By-law shall prevail.

## 1.5 Zones

### 1.5.1 Holding Zones

Where an “(H)” prefix is included in any **Zone** and noted on **Schedules A-1** and **A-2**, the lands shall be deemed to be in a Holding **Zone**.

Where a Holding **Zone** applies, notwithstanding the permitted **uses** section of such **Zone**, no land shall be utilized, and no **building(s)** and/or **structure(s)** shall be **erected** or used for any purpose other than for **uses existing** on the date of passing of this By-law, or for any **use**



## Section 1.0 Administration

described in an amendment by-law implementing a Holding **Zone**, until such time as the holding designation has been removed.

**Council** may pass a By-law to remove the Holding **Zone** provision when **Council** has approved a Site Plan or a Subdivision Agreement has been registered against the title of the lands. No new **buildings** or **structures** may be constructed on the lands until the Holding **Zone** provision (H) has been removed. Until such time as the Holding **Zone** provision has been removed by a By-law passed by **Council**, the lands may be used for **existing uses** in accordance with the provisions of the applicable **Zone**. Upon removal of the Holding **Zone** provision, all permitted **uses** in such **Zone** shall once again continue to be permitted **uses**.

### 1.5.2 Primary Zones

Primary **Zones** are the basic structural unit of this Zoning By-Law and identify permitted **uses** and regulations. Primary **Zones** are indicated by a set of symbols.

### 1.5.3 Subzones

Subzones are created by adding a number to the primary **Zone** code, and have the effect of modifying the **uses** or the regulations of the primary **Zone** to the extent set out in the text of the provisions for that subzone.

### 1.5.4 Exception Zones

Where the **Zone** classification is followed by square brackets and a number this denotes an Exception **Zone**. Lands so zoned shall be subject to all of the provisions of the **Zone** represented by the classification except as otherwise provided by the Exception **Zone** provisions.

### 1.5.5 Temporary Use By-Law

Where a **Zone** classification is followed by a dash (-) and the letter “T”, this denotes a temporary **use** By-law pursuant to Section 39 of the Planning Act, R.S.O., 1990, as amended. Details concerning the temporary **use** are listed at the end of the specific **Zone** category and/or listed in the Exception **Zone** subsections of this **By-Law**.

## 1.6 Request for Amendments

- a) A request for an amendment to this By-law shall be accompanied by a completed copy of the appropriate application form and all required supporting studies and documents as requested by the **Town** or **Council**.

- b) Minor amendments to the Zoning By-law are permitted without adopting a formal amendment under Section 34 of the Planning Act providing they do not change the intent of the Zoning By-Law. Minor amendments include: number changes; cross references, and correction of grammatical or typographical errors.

## 1.7 Zoning Schedules

### 1.7.1 Zones

For the purposes of this By-law, the **Zones** may be referred to by the name or **Zone** code.

### 1.7.2 Schedules

**Schedule A-1 and A-2 - Zones** consists of maps which form part of this By-law. The extent and boundaries of all **Zones** are shown on **Schedules A-1 and A-2**. The colours provided on each of these maps are for easy reference and **Zone** distinction. These colors do not form part of this By-law, nor do they serve any legal purpose.

### 1.7.3 Determination of Zone Boundaries

Where any uncertainty exists as to the location of the boundary of any of the said **Zones** as shown on **Schedules A-1 and A-2**, the following provisions shall apply:

- a) A **Zone** boundary shown approximately at a **lot line, street or laneway** is considered to be at the boundary of the **lot line, street, or laneway**.
- b) A **Zone** boundary shown approximately in the centre line of a **street or laneway** is considered at the centre line of the **street or laneway**.
- c) A **Zone** boundary shown as following approximately a shoreline or the centre line of a **watercourse** is considered to be the present shoreline or centre line and moves with any natural change in the **watercourse**.
- d) Where a **Zone** boundary is shown on **Schedules A-1 and A-2**, the **Zone** symbol within the boundary shall apply to all lands within such boundary.

## 1.8 Permits

No person shall be entitled to a municipal permit, certificate, or license where the said permit is required for a proposed **use** of land or a proposed **erection, alteration, enlargement or use** of any **building or structure** that is in violation of any provisions of this By-law.



## Section 1.0 Administration

### 1.9 Enforcement and Penalties

- a) Unless otherwise stated, this By-law shall be administered and enforced by the **Town of Fort Frances** Municipal Planner or designate, including the **By-Law Enforcement**, as appointed, from time to time, by **Council** for the **Town of Fort Frances**.
- b) Every person who contravenes any provision of this By-law is guilty of an offence and upon conviction is liable to a fine as provided for by the Provincial Offences Act, R.S.O. 1990, Chapter c. P.33, as amended.
- c) Any person convicted of a violation of this By-law is liable, at the discretion of the convicting Justice, on first conviction to a fine of not more than \$25,000 and on a subsequent conviction to a fine of not more than \$10,000 for each day or part thereof upon which the contravention has continued after the day on which that person was first convicted in accordance with the Planning Act.
- d) Any Corporation convicted of violation of this By-law is liable, on first conviction, to a fine of not more than \$50,000 and on a subsequent conviction to a fine of not more than \$25,000 for each day or part thereof upon which the contravention has continued after the day on which the person was convicted, in accordance with the Planning Act.
- e) Where a conviction is entered, in addition to any other remedy or any penalty provided by law, the Court in which the conviction has been entered, and any Court of competent jurisdiction thereafter, may make an Order prohibiting the continuation or repetition of the offence by the person convicted.

### 1.10 Validity

If any Section or provision of this By-law, including anything contained in **Schedules A-1 and A-2** attached hereto, is for any reason declared by a Court of competent jurisdiction to be invalid, the same shall not affect the validity of the By-law as a whole or any part thereof other than the Section or provision so declared to be invalid and it is hereby declared to be the intention that all the remaining Sections or provisions of this By-law shall remain in full force and effect until repealed, notwithstanding that one or more provisions thereof shall have been declared to be invalid.

### 1.11 Repeal of Existing By-Laws

Zoning By-Law 03/14, and all amendments thereto are hereby repealed.

## 1.12 Effective Date

This By-law shall come into force the day that it was passed by **Council**, subject to the appeal provisions of the Planning Act, as amended.



## 2.0 Definitions

### A

#### **Accessory**

A **use**, separate **building** or **structure**, which is usually incidental, subordinate, and functionally associated with a **principal use**, and located on the same **lot** as the **principal use, building** or **structure**.

#### **Addition**

In reference to a **building** or **structure**, an expansion of the **building** or **structure**.

#### **Additional Residential Unit**

A self-contained **dwelling unit** with kitchen and bathroom facilities that are intended for the exclusive **use** of the unit only, which is secondary to a main **dwelling unit**, and which is contained within a permitted **single-detached dwelling, semi-detached dwelling, or townhouse dwelling**, or which is contained in a **building** or **structure** that is ancillary to a permitted **single-detached dwelling, semi-detached dwelling, or townhouse dwelling**, and which is accessed through a private entrance outside the main **dwelling unit** or through a common hallway or stairway within the main **dwelling unit**.

#### **Adult Entertainment Parlour**

As defined in the Municipal Act, 2001 and includes any premises or part thereof where a body rub is performed, offered or solicited in pursuance of a trade, calling, business, or occupation, but does not include any premises or part thereof where the body rubs performed are for the purpose of medical or therapeutic treatment and are performed or offered by persons otherwise duly qualified, licensed or registered so to do under the laws of the Province of Ontario. An **adult entertainment parlour** is required to be licensed under the **Town's Business Licensing By-law 57/05**, as amended or its successor.

#### **Agricultural Building**

Any **building** or **structure** customarily used in connection with an **agricultural use** other than a residence.

#### **Agricultural Use**

Means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur, or fibre, including poultry and fish; aquaculture; apiaries; agroforestry; and maple syrup production. **Agricultural uses** may include associated on-farm **buildings** and **structures**, including, but not limited to livestock facilities, manure storage, value-retaining facilities, and accommodation for full-time farm labour when the size and

nature of the operation requires additional employment. **Agricultural uses** may include associated **agricultural uses** including any **use** that is deemed to be consistent with normal farming practices.

**Aisle**

Means a portion of a **parking lot**, which abuts one (1) or more off-street **parking spaces** to which it provides access and which is not used for the parking of **motor vehicles**.

**Animal Care**

Means an establishment for the caring, grooming, and training of household pets. **Animal care** does not include an **animal hospital** or a **kenel**.

**Animal Hospital**

A **building** or part of a **building** used by veterinarians, their staff, and their patients to provide grooming, medical or surgical treatments, or similar services, and includes overnight accommodation.

**Asphalt Plant**

Means an industrial establishment used for the production of asphalt or asphalt products used in **building** or construction and includes facilities for the administration of the business, the stockpiling of bulk materials used in the production process, or a finished product manufactured on the premises and the storage and maintenance of required equipment.

**Asphalt Plant, Portable**

Means a temporary asphalt plant established for a public road project.

**Assembly Hall**

A **building**, or part of a **building**, in which facilities are provided for such purposes as meetings for civic, educational, political, religious or social purposes and may include a bingo hall, a banquet hall, **private club**, or fraternal organization.

**Attached**

A **building** otherwise complete in itself, which depends for structural support or complete enclosure, upon a division wall or walls shared in common with an adjacent **building** or **buildings**.

**Art Gallery**

A **building**, place or area where paintings, sculptures or other works of art are exhibited or sold.



## Section 2.0 Definitions

### B

#### Bar

A **bar** or public house as defined by the Liquor License Act, but does not include a **hotel** or **restaurant**.

#### Basement

Basement means one (1) or more **storeys** of a building located below the first storey.

#### Bed and Breakfast

A **home occupation** within a **single-detached dwelling** wherein not more than five (5) guest rooms are rented for gain or profit with breakfast included, for the temporary accommodation of the traveling public and includes the living accommodation of the residents of the **dwelling**.

#### Boarding / Rooming House

A **building** containing **boarding / rooming units**, and which may also contain **dwelling units** and an **accessory office** and provides accommodation for at least three (3) persons and no more than ten (10). The definition of a **boarding / rooming house** does not include a **hotel**, **motel**, or a residential **dwelling**.

#### Boarding / Rooming Unit

A furnished or unfurnished room, or suite of rooms including no more than two (2) bedrooms, within a **boarding / rooming house** that constitutes an independent residential occupancy, but which is not self-contained and which requires access to other parts of the **boarding / rooming house** intended to serve the residents, including kitchen and sanitary facilities or common areas. The definition of a **boarding / rooming unit** does not include a **dwelling unit**.

#### Boathouse

A **building** used for the storage of boats and boating equipment.

#### Boat Slip

A single **parking space** for a boat or other marine **vessel** forming part of a **dock**, **boathouse**, or other mooring facilities.

#### Brewery

A building that is used for the self-contained manufacturing, production, storage, packaging, bottling, canning, and shipping of beer authorized by a license issued by the Alcohol and Gaming Commission of Ontario and may include the following accessory uses:

- a) An area where products made on the premises and products made off the premises, by or in collaboration with another brewery, winery, or distillery, are sold to the general public for consumption on the premises;
- b) A private hospitality area for tasting and dining where products made on the premises are provided to private groups;
- c) An area for the retail sale of products made on the premises for consumption off the premises;
- d) Special events and tours; and
- e) An office for administration purposes.

**Brewery, Micro**

A brewery completely contained within a **structure** that produces 300,000 litres or more, but less than 1,500,000 litres of beer per year.

**Brewery, Nano**

A brewery completely contained within a **structure** that produces less than 300,000 litres of beer per year.

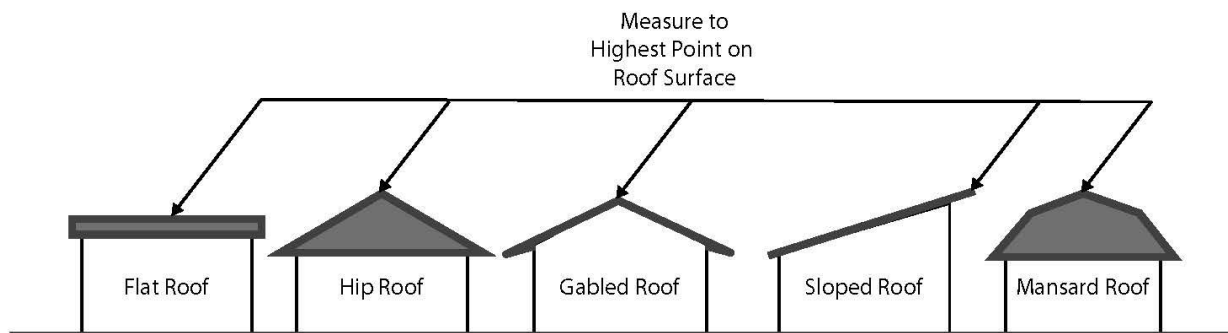
**Building**

Any roofed **structure**, whether temporary or permanent, used or intended to be used for shelter, accommodation or enclosure of **persons**, animals, materials or equipment and includes any **vessel** or container used for any of the foregoing purposes.

**Building Height**

The vertical distance, measured between the average natural or **finished grade** at the front of the **building**, to the highest point of the roof surface.

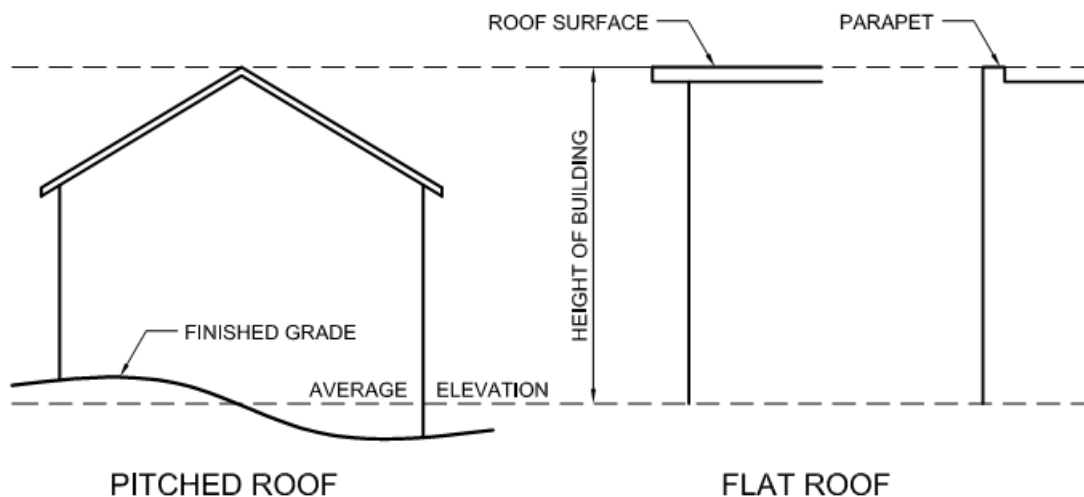
**Illustration of building heights**





## Section 2.0 Definitions

### Illustration of building heights



#### **Building Supply and Lumber Outlet**

The **use** of land, **buildings**, or **structures** for the storing and sale of lumber, **building** supplies construction and home improvement materials, and construction tools are offered or kept for sale at retail and may include **outside storage** and the fabrication of certain materials related to home improvements and in compliance with the general provisions for outside storage.

#### **Bulk Fuel Depot**

Lands, **buildings** and **structures** used for the storage and distribution of fuels and oils, but does not include retail sales, except cardlock operations.

## C

#### **Campground**

Lands used for the parking and temporary **use** for at least five (5) campsites occupied by **tents**, **trailers**, motor homes, truck campers and recreational vehicles and **accessory uses** and facilities such as administrative **offices**, sanitary facilities, and recreational facilities. A campground does not include a residential **mobile home park**.

#### **Cannabis**

The cannabis plant, including cannabis-based products, and anything referred to in Schedule 1 of the Cannabis Act, S.C. 2018, c. 16, as amended.

**Cannabis Production and Processing Facility**

Lands, **buildings**, or **structures** used for producing, processing, testing, destroying, packaging, and/or shipping of **cannabis** authorized by a federally issued license or registration.

**Cardlock Fuel Retailing Depot**

The above-ground storage of fuel for sale by one or more pump islands to retail customers where access to the pump is self-service through the **use** of an access card or code but does not include wholesale distribution but may include bulk delivery retails sales by the proprietor.

**Cemetery**

The land that is set apart or used as a place for the interment of the dead or in which human bodies have been buried.

**Chief Building Official / Building Official**

An officer, employee, or designate of the **Town** charged with duty of enforcing the provisions of the Building Code, Zoning By-law, and other municipal by-laws.

**By-law Enforcement Officer**

Any official or an employment of the **Town** charged with duty of administering and enforcing the provisions of the Zoning By-law and all other municipal by-laws.

**Community Centre**

Any tract of land or **building**, or **buildings** or any part of any **buildings** used for community activities whether used for commercial purposes or not, the control of which is vested in the **Town**, a local board or agent thereof, and may include an auditorium, swimming pool, arena, library, and fitness centre.

**Community Health and Resource Centre**

Land, **buildings**, or **structures** where health, welfare or social support services and resources are provided to the public, or that is used for community or cultural activities, including recreation, arts, crafts and social or charitable events and where neither overnight care nor living accommodation is provided.

**Community Garden**

Communal premises open to community members and operated and maintained by a **public authority**, residents' association, similar organization, or residents, for the small-scale cultivation of plants, including vegetables, fruits, grains, flowers or herbs for personal **use**, consumption or donation, and not for commercial purposes, and shall exclude the cultivation or production of **cannabis**.



## Section 2.0 Definitions

### Conservation

The preservation, protection and improvement of the components of the natural environment through a comprehensive management and maintenance program administered by a **public authority** for individual or **public use**.

### Continuous Use

In the context of **non-conforming uses**, shall mean the **continued use** of a **lot, building** or **structure**, notwithstanding the change of ownership of the property where the **use** is located. **Use** shall further be deemed continuous if, after having ceased, the same **use** recommenced within a period of one (1) year from the date of cessation, and / or if a **structure** is destroyed or damaged, it is rebuilt or repaired to the same **use** within a period of two (2) years from the date of its destruction or damage. This is in addition to the protection afforded by Section 34(9) of the Planning Act. The onus is on the owner to provide evidence of **continued use**.

### Contractor's Yard

A yard of any general contractor or builder where equipment and materials are stored or where a contractor performs shop or assembly work but does not include any other yard or establishment otherwise defined or classified herein.

### Council

The **Council** of the Corporation of the **Town of Fort Frances**.

### Crisis Centre

A single housekeeping unit licensed or funded by the Province of Ontario for the short-term (averaging 30 days or less) accommodation of three (3) to nine (9) persons, exclusive of staff, living under supervision and who, by reason of either emotional, mental, social or physical condition or legal status, require a group living arrangement for their well-being.

## D

### Day Care Centre

A day care centre operated for pre-school age children within the meaning of the Child Care and Early Years Act, 2014, S.O. 2014, C. 11, Sched. 1, as amended, or a **building** where temporary care and/or guidance is provided for five or more individuals, for a continuous period not to exceed 24 hours.

### Day Care, Private Home

A **home occupation** where temporary care and/or guidance is provided for five (5) children or less, who are under ten (10) years in age, for a continuous period not exceeding 24 hours.

**Deck**

A **structure** without a roof, having a foundation to hold it **erect**, the floor which is more than 0.3 m above **finished grade**, and **attached** to or abutting one or more walls of a **building** or constructed separately from a **building**, with or without direct access to the ground, but shall not include a landing or a step.

**Dock**

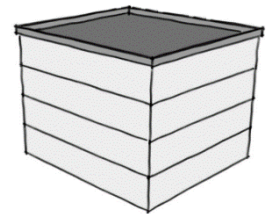
A **structure** for the mooring of boats, **attached** to or forming part of the mainland or used in conjunction with a **use** on the mainland.

**Dwelling**

A **building** or part of a **building** occupied or capable of being occupied, containing one (1) or more **dwelling units**.

**Dwelling, Apartment**

A **building** containing four (4) or more **dwelling units** sharing a common entrance from the street level wherein the occupants have the right to **use** common halls and/or stairs and/or elevators and yards.



**Dwelling, Duplex**

A **dwelling** located on one (1) **lot** which contains two (2) **dwelling units**, each of which has an independent entrance either directly from the outside or through a common vestibule.

**Dwelling, Fourplex**

A **dwelling**, containing only four (4) **dwelling units**, which is divided vertically into four (4) parts, with each unit having direct access to the ground floor.

**Dwelling, Modular**

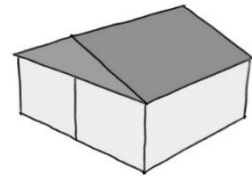
A transportable, pre-fabricated **dwelling unit** designed to be used as a year-round occupancy and has been manufactured to comply with the Canadian Standards Association (CSA) Standard No. A-277, as amended. A **modular dwelling** shall be built in two (2) or more major pieces and transported to the site where it is assembled as opposed to a **dwelling** built entirely on site. For the purposes of this By-law, a **modular dwelling** shall be considered as a **single-detached dwelling**, including a **dwelling** made of **shipping containers**.



## Section 2.0 Definitions

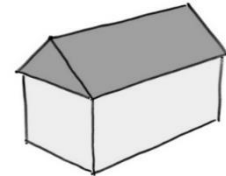
### **Dwelling, Semi-Detached**

The whole of a **dwelling** divided vertically into two (2) separate **dwelling units**.



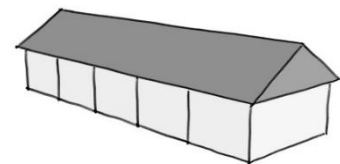
### **Dwelling, Single-Detached**

A completely detached **building dwelling unit**.



### **Dwelling, Townhouse**

A **dwelling** divided into no less than three (3), but no more than eight (8) **dwelling units attached** by common walls extended from the base of the foundation to the roof line, each **dwelling unit** having a separate entrance at grade. A **townhouse dwelling** shall mean row townhouses, stacked townhouses, and back-to-back townhouses.



### **Dwelling, Triplex**

The whole of a **dwelling** divided horizontally into three (3) separate **dwelling units**, each of which has an independent entrance either directly or through a common vestibule.

### **Dwelling Unit**

A combination of rooms in which a kitchen, living quarters and sanitary conveniences are provided for the exclusive **use** of the residents and with a private entrance from outside the **building** or from a common hallway or stairway inside a **building**. It may include a modular home constructed in accordance with the Building Code and CSA A-277 Regulations.

## **E**

### **Equipment Sales and Rental, Heavy**

A **building** or part of a **building** or **structure** in which heavy machinery and equipment including farm vehicles and transport trucks are offered or kept for sale, rent, lease or hire under agreement for compensation, but shall not include any other establishment defined or classified in this By-law.

### **Equipment Sales and Rental Establishment, Light**

A **building** or **structure** or part of a **building** or **structure** in which light machinery and equipment such as air compressors and related tools and accessories; augers; automotive tools; cleaning equipment; light compaction equipment; concrete and masonry equipment; electric tools and accessories; fastening devices such as staplers and tackers; floor and carpet tools; gasoline generators; jacks and hydraulic equipment; lawn and garden tools; ladders; moving

equipment; painting and decorating equipment; pipe tools and accessories; plumbing tools and accessories; pumps; hoses; scaffolding; welding equipment; and, other similar tools and appurtenances are offered or kept for rent, lease or hire under agreement for compensation, but shall not include any other establishment defined or classified in this By-law.

### **Erect**

To build, construct, reconstruct, alter or relocate including any preliminary physical operation such as excavating, grading, piling, cribbing, filling or draining, or structurally altering any **existing building or structure** by an **addition**, deletion, enlargement or extension.

### **Established Building Line**

The average distance from the **front lot line** to **existing buildings** measured not more than 100 m on either side of the **lot** where the frontage has been built upon, as of the date of passing of this By-law.

### **Existing**

Legally in existence as at the date of passing of this By-law, or where construction has not commenced, a **use** documented by the issuance of a **building** permit.

## **F**

### **Farmer's Market**

The retail sale of agricultural, food, art and craft projects, including produce and value-added products where the majority of vendors are almost the primary producers of the products for sale.

### **Financial Institution**

Means a **building** or part of a **building** in which a bank, trust company, finance company, or investment company is located.

### **Finished Grade**

The average elevation of the finished surface of the ground at ground level measured on any side of a **building** or **structure**, excluding any localized depressions for windows or other such **building** features.

### **Floor Area, Gross**

The total area of all floors above grade measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of firewalls, except that, in any occupancy other than a residential occupancy, where an access or a building service penetrates a firewall, measurements shall not be taken to the centre line of such firewall.



## Section 2.0 Definitions

### Floor Area, Ground

The maximum **ground floor area** of a **building** measured by the outside walls, excluding, in the case of a single detached **dwelling**, any **private garage**, carport, porch, verandah or sunroom (unless such sunroom is habitable at all seasons of the year).

### Funeral Home

A **building** designed for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the dead human body for interment or cremation.

## G

### Garage, Private

A detached **accessory building** or portion of a **dwelling**, which is designed or used for the sheltering of a private **motor vehicle** and storage of household equipment incidental to the residential **use** and which is fully enclosed and roofed and excludes a carport or other open shelter.

### Garden Suite

A separate **dwelling**, containing one (1) **dwelling unit** containing kitchen and bathroom facilities, which is **accessory** to, and located on the same **lot** as a permitted **single-detached dwelling**, **semi-detached dwelling**, or **townhouse dwelling** and is designed to be temporary and portable, as per the Planning Act, but excludes a **recreational vehicle**.

### Gazebo

A freestanding roofed **accessory structure** which is not enclosed, except for screening or glass and which is utilized for the purposes of relaxation in conjunction with a **dwelling** but shall not include any other **use** or activity otherwise defined or classified in this By-law.

### Golf Course

A public or private area operated for the purpose of playing or practicing the game of golf, including a club house, restaurant, banquet hall, and recreational facilities, **accessory** driving ranges and miniature golf courses, and similar **uses**.

### Group Home

A single housekeeping unit in a residential **dwelling** in which no more than ten (10) persons, excluding staff or receiving family, live together under responsible supervision consistent with the requirements of its residents and which is licensed and/or approved under Provincial statutes and **use** in compliance with municipal by-laws.

## H

### **Hazard Land**

Means land that exhibits, or potentially exhibits, a hazardous condition as a result of its susceptibility to flooding, erosion, subsidence, inundation, as the presence of organic soils or steep slopes, or where, by reason of its low lying marshy or unstable character, the cost of construction of satisfactory waterworks, sewage or drainage facilities is prohibitive.

### **High Water Mark**

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

### **Home Industry**

Any occupation conducted entirely within a **building** or part of a **building accessory** to a **single detached dwelling** that includes processing, assembly, manufacturing or a **workshop**, and shall not include **outdoor storage**.

### **Home Occupation**

An occupation conducted for gain or profit as an **accessory use** entirely within a **dwelling unit** operated by the occupant of said **dwelling unit** with which there is no display, no stock in trade nor commodity sold upon the premises, and no **outdoor storage**.

### **Hospital**

Any institution, **building** or other premises or place established for the purpose of providing medical, surgical care, or other treatment of patients and is approved under the Public Hospitals Act, as amended, or the Private Hospitals Act, as amended. .

### **Hotel**

A **building** or part of a **building** containing more than three (3) rooms or suites that are rented to the travelling public, or for short-term accommodation, and may include an **accessory restaurant, bar, retail store**, and meeting rooms. Includes a hostel.

## I

### **Industrial Use, Heavy**

Means the manufacturing or processing of products from raw materials, the production or use of flammable, explosive or other hazardous materials, and/or storage, including outdoor storage, of these products and materials. Heavy industrial uses also include research and development



## Section 2.0 Definitions

uses, laboratories/workshops, training facilities, warehousing, shipping/receiving, and associated accessory office.

### **Industrial Use, Light**

The assembly or repair or fabrication of goods and materials utilizing materials which have been manufactured in another location and which does not produce wastewater in excess of 4500 litres per day, chemical by-products or utilize and area for **outdoor storage** of goods or materials except for equipment or **motor vehicles** which are for sale, lease or hire.

## **K**

### **Kennel**

A **building** or **structure**, or part of a **building** or **structure** used for the breeding, raising, and/or boarding of dogs or cats for personal **use** or for profit or gain and may or may not be registered with an associated incorporated under the Animal Pedigree Act (Canada). A kennel does not include **animal care** or an **animal hospital**.

## **L**

### **Laboratory**

A **building**, or part thereof, used for scientific, research, development, and/or medical testing, experimentation and/or research.

### **Landscaped Open Space**

Means an area not built upon and not used for any purpose other than as a landscaped area, which may include grass, shrubs, flowers, trees and similar types of vegetation and appurtenances, any surfaced walk, **patio** or similar area but does not include **parking areas**, **parking lots**, **driveways**, or ramps.

### **Landscaped Buffer Strip / Planting Strip**

An open space free of **buildings** or **structures** which is used for the growing and maintenance of an unpierced row of shrubs, trees or other natural vegetation having a minimum height of 1.5 m.

### **Laneway**

A public thoroughfare which affords only a secondary means of access for vehicular traffic to abutting **lots** and which is not intended for general traffic circulation.

**Livestock Facilities** Lands and **buildings** used for the keeping of animals, birds or other livestock and may include the premises of a veterinary surgeon.

**Loading Space**

An off-street space on the same **lot** as the **building**, or contiguous to a group of **buildings**, for the temporary parking of a vehicle while loading or unloading merchandise or materials, and which abuts upon a **street, laneway** or other appropriate means of access.

**Lot**

Means a parcel or tract of land which is capable of being legally conveyed in accordance with the Planning Act, as amended.

**Lot, Corner**

A **lot** situated at the intersection of two or more **streets**, or at the intersection of a **street** and a railway right-of-way, or a **lot** abutting on one (1) or more parts of the same **street**, in which an interior angle of less than 135 degrees is contained, between the **front** and **side lot lines** abutting by the said **street** or **streets**.

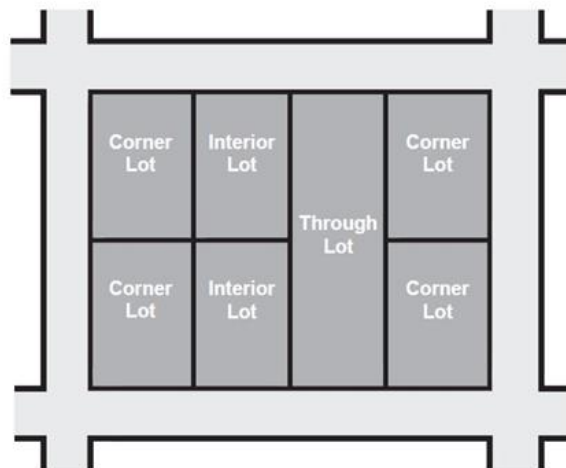
**Lot, Interior**

A **lot** other than a corner **lot**, situated between adjacent **lots** and having access to only one (1) street.

**Lot, Through**

A **lot** bounded on two (2) opposite sides by **streets**, provided, however that if a **lot** qualifies as being both a **corner lot** and a **through lot**, such **lot** shall be deemed a **corner lot** for the purposes of this By-law.

**Illustration of lot types:**



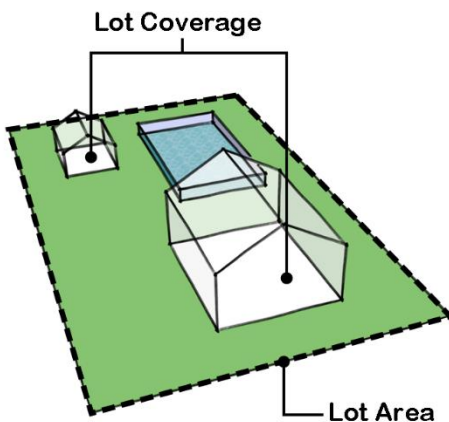


## Section 2.0 Definitions

### Lot Area

The total horizontal area within the **lot lines** of a **lot** or if an island, the area of land above the normal **high water mark**.

#### Illustration of lot coverage and lot area:



### Lot Coverage

The percent of the **lot area** covered by **buildings** or **structures** excluding **parking areas**, driveways, **decks** and walkways, but including **structures** and **buildings** constructed pertaining to the **lot**.

### Lot Frontage

The distance between the **side lot lines**, measured 7.5 m from and parallel to the **front lot line**.

### Lot Line

Any boundary of a **lot**.

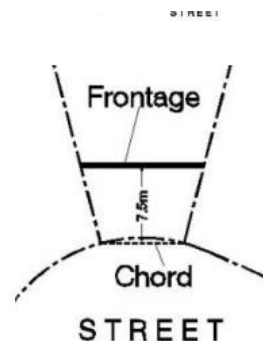
#### Lot Line, Exterior

The **side lot line** which abuts the **street** on a **corner lot**.

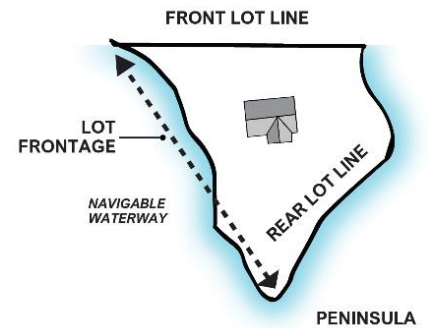
#### Lot Line, Front

Means:

- a) The **lot line** that abuts the **street**.
- b) In the case of a **corner lot** or **through lot**, the shorter **lot line** that abuts a street or navigable waterway shall be deemed to be the **front lot line** and the longer **lot line** that abuts a road or shall be deemed an **exterior lot line**.



- c) In the case of a **corner lot** or **through lot** with two (2) **lot lines** of equal length abutting **streets**, the **lot line** that abuts the wider street shall be deemed to be the **front lot line**, but where the **streets** are of equal width, the **lot line** which abuts a Provincial Highway shall be deemed to be the **front lot line**, and in the case of both roads being under the same jurisdiction and of the same width, the owner of the **lot** may designate which **street line** shall be the **front lot line**.
- d) Where a **lot** abuts a **street** and a navigable **waterbody**, the **lot line** abutting the **street** or **private street** shall be deemed the **front lot line**.
- e) In the case of a **lot** abutting a navigable **waterbody** and does not abut a **street** or **private street**, the **front lot line** shall be the **lot line** abutting the **high water mark** of the navigable **waterbody**.



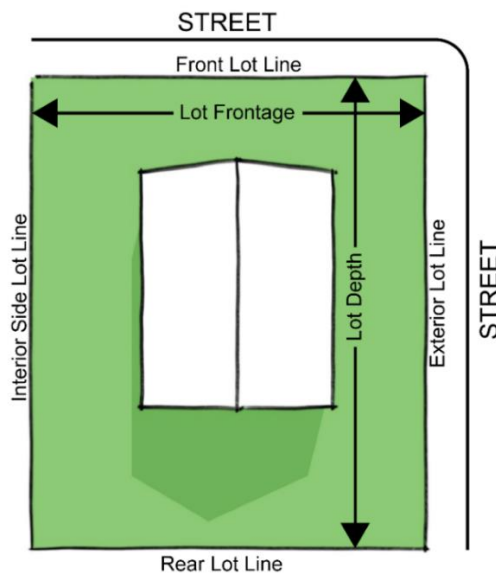
**Lot Line, Rear**

The **lot line** farthest from or opposite to the **front lot line**.

**Lot Line, Side**

A **lot line** other than a front or **rear lot line**.

**Illustration of lot lines:**





## Section 2.0 Definitions

### M

#### **Marina**

A place consisting of docking facilities on a navigable waterway and may include facilities for the storage, service, and sale of boats and boating-related equipment, and where wastewater pumping facilities may be provided. A **marina** may also include a seaplane base.

#### **Marine Facility**

An **accessory building** or **structure** which is used to take **vessels** and boats into or out of a navigable waterway, or to moor **vessels** and boats. This definition includes a launching ramp, boat lift, or **dock** but does not include any **building** used for human habitation.

#### **Medical Clinic**

An establishment used by qualified health practitioners including physicians, dentists, chiropractors, physiotherapists and their staff for the purposes of consultation, diagnosis and office treatment.

#### **Mobile Home**

Any **dwelling** that is designed to be mobile, and constructed or manufactured to provide a permanent residence for one or more **persons** in accordance with CSA Z240 but does not include a **travel trailer** or **tent trailer** or **trailer** otherwise designed.

#### **Mobile Home Site**

A parcel of land within a **mobile home park** which is serviced and used for the exclusive purposes of one (1) **mobile home**.

#### **Mobile Home Park**

A **lot** under single management for the placement of three (3) or more **mobile homes**.

#### **Motel**

A **building** or part thereof, which provides the travelling public with sleeping accommodation for gain and profit, with or without cooking facilities. Access to each unit is gained from outside the **building** as opposed to a common interior corridor. **Accessory uses** may include a **restaurant**, **bar**, or meeting facilities.

#### **Motor Vehicle**

An automobile, truck, motorcycle, and any other vehicle propelled or driven otherwise than by muscular power, but does not include a heavy vehicle.

### **Motor Vehicle Gas Bar**

One (1) or more **motor vehicle** fuel pumps for the dispensing of gasoline and diesel fuel, and which shall include the sale of other fuels and small accessories required for the operation of **motor vehicles**, boats and snowmobiles, but does not include a **cardlock fuel retailing depot**. A **motor vehicle gas bar** may include an **accessory** car wash.

### **Motor Vehicle Sales Establishment**

A **building** or land for the display and sale of new and/or used **motor vehicles** and may include servicing, repair, cleaning, body repair and repainting of **motor vehicles** and the sale of accessories and related products and the leasing of renting of **motor vehicles** but shall not include any other establishment otherwise defined in this By-law.

### **Motor Vehicle Service Station**

A **building** or **structure** where servicing, repair, refitting or customization of motor **vehicles** may be undertaken for compensation, and where gasoline, propane, natural gas, oil, grease, antifreeze, tires, tubes, tire accessories, electric light bulbs, sparkplugs, batteries and automotive accessories for vehicles and new retail goods are stored or kept for sale to the general public. A **motor vehicle service station** may include a car wash, body shop and repair garage.

### **Museum**

An institution that is established for the purpose of acquiring, conserving, studying, interpreting, assembling and exhibiting to the public for its instruction and enjoyment, a collection of artifacts of historical interest.

## **N**

### **Non-Complying Use**

A **building**, **structure**, or **use** of land that is in compliance with the permitted **uses** as set out in the particular relevant **Zone** governing the lands, but which does not comply with or meet one or more of the applicable regulations of this By-law, as set out in the particular **Zone**; as set out in the general regulations; or as set out elsewhere in this By-law. Where more than one (1) **dwelling** is located on a **lot** for which only one (1) **dwelling** is permitted, such **lot** shall not be considered to be a **non-complying use**, but rather shall be deemed to be a **non-conforming use**.

### **Non-Conforming Use**

An **existing use** of land, **building**, or **structure** which does not conform to one or more of the permitted **uses** listed in the relevant zone governing the lands. Legally **non-conforming** shall mean such **use** was legally in existence upon the passing of this By-law.



## Section 2.0 Definitions

### **Nursery**

A **building** or **structure**, and lands associated therewith, for the growing of flowers, fruits, vegetables, plants, shrubs, trees or similar vegetation together with gardening tools and implements which are sold at retail from such **building** or **lot** to the general public. This definition shall not include any premises for the growing of **cannabis**.

### **Long-Term Care Home**

A **building** containing multiple rooms with common access to eating, bathrooms, recreation, and leisure areas for temporary occupancy by those requiring nursing or other care where meals, personal care, nursing services, medical care, and treatment are provided or made available, as defined under the Long-Term Care Homes Act, 2007, S.O. 2007, c. 8., as amended. Long-term care homes include home for the aged, nursing homes, and chronic care facilities.

## **O**

### **Obnoxious Use**

Any **use** which is offensive by reason of its emission of odour, smoke, dust, noise, gas, fumes, vibration, or refuse matter, and a **use** which under the Health, Protection and Promotion Act, as amended, is likely to have an adverse effect on the health of any person.

### **Office**

A **building** or part thereof, designed, intended or used for the practice of a profession, the transaction and/or management of a business, the conduct of a professional business, or the conduct of public services and administration..

### **On-farm Diversified Use**

**Uses** that are secondary to the **principal agricultural use** of a property, and are limited in area. **On-farm diversified uses** include, but are not limited to, **home occupations, home industries, and uses** that produce value-added agricultural products.

### **Outdoor Recreation**

The **use** of lands for recreational activities that do not require **buildings, structure**, or major alteration of the landscape, including trails, private camp sites, horseback riding, hunting and fishing.

### **Outdoor Storage**

Means the storage of goods, merchandise or equipment in the open air and in unenclosed portions of **buildings** which are open to the air on one (1) or more sides.

## **P**

### **Park, Private Recreational**

Any open space or recreational area other than a public park.

### **Park, Public**

Any open space or recreational area, owned or controlled by the **Town of Fort Frances** or by any Board, Commission or other Authority established under any statute of the Province of Ontario and may include athletic fields, field houses, **community centres**, bleachers, swimming pools, greenhouses, botanical gardens, zoological gardens, bandstands, skating rinks, tennis courts, bowling greens, bathing stations, curling rinks, refreshment rooms, fairgrounds, arenas, or similar **uses**. **Uses** may also include a farmer's market as approved by the Town and stormwater management facilities.

### **Parking Area**

An area, **building** or **structure**, or part thereof which is provided and maintained upon the same **lot** or **lots** upon which the **principal use** is located for the purpose of storing **motor vehicles**.

### **Parking Lot**

An area, **building**, **structure**, or **lot** used for the temporary parking of vehicles and includes any related aisles and **parking spaces**, but shall not include any part of a driveway, **street**, or **laneway**. This definition may include a parking garage.

### **Parking Space**

A portion of a **parking area**, **parking lot**, or parking garage used for parking or storage of one (1) **motor vehicle**, exclusive of any **aisles** or **driveways**.

### **Parking Space, Barrier-Free**

Means an unobstructed rectangular area for the exclusive use of temporary parking of a **motor vehicle** for persons with disabilities and displaying a permit granted from the Province, but shall not include a **driveway** or **aisle**.

### **Parking Space, Bicycle**

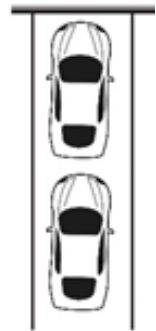
Means an area that is provided and maintained for the purpose of temporary storage of a bicycle.



## Section 2.0 Definitions

### Parking Space, Tandem

A **parking space** that is only accessed by passing through another **parking space** from a **street, lane, or driveway**. For example, tandem parking may include two (2) **motor vehicles** parked in a single width **driveway**, one behind the other.



### Patio

A platform or surfaced area without a roof, the surface of which is not more than 0.3 m above **finished grade**, which is designed and intended for **use accessory** to a **dwelling** or a commercial **use**.

### Peat Extraction

An operation that includes associated facilities used in extraction, processing or transport of peat resources.

### Personal Services Establishment

Means a place where a service is performed for the personal grooming and personal effects or clothing of the consumer, including a hair styling salon; tattoo and piercing parlours, spa; tanning salon, shoe repair shop; dry cleaning establishment; laundromat; tailor shop or dressmaker shop; or message therapy service but excluding an **adult entertainment parlour**; body rub parlour; a consultation or information service is provided by a professional, other than a medical professional, including a travel agency or an interior decorator, or other personal or business services are provided, including a printing, publishing, photocopying, picture framing or photofinishing service, including self-service operations.

### Pit

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

### Place of Recreation

Premises where entertainment or fitness instruction is offered for gain or profit such as a motion picture or other theatre, a bowling alley, an ice or roller skating rink, a gym, indoor rock climbing, fitness centre, fitness instruction including yoga, batting cages, and all other similar forms of recreation or fitness activities.

### Place of Worship

A place or **building** that is used for the regular assembly of persons for the practice of religious worship, services, or rites, and includes **offices** for the administration of the religious institution.

**Portable Processing Plant**

Any equipment for the crushing, screening or washing of sand and gravel aggregate materials, but not including a concrete batching plant or an **asphalt plant**, which equipment is capable of being readily drawn or readily propelled by a **motor vehicle** and which equipment is not considered permanently affixed to the site.

**Post Office**

A **building** or portion thereof used by a government corporation, department or agency or **person** under contract with the same, involved in the handling and distribution of mail and includes the sale of related products such as envelopes and stamps.

**Principal Building / Use**

The primary purpose for which land or a **building** is used.

**Private Club**

A non-profit, non-commercial organization, which carries on social, cultural, athletic and/or recreational activities.

**Public Authority**

Any Federal, Provincial, District or Municipal agencies, and includes any commission, board, authority or department established by such agency, and shall include Ontario Hydro, Bell Canada, and any natural gas distribution company.

**Public Use**

A **building, structure, or lot** used for public services by a **public authority**, including the **Town of Fort Frances** or any Boards or Commissions thereof, and any Ministry or Commission of the Governments of Ontario and Canada, any telephone or railway company, or similarly recognized agencies. A **public use** may include an emergency service such as fire, ambulance, police, and similar facilities operated by a public authority.

**Public Works Yard**

Any land, **building, or structure** owned by the **Town**, Public Utilities Commission or the Province of Ontario and used for the storage, maintenance and/or repair of material, equipment, machinery and/or motor **vehicle** used in connection with civic works.



## Section 2.0 Definitions

### Q

#### Quarry

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

### R

#### Recreational Vehicle

A **motor vehicle** designed to provide temporary living accommodations, but does not include a **mobile home, travel trailer**, modular home, park model **trailer**, or other **vehicle** defined herein.

#### Recreational Vehicle Sales and Service Operation

Means a **building** and/or **lot** where **recreational vehicles, trailers**, snowmobiles, boats and accessories are kept for display and/or sales. Permitted **accessory uses** may include those normally required for performing maintenance such as a service centre, service bays, body shop and storage of parts.

#### Recycling Depot

A **building** which is used for the deposit, collection and handling of paper, bottles, glass or other materials which are to be delivered wholesale to other operations for reclamation, processing or salvage.

#### Recycling Facility

A **building** or site used for the recycling, reclamation, processing or salvage of paper, bottles, glass or other materials.

#### Research and Development Establishment

A **building** or part thereof used for the purpose of conducting pure or applied research and experimentation in any field of science, medicine and technology and includes such facilities as lecture rooms, administrative **offices, laboratories**, display rooms, pilot units, simulating equipment and service and machine shops to serve the facility.

#### Resort

A tourist establishment that provides accommodation throughout all or part of the year and that has facilities for serving meals and furnishes equipment, supplies or services to **persons** in connection with angling, hunting, camping or recreational purposes and may include an **accessory restaurant, bar, retail store**, and accommodation facilities for staff.

### **Restaurant**

A **building** or part of a **building** where food is prepared and offered for sale to the public for consumption either on or off the premises and may include a café, cafeteria, ice cream parlour, tea or lunch room, or dairy bar. A restaurant may include a **bar**, which is licensed under the Liquor License Act, outdoor patio or eating area.

### **Restaurant, Drive Through**

A **building** or **structure** used to take and fulfill orders for food to the public while remaining in their vehicle.

### **Restaurant, Mobile**

A **vehicle**, trailer or cart that is not placed on 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, and includes a food truck, a mobile canteen and other refreshment vehicles, licensed by the **Town**, but shall not include any other **restaurant** type defined herein.

### **Retail Store**

A **building** or part thereof in which goods, wares, merchandise, substances, articles or things are offered or kept for sale directly to the public at retail. A retail store may include a grocery store, supermarket, bake shop, produce outlet, butcher shop, pharmacy, and home renovation store, and similar uses.

## **S**

### **Safety Berm**

A landscaped mound of earth intended to assist in preventing mobile equipment and vehicles from traveling or overturning over the edge of a bank.

### **Salvage or Wrecking Yard**

A place where **motor vehicles** are wrecked or disassembled and resold; a place where second-hand goods, including waste paper, bottles, automobile tires, clothing, other scrap materials and salvage are collected to be sorted and a place where used lumber and used **building** materials are stored for sale or resale.

### **School**

A public **school**, a private **school**, a university, or a community college authorized by the Province of Ontario.



## Section 2.0 Definitions

### Self-Storage Facility

A **building** containing at least three (3) separate, individual units for storage divided from the floor to the ceiling or roof, by a wall with an independent entrance to each unit, designed to be rented or leased to individuals or businesses for the storage of goods, materials and equipment.

### Service Shop

A **building** or **structure** for the servicing or repairing of articles, goods or materials, or where tradesmen provide a service requiring manual or mechanical skills and may include a carpenter's shop, a locksmith's shop, a gunsmith's shop, a plumbing and electrical contractor's or a heating /air conditioning contractor's shop, a commercial welder's shop, or similar uses, as well as facilities for **accessory** retail sales.

### Setback

The horizontal distance from the **front lot line**, measured at right angles, to the nearest part of any **building** or **structure** on the **lot**.

### Sewage Services or Facility

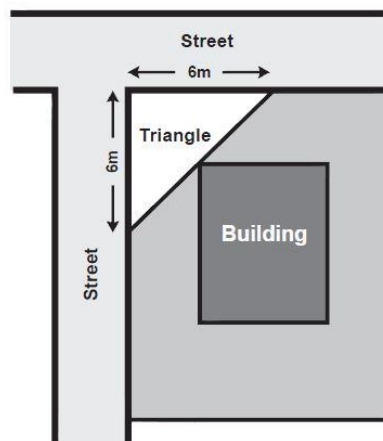
Any works by a **public authority** for the collection, transmission, storage, treatment and disposal of sewage.

### Shipping Container

Any unlicensed trailer (whether or not mounted on wheels, and without a cab above or below grade), seacan, shipping container, storage container, cargo box, and storage trailer designed or once servicing as commercial shipping or cargo containers, and typically consisting of four units or sides locked together to form a steel box. For the purposes of this definition, unlicensed trailer means a trailer which does not have a valid permit under the Highway Traffic Act, R.S.O. 1990, c. H.8., as amended.

### Sight Triangle

The triangular space formed by the street lines of a corner **lot** and a line drawn from a point in one (1) street to a point in the other street line, each such point being 6.0 m from the point of intersection of the street lines (measured along the street lines). Where the two (2) street lines do not intersect at a point, the point of intersection of the street lines shall be deemed to be the intersection of the projection of the street lines or the intersection of the tangents to the street lines.



### **Sleep Cabin**

A **building** used for sleeping, which may contain cooking or sanitary facilities and which is rented out for the purposes of the vacationing or traveling public through temporary accommodation.

### **Storey**

A **storey** is that part of a **building** between the surface of one floor and the ceiling above. A **basement** does not count as a **storey**.

### **Storey, First**

The **storey** with its floor closest to grade and having its ceiling more than 1.8 m above grade.

### **Street**

A public highway under the jurisdiction of the Province of Ontario or the Town, which affords the principal means of access to abutting **lots**, is constructed to municipal standards and is maintained year-round. This definition does not include a **laneway** or a **private street**, including a private right-of-way.

### **Street, Private**

A private right-of-way over private property or Crown Land which affords access to abutting lots and is not maintained by a public body.

### **Street Line**

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

### **Structure**

Means anything that is constructed, **erected**, or otherwise built, either permanent or temporary, the **use** of which requires location on the ground or attachment to something having location on the ground, excluding subsurface sewage treatment systems, swimming pools, fences, patios, and retaining walls, or culvert.

## **T**

### **Tent**

A temporary or permanent shelter constructed of canvas, fabric, tree boughs or other material apparently **erected** to protect a person or persons from the elements but does not include a dining or special events tent.



## Section 2.0 Definitions

### **Tourist Establishment**

Any premises operated to provide sleeping accommodation for the travelling public or sleeping accommodation for the use of the public engaging in recreational activities, and includes the services and facilities in connection with which sleeping accommodation is provided, but does not include:

- a) A camp operated by a charitable corporation approved under The Charitable Institutions Act, R.S.O., 1990, c. C.9, as amended;
- b) A summer camp within the meaning of the regulations made under The Health Protection and Promotion Act, R.S.O. 1990, c. H.7, as amended;
- c) A club owned by its own members and operated without profit or gain; or
- d) A **tent** and **trailer park**.

### **Town**

Means the **Town of Fort Frances**.

### **Town of Fort Frances**

The geographic area under the municipal jurisdiction of the Corporation of the **Town of Fort Frances**. Where the context allows, the term includes its employees, officers and agents.

### **Trailer**

A **vehicle** that is at any time drawn upon a highway by a **motor vehicle**, another **motor vehicle** or any device or apparatus not designed to transport persons or property, temporarily drawn, propelled or moved upon such highway, and except a side car attached to a motorcycle, and shall be considered a separate vehicle and not part of the **motor vehicle** by which it is drawn and, for the purposes of this By-law, does not include a **mobile home**.

### **Trailer, Travel or Tent**

Any **trailer** which is designed to be temporarily utilized for living, shelter and sleeping accommodation, with or without cooking facilities and which has running gear and towing equipment permanently attached and a current licence and is not permanently affixed to the ground.

### **Transportation Depot**

Any **building** or land where buses, trucks or tractor-trailers are rented, leased, kept for hire, stored or parked for commercial purposes.

## U

### **Use**

Any purpose for which a **building** or other **structure** or a parcel of land may be designed, arranged, intended, maintained, or occupied.

## V

### **Vehicle**

Means a **motor vehicle**, **trailer**, traction engine, farm tractor, road-**building** machine, motorized snow vehicle and any vehicle drawn, propelled, or driven by any kind of power.

### **Vessel**

A craft designed to float on the water including a boat, a barge or a ship.

## W

### **Warehouse**

A **building** or part of a **building** used for the storage and distribution of goods, wares, merchandise, substances or articles and may include facilities for a wholesale or retail commercial outlet, provided that they do not exceed 10% of the **gross floor area**, but shall not include a truck or transport terminal or yard.

### **Waste Disposal Area**

A landfill site where garbage, refuse, domestic or industrial waste, exclusive of liquid industrial waste, is disposed of or dumped.

### **Watercourse**

A waterbody or the natural channel for a perennial or intermittent stream of water including a river or stream.

### **Water Services or Facility**

Any works by a **public authority** for the treatment, storage, supply or distribution of water.

### **Wayside Pit or Quarry**

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



## Section 2.0 Definitions

### Wholesale Establishment

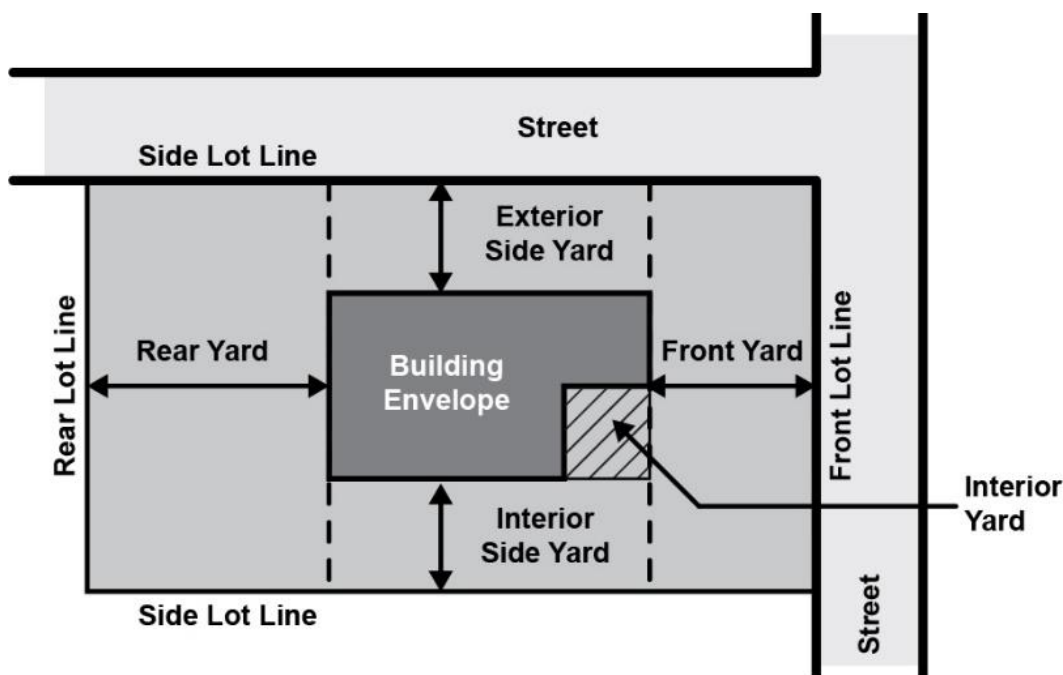
**Use** of land, **building(s)** and/or **structure(s)**, or part thereof for bulk storage and bulk sale of quantities of goods, commodities, wares, merchandise, or materials intended for resale.

## Y

### Yard

Any open unoccupied space appurtenant to a **building** measured from the closest supporting **structure** of the **building** to the **lot line**.

Illustration of yards:



### Yard, Exterior Side

A **side yard** immediately adjacent to an **exterior lot line**.

### Yard, Front

A **yard** extending across the full width of the **lot** between the **front lot line** and the nearest wall of any **building** or **structure** on the **lot** for which the yard is required. On islands where there is only one **lot**, all yards shall be considered as the **front yard**.

### Yard, Rear

A **yard** extending across the full width of the **lot** between the **rear lot line** and the nearest wall of any **building** on the **lot** for which the **yard** is required.

**Yard, Required**

The minimum **yard** required by the provisions of the By-law.

**Yard, Side**

A **yard** extending from the **front yard** to the **rear yard** between the **side lot line** and the nearest wall of any **building** on the **lot** for which the **yard** is required.

**Yard, Side Exterior**

A **side yard** immediately adjoining a public street.

**Yard, Side Interior**

A side yard other than an exterior side yard.

**Z**

**Zone**

The category of **use** or activity of land, **buildings, structures** or activities permitted by this By-law.



## 3.0 General Provisions

### 3.1 Accessory Uses, Buildings, and Structures

- a) **Accessory uses, buildings or structures**, are permitted in any **Zone**, subject to the provisions of the applicable **Zone** in which said **accessory building, structure, or use** is located, provided the **principal building, structure or use** is already in existence on the **lot**, or a **building** permit has been issued for such principal **building or structure**.
- b) **Accessory buildings, or structures** shall be located on the same **lot** as the **principal use** to which they are **accessory** to.
- c) Any **building or structure** which is attached to the **principal building** shall not be considered **accessory** for the purposes of this By-law.
- d) Except as otherwise provided, in all **Zones**, **accessory buildings, or structures** which are detached from the **principal building** shall be **erected** and maintained in compliance of the **yard** and setback requirements of the **Zone** in which such **accessory buildings or structures** are located.
- e) **Accessory buildings or structures** shall not be located in the **front yard or exterior side yard** nor be built closer to the **street** than the **principal building** is to that **street**, except in the case of
  - i. Industrial **Zones**, where a gatehouse is permitted in the **front yard**.
  - ii. A **lot** abutting a navigable **watercourse** and no **street** or private **street**, **accessory buildings or structures** shall be permitted in the **front yard**.
  - iii. A **lot** abutting a navigable **watercourse** and a **street** or **private street**, **accessory buildings or structures** shall be permitted in the **rear yard**.
- f) A detached garage or other **accessory building or structure** may, notwithstanding the yard and setback provisions of the applicable zone, be **erected** in an interior side yard or rear yard provided that the following requirements are met:
  - i. An **accessory building or structure** shall not be built closer than 1.5 m to any **lot line**.
  - ii. Except in the case of a gazebo, a detached **accessory building or structure** shall not be located closer than 2.0 m to a principal **building**.
- g) The total **lot coverage** of all **accessory buildings or structures** shall not exceed 15% coverage of the total **lot area**.
- h) Within any Residential **Zone**, the maximum height for any **accessory building** shall not exceed 6.0. m, or contain more than one (1) storey, except in the case of an **additional**

**residential unit** as a permitted **accessory use**, where the maximum height shall be two (2) storeys.

- i) Within non-Residential **Zones**, the maximum height for any **accessory building** shall not exceed 6.5 m.
- j) Where a commercial retail **use** is permitted as an **accessory use** in an Industrial **Zone**, it shall be located within the **principal building**, or within 2.0 m of the **principal building** and shall not exceed 10% of the total **floor area** of the main **building** or 280 m<sup>2</sup>, whichever is lesser.
- k) A private swimming pool capable of containing in excess of 0.6 m of water may be **erected** and used provided that such swimming pool is enclosed by a fence, or by the wall of a **building** or **structure**, or by a combination of walls and fences, at least 1.5 m in height.
- l) A private swimming pool and its associated mechanical equipment, shall be located, altered, **erected** or renovated in accordance with the following provisions:
  - i. A private swimming pool shall be set back a minimum of 1.5 m from any **lot line**;
  - ii. A private swimming pool **accessory** to a permitted residential **use** shall be located in a **rear** or **interior yard** only; and
  - iii. Any filter, pumps, or similar operating machines shall be set back a minimum distance 2.0 m from the **principal building**.
- m) A trailer shall not be considered an **accessory building** or **structure** for the purpose of this By-law.

## 3.2 Additional Residential Units

In addition to the other provisions of this By-law, the following provisions shall apply to **additional residential units** and **garden suites**:

### 3.2.1 General

- a) A maximum of two (2) **additional residential units** shall be permitted, on a **lot** containing a **single-detached dwelling**, **semi-detached dwelling**, or **townhouse dwelling**, for a maximum of three (3) **dwelling units** on a **lot**, in accordance with the following:
  - i. Two (2) **additional residential units** (in addition to the primary **dwelling unit**) are permitted within a dwelling provided no **buildings** or **structure** ancillary to the **principal building** contain **additional residential units**.
  - ii. Only one (1) **additional residential unit** is permitted in an ancillary **building**; and



## Section 3.0 General Provisions

- iii. An **additional residential unit** shall not be permitted in a **group home** or **boarding / rooming house**.
- b) An **additional residential unit** shall not be permitted in a regulated floodplain regardless of the **non-complying** status of the **existing dwelling unit**.
- c) An **additional residential unit** shall not be established prior to obtaining a building permit, and must comply with the requirements of the Ontario Building Code and Fire Code, as amended.
- d) **Additional residential units** shall be assigned a municipal civic address by the **Town of Fort Frances**. An **additional residential unit** shall only be permitted where adequate public or private water and sanitary services are available, as determined in consultation with the **Town**.
- e) An **additional residential unit** shall not exceed 40% of the **gross floor area** of the **principal dwelling**, except when located in a **basement**, it may occupy the whole of the **basement**.
- f) Where an **additional residential unit** is established in a **building** or **structure** that is ancillary to a permitted **single-detached dwelling**, **semi-detached dwelling**, or **townhouse dwelling**, the following provisions shall apply:
  - i. The **additional residential unit** shall be subject to the provisions for the primary **dwelling unit** in the **Zone** in which it is located, except that:
    - 1. The **additional residential unit** shall have a minimum **rear yard** setback of 3.0 m;
    - 2. An **additional residential unit** in a **building** or **structure** that is ancillary to a permitted **semi-detached dwelling** or **townhouse dwelling** shall have a minimum setback of 1.5 m from an **interior lot line** for the **primary dwelling**; and
    - 3. Notwithstanding **Section 3.1 Accessory Uses, Buildings, and Structures** of this By-law, where an **additional residential unit** is located in the second storey of a **building** or **structure** ancillary to a **permitted single-detached, semi-detached dwelling**, or **townhouse dwelling**, the maximum **height** of the **accessory building** shall be 2.0 storeys.
- g) An **additional residential unit** is not exempt from the maximum **lot coverage** provisions of the zone in which it is located.
- h) The establishment of an **additional residential unit** shall not result in any new doorway entrance added to the front wall of the **primary dwelling unit**.
- i) Provision h) of this Section does not:

- i. Prohibit an internal lobby or vestibule within a common doorway entrance in the front wall;
  - ii. Prohibit the creation of an **additional residential unit** within a **primary dwelling unit** that already contains more than one (1) doorway entrance in the front wall;
  - iii. Require the removal of a doorway entrance to the **primary dwelling unit** that already contains more than one (1) doorway entrance in the front wall; nor
  - iv. Prohibit the addition of one (1) doorway entrance along the front wall of a **primary dwelling unit** on a **corner lot** where there is not doorway entrance along that front wall, but where there is a doorway entrance along the exterior side wall of the **primary dwelling unit**.
- j) A **home occupation use** shall be permitted in an **additional residential unit** as per **Section 3.10 Home Occupations**, provided that a total of one (1) **home occupation** is conducted on the **lot**.
- k) Parking shall be provided for an **additional residential unit** in accordance with **Section 4.0 Parking and Loading Provisions** of this By-law.
- l) The **primary dwelling unit** and any **additional residential unit** must share the parking area and yards provided for the **primary dwelling unit**, and no new **driveway** may be established.

### 3.3 Adequate Municipal Services

No land shall be used, or **use** of land expanded, or any **building** placed, **erected** or **altered**, enlarged or used within the **Town of Fort Frances** unless the land is serviced by municipal water and sewer systems that have adequate capacity, except in the case of the following requirements:

- a) In the Resource Development (RD) **Zone**, the Seasonal Residential (SR) **Zone**, or where municipal water and/or sewage systems are not available, private or communal services approved by the Town and/or Northwestern Health Unit may be permitted; or
- b) Where the lands are subject to unique servicing constraints or restricted connection privileges through separate municipal by-laws and through legal and servicing agreement with the **Town of Fort Frances**, such lands are considered to be in compliance with this By-Law.

### 3.4 Breweries

- a) No person shall construct, permit to construct, or operate a brewery of any scale, including a **microbrewery** or **nanobrewery**, unless it complies with all applicable Federal, Provincial and Municipal law and statutes.



## Section 3.0 General Provisions

- b) Brewery operations may be required to submit a wastewater management plan to the Operations and Facilities Division for approval prior to operation.
- c) All brewery operations shall comply with **Section 3.17 Obnoxious Uses** of this By-law.
- d) Brewery operations within the Light Industrial (M1) **Zone** may not be municipally restricted on production volume but must comply with all Federal and Provincial production approvals and licenses.

### 3.4.1 Microbrewery

- a) **Microbreweries** shall sell to the public by one (1) or more of the following methods:
  - i. The traditional three-tier system (brewer to wholesaler to retailer to consumer)
  - ii. The two-tier system (brewer acting as wholesaler to retailer to consumer); and
  - iii. Directly to the consumer through carryout and/or on-site tap-room or **restaurant** sales.
- b) Ancillary tasting of beer and ancillary retail shall be permitted, with the exception of:
  - i. An on-site taproom and restaurant shall not be permitted within the **Fort Frances** Industrial Park, which bounded to the north by Eighth Street West, to the south by the Canadian National Railway (CNR) line, to the east by Webster Avenue, and to the west by McIrvine Road.

### 3.4.2 Nanobrewery

- a) **Nanobreweries** shall sell to the public by one (1) or more of the following methods:
  - i. The traditional three-tier system (brewer to wholesaler to retailer to consumer);
  - ii. The two-tier system (brewer acting as wholesaler to retailer to consumer); and
  - iii. Directly to the consumer through carryout and/or on-site tap-room or **restaurant** sales.
- b) Ancillary tasting of beer and ancillary retail shall be permitted.

## 3.5 Community Garden

Where a **community garden** is a permitted **use**, it shall be subject to the following provisions:

- a) The **community garden** use must be established to permit **accessory structures**, including collection and compost bins, which shall comply with the requirements in **Section 3.1 Accessory Uses, Buildings, and Structures** of this By-law.

- b) Composting is limited only to the materials generated from the **community garden** on-site, and shall be used on-site and **lot coverage** for composting shall not exceed 5% of the **lot** area.
- c) Off-street parking shall not be required for a **community garden**.
- d) Planting areas shall be set back from a minimum of 1.5 m from all **lot lines**.
- e) Hoophouses, greenhouses, and storage sheds associated with the **community garden** shall be considered permitted accessory **structures**, and shall be subject to height and setback requirements of the applicable **Zone**, with the exception of:
  - i. **Lot coverage**;
  - ii. In no case shall a **building** or **structure** associated with a **community garden** be located closer than 3.0 m to any **lot line**;
  - iii. In no case shall a **building** or **structure** associated with a **community garden** be greater than 4.0 m in height.
- f) The maximum combined **gross floor area** of all permitted **buildings** associated with the **community garden** shall be 70.0 m<sup>2</sup>.
- g) **Community garden** planting areas shall be designed and maintained to prevent water from irrigation, stormwater and/or other activities and/or fertilizer from draining onto adjacent properties.
- h) A **cannabis production facility** or the growth of **cannabis** is not permitted in a **community garden** for the purposes of this By-law.

### 3.6 Established Building Line in Residential Zone

Notwithstanding any other provisions of this By-law to the contrary, where a **dwelling** is to be **erected** in a Residential **Zone**, between **existing dwellings** on the same **street**, such **dwelling** may be built with a **front yard** and setback equal to the average **front yard** of the adjacent **dwellings** on the same side of the **street** within the block. This provision does not apply to **lots** abutting **watercourses**.

### 3.7 Frontage on a Public Road

- a) All **lots** shall front on a Provincial or municipal **road**. This provision shall not prevent the **erection** of a permitted **building** or **structure** on a **lot** in registered Plan of Subdivision where a properly executed Subdivision Agreement has been entered into with the **Town**, notwithstanding that the **street** or **streets** will not be assumed by the **Town** until the end of the maintenance period, nor shall it apply to prevent the enlargement, extension, renovation, reconstruction or other structural alteration of an **existing building** or **structure**, which is



located on a **lot** which does not have frontage upon a **street**, provided the **use** of such **building** or **structure** does not change and is permissible within the **Zone** in which it is located.

b) Provision a) shall not apply where:

- i. **Buildings** and **structures accessory** to forestry and mining uses, but not for human habitation are permitted in appropriate **Zones** where publicly maintained road frontage is not available; and
- ii. Recreational and tourist commercial **uses** such as hunting and fishing camps are permitted where public road frontage is not available provided there is navigable water access.
  1. Notwithstanding provision ii., recreational and tourist commercial uses are permitted on the Fort Frances Islands, zoned Shoreline Residential (SR).

### 3.8 Group Homes and Crisis Centres

A **group home**, licensed by the appropriate Provincial Ministry shall be permitted in all Residential **Zones**, and a **crisis centre** that is licensed or funded by the Province or other government agency, or combination thereof, shall be permitted in Residential Type Two (R2) **Zone** and the General Commercial (GC) **Zone**, and shall be subject to the following provisions:

- a) A **group home** and **crisis centre** shall have no more than ten (10) residents, excluding staff or receiving family.
- b) A **group home** shall have 23.0 m<sup>2</sup> of common habitable area and not less than 7.0 m<sup>2</sup> of habitable area for each resident, exclusive of staff or receiving family.

### 3.9 Home Industry

A **home industry** is permitted as an **accessory use** to a **single-detached dwelling**, and shall be subject to the following provisions:

- a) A maximum of one (1) **home industry** shall be permitted per **lot**.
- b) A **home industry** may include, but is not limited to:
  - i. Home trade business;
  - ii. Home repair shop or tool service and repair, including small engine and auto repairs;
  - iii. Electrical or plumbing contractor's shop;
  - iv. Farm-related sales, farm machine and equipment repairs; and
  - v. Workshop.

- c) A **home industry** shall be located entirely in an accessory building to a permitted single-detached dwelling shall not occupy more than 60.0 m<sup>2</sup> of floor area.
- d) A **home industry** shall employ at least one (1) person who resides in the **dwelling unit** and shall employ no more than two (2) persons who do not reside in the dwelling.
- e) A **home industry** shall be clearly secondary to the **principal residential use** and shall not change the residential character of the **dwelling** or the **lot** as a private residence or create or become a nuisance due to such matters as noise, smell, hours of operation or traffic generation.
- f) For **home industries**, licensed **motor vehicles** associated with the **home industry** shall be parked or stored on the **lot** within an **interior side** or **rear yard** only.
- g) Parking for the **home industry** shall be provided in accordance with **Section 4.0 Parking and Loading Provisions** of this By-law.

### 3.10 Home Occupations

A **home occupation** is permitted as an **accessory use** to a residential **use**, except an **apartment dwelling**. Where permitted, the following provisions shall apply:

- a) A maximum of one (1) **home occupation** shall be permitted per **lot**.
- b) A **home occupation** may include, but is not limited to the following **uses**:
  - i. **Bed and breakfast**;
  - ii. **Office**, including web-based sales and distribution;
  - iii. **Personal service establishment**, not including a dry cleaning establishment, and laundromat;
  - iv. Instruction services, including, tutoring, music, arts, crafts, cooking, personal fitness, dance, and similar activities;
  - v. Artist studio; and
  - vi. Home-based daycare.
- c) The **home occupation** shall be conducted entirely within the permitted primary residential **dwelling** or **dwelling unit**. A **home occupation** is not permitted in an **apartment dwelling**.
- d) A **home occupation** shall not occupy more than 25% of the **gross floor area** of the **dwelling unit**, including any area used for the storage or materials and equipment required for the **home occupation**.
- e) The **home occupation** shall employ at least one (1) person who resides in the **dwelling unit** and shall employ no more than two (2) persons who do not reside in the **dwelling unit**.



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- f) A **home occupation** shall be clearly secondary to the **principal** residential **use** and shall not change the residential character of the **dwelling, accessory buildings**, and the **lot**, and shall not detract from the general character of the neighbourhood, nor create or become a public nuisance due to noise, traffic, dust, parking, electrical interference, or visual character.
- g) A **home occupation** shall have no external display or advertisement, other than a non-illuminated sign having a maximum surface area of 0.2 m<sup>2</sup>.
- h) A **home occupation** shall have no goods, wares, or merchandise offered for sale or rent on the premises other than what is produced on the premises unless goods are sold or bought via the internet and distributed by post or delivery to customers.
- i) If primarily conducted by electronic means or post, a **home occupation** shall not, in the normal conduct of the business, have consumers attend or visit the premises.
- j) There shall be no **outdoor storage** of goods, materials, containers or animal enclosures used in conjunction with the **home occupation**.
- k) A **home occupation** shall have no mechanical or other equipment used, except that which is customarily employed in a dwelling or **dwelling unit** for domestic or household purposes or for **use** by a dentist, drugless practitioner, physician or other professional person.
- l) Parking for the **home occupation** shall be provided in accordance with **Section 4.0 Parking and Loading Provisions** of this By-law.

### 3.11 Kennels

Where permitted by this By-law, a **kennel** shall be subject to the following provisions:

- a) A **kennel** shall only be permitted on a **lot** having a **lot area** of 2.0 ha or greater.
- b) Any portion of a **kennel**, including associated outdoor areas and runs, shall be located a minimum distance of 150.0 m from a **dwelling** or **dwelling unit** located on a different **lot** than the **lot** on which the kennel is located to specifically address issues of noise.
- c) The portion of the **lot** used for the **kennel** shall be fenced from adjoining **lots**.

### 3.12 Minimum Opening Elevation

No habitable **building** located east of the Rainy River dam shall have any **building** opening below the Canadian Geodetic Datum (CGD) elevation of 339.5 m.

### 3.13 Mobile Restaurants

Where permitted by this By-law, the following provisions shall apply to **mobile restaurants**:

- a) A **mobile restaurant** shall comply with the Town's applicable Business Licensing By-law;
- b) The location of a **mobile restaurant** shall not reduce the minimum number of required off-street **parking spaces** for all of the **uses** located on a **lot**;
- c) No off-street **parking spaces** shall be required for a **mobile restaurant**;
- d) Notwithstanding any other provision of this By-law, a **mobile restaurant** shall be permitted in a **public park**.

### 3.14 Motor Vehicle Gas Bar

Except within the General Commercial (C2) **Zone**, where a **motor vehicle gas bar** is a permitted **use**, it shall be subject to the following requirements:

- a) No portion of any pump island or canopy shall be located closer than 15.0 m to any **lot line**;
- b) No **driveway** shall be located within 9.0 m of another **driveway** on the same **lot**;
- c) No portion of any **driveway** shall be located within 15.0 m of a **street** intersection; and
- d) The angle of intersection between a **driveway** and a streetline shall not be less than 45 degrees and not greater than 135 degrees.

### 3.15 Multiple Zones on One Lot / Split Zoning

Where a **lot** is divided into more than one (1) **Zone** under the provisions of this By-law, each portion of such **lot** shall be used in accordance with the provisions of this By-law for the applicable **Zone** where such portion of the **lot** is located. Each portion of the **lot** shall be considered as a separate **lot** for the purpose of determining **Zone** provisions.

### 3.16 Non-Conforming Uses

- a) The provisions of this By-law shall not apply to prevent the **use** of any **existing lot, building or structure** for any purpose prohibited by this By-law if such **existing lot, building or structure** was lawfully used for such purposes, prior to the effective date of this By-law and provided that the **lot, building or structure** continues to be used for that purpose.
- b) Where the **use** ceases to exist for a period of one year, the **use** will be deemed to have been discontinued. A **non-conforming use** shall be considered abandoned when:
  - i. The **use** has been discontinued for a period of one (1) year;
  - ii. The characteristic equipment and furnishings of the **non-conforming use** have been removed and have not been replaced within one (1) year;
  - iii. It has been replaced by a conforming **use**; or



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- iv. Re-establishment has not been commenced within two (2) years of the date of destruction or damage caused by fire or natural disaster.
- c) Nothing herein shall prevent the interior of any **non-conforming use** from being reconstructed or structurally altered for the existing purpose for which the **building** or **structure** is being legally utilized.
- d) Where, in any **Zone** a **non-conforming** residential **use** exists, nothing in this By-law shall prevent the construction of a detached **accessory building** to such **use** provided that all **yard** and **setback** requirements are complied with.
- e) Nothing in this By-law shall prevent the strengthening or restoration to a safe condition of any **existing**, legal **non-conforming building** or **structure** or part thereof, provided that the strengthening or restoration does not increase the **building** height, size or volume or change the **existing**, lawful **use** of such **existing building** or **structure** unless these changes are necessary to provide for floodproofing of the **building**.
- f) The **use** of any **existing lot, building, or structure** which is not permitted in the **Zone** in which it is located shall not be changed except to a use which is listed as a permitted use in such **Zone**. Expanding a legal **non-conforming use** shall require the authorization of the Committee of Adjustment. The introduction of a new **use** shall require the authorization of Council, unless the new **use** is deemed to be minor, in which case it shall require the authorization of the Committee of Adjustment.
- g) The exterior of any **building** or **structure** which was lawfully used prior to the effective date of this By-law for a purpose not permissible within the **Zone** in which it is located, shall not be enlarged, extended more than 0.2 m, reconstructed or otherwise structurally altered, unless such **building** or **structure** is thereafter to be used for a purpose permitted within such **Zone**.
- h) The provisions of this By-law shall not apply to prevent the **erection** or **use**, for a purpose prohibited by this By-law, of any **building** or **structure**, the plans for which have, prior to the date of passing of this By-law, been approved by the **Town**, so long as the **building** or **structure**, when **erected**, is used and continues to be used for the purpose for which it was **erected**.

### 3.17 Non-Complying Lots, Buildings, and Structures

- a) Where a **building** or **structure** was lawfully used on the day of the passing of this By-law, but the **building** or **structure** did not meet the requirements of this By-law with respect to provisions other than use on that day, and its use is permitted by the **Zone** in which the **building** or **structure** is located, nothing in this By-law shall prevent the continued **use** or occupancy of such **building** or **structure**.

- b) Where a **building** or **structure** is located on a **lot** having less than the minimum frontage and/or **lot area**, and/or having less than the minimum **setback** and/or **side yard** and/or **rear yard** required by this By-law, the said **building** or **structure** may be enlarged, reconstructed, repaired and/or renovated provided that:
  - i. The enlargement, reconstruction, repair and/or renovation does not further increase non-compliance with any of the applicable provisions of this By-law;
  - ii. The **building** or **structure** is being used for a purpose permissible within the **Zone** in which it is located; and
  - iii. All other applicable **Zone** provisions of this By-law are complied with.
- c) Nothing in this By-law shall apply to prevent the reconstruction of any permitted **building** which is accidentally damaged or destroyed by causes beyond the control of the owner. Such permitted **building** may be reconstructed in accordance with the previously **existing** standards, even if such did not conform with one or more of the provisions of this By-law, but the non-compliance may not be further increased provided that the reconstruction occurs within twelve (12) months of the damage being done.
- d) Where a **lot**, having a lesser **lot area** and/or **lot frontage** than required herein, **existed** on the date of passing of this By-law, or where such a **lot** is created by a **public authority** such smaller **lot** may be used and a permitted **building** or **structure**, may be **erected**, altered and/or used on such smaller **lot** provided that all other applicable **Zone** provisions of this By-law are complied with. All vacant islands and **existing** vacant **lots** of record on islands must have an area of at least 0.5 ha above the normal or controlled **high water mark**.
- e) A **lot** which has been increased in size following the passage of this By-law may also be used in accordance with this provision and the resultant **lot** shall be deemed to comply with all of the provisions of this By-law and all **Zone** provisions applicable to any **existing building** on the benefiting **lot** shall be deemed to comply with the provisions of this By-law.

### 3.18 Obnoxious Uses

Nothing in this By-law shall be construed to permit the **use** of land for the **erection** or **use** of a **building** or **structure** for any purpose:

- a) That is or is likely to become a nuisance or offensive of the:
  - i. The creation of a noise or vibrations;
  - ii. Emission of gas, fumes, dust, or odour;
  - iii. Storage of goods, wares, merchandise, salvage, refuse matter or other such material, which obstructs required parking and loading spaces, driveways, aisles, and site access; and



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- iv. The nature of the materials used therein is declared under the Public Health Act, as amended, or any other regulations thereunder to be an obnoxious or offensive trade, business or manufacture.

### 3.19 Outdoor Storage

Where **outdoor storage** is a permitted **use** or a permitted **accessory use** the following provisions shall apply:

- a) Storage of goods and materials including refuse containers are not permitted within 6.0 m of a Residential **Zone**;
- b) Storage of goods and materials including refuse containers shall be permitted in the required **rear yard** and **interior side yard**; and
- c) Storage areas are to be screened from the view of adjacent streets by fencing and/or landscaping features that are a minimum of 1.8 m in height, nor shall any material be piled higher than such fencing and/or landscaping feature.

### 3.20 Peat Extraction, Pits and Quarries

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

### 3.21 Permitted Height and Yard Encroachments

#### 3.21.1 Height Exceptions

Nothing in this By-law shall apply to prevent the **erection**, alteration, or **use** of a permitted barn or silo, or the following **accessory buildings** or **structures**, provided the **principal use** is permitted within the **Zone** in which it is located and provided all other applicable provisions of this By-law are complied with: church spire, belfry, flag pole, clock tower, chimney, water tank, windmill, radio, television or telephone tower or antenna, except satellite antenna in excess of 0.5 m in diameter, general HVAC mechanical, incidental equipment required for processing, external equipment associated with internal equipment or machinery, and conveying equipment.

#### 3.21.2 Permitted Yard Encroachments

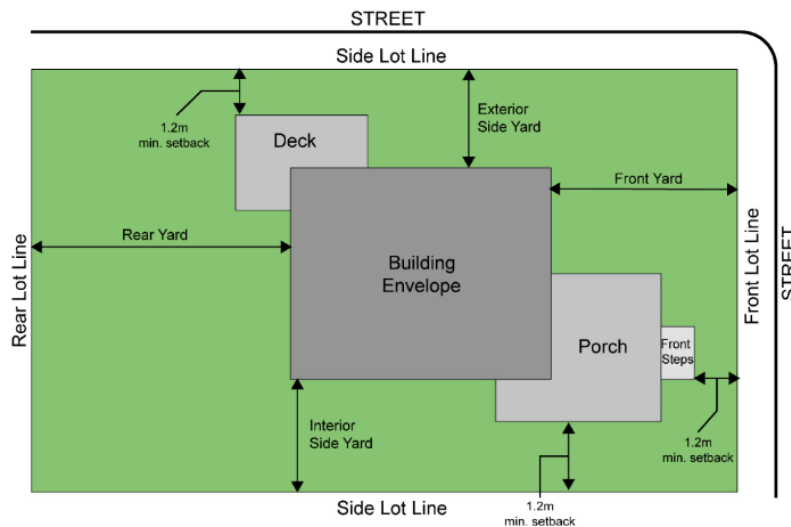
- a) Required **yards** shall not be obstructed in any manner whatsoever, except in accordance with **Table 3-1**.

**Table 3-1: Permitted Yard Encroachments**

Building Feature / Structure	Yard in which Projection is Permitted	Maximum Permitted Encroachment
a) Sills, chimneys, cornices, eaves, gutters, parapets, pilasters, windows, window wells, or other ornamental <b>structures</b>	All yards	0.6 m, but no closer than 0.9 m to a <b>lot line</b>
b) Covered or uncovered porches, balconies, <b>deck</b> , steps, <b>patios</b>	All yards	2.5 m, but can be located no closer than 1.5 m to a <b>lot line</b>
c) Canopies, awnings, clothes poles, flag poles, garden trellises, fences, retaining walls, signs	All yards	No limit
d) Fire escapes, exterior stairways, stoops, landings, steps, ramps	<b>Side or rear yard</b> only	1.0 m, but not closer than 1.2 m to any <b>lot line</b>
e) Wheelchair ramps	All yards	No limit
f) Air conditioners, solar panels, heat pumps, or similar equipment	<b>Interior or rear yard</b>	1.0 m, but not closer than 0.3 m to any <b>lot line</b>

g) Where a legal **non-conforming** or **non-complying building** encroaches onto the required **yard**, the maximum projection into the required **yard** from the main wall shall be measured from the main wall.

**Examples of permitted projections / encroachments:**





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### 3.22 Planting Strips

- a) Where a **lot** in an Institutional, Commercial or Industrial **Zone** abuts an **interior side** or **rear lot line** of a **lot** in a Residential **Zone** or where an **apartment dwelling** containing more than four (4) **dwelling units** abuts a **single-detached dwelling**, a planting strip with a minimum width of 3.0 m, shall be provided along such abutting **lot line**.
- b) Where **driveways** or walkways extend through a required **planting strip**, it shall be permissible to interrupt the **planting strip** within 3.0 m of the edge of such **driveway** or within 1.5 m of the edge of such **walkway**.
- c) A **planting strip** or buffer screen referred to in this Section may form a part of any **landscaped open space** required by this By-law but shall not form part of a required **yard**.

### 3.23 Public Uses

- a) Notwithstanding any other provisions of this By-law, the use of land or the **use**, construction, or re-construction of any **building** or **structure** for the purposes of a **public use**, including but not limited to an institutional **use**, housing, and supportive housing provided by a **public authority**, but excluding a correctional facility, shall be permitted in the following **zones**: Residential Type 1 (R1), Residential Type 2 (R2), Neighbourhood Commercial (NC), General Commercial (GC), Mixed Use (MU), Highway Commercial (HC), and Institutional (I) **Zones**.
- b) Notwithstanding any other provisions of this By-law, **public uses**, including those associated with the **Town of Fort Frances**, the Provincial and Federal Government, a utility company providing public utilities to the **Town**, a transportation service operated by or for the Town, parks and recreation facilities, and a Health Unit, may use any land, install required public infrastructure, **erect** or use any **building** or **structure**, only for the purposes of public service.
- c) Nothing in this By-law shall prevent land from being used as a **street** or highway, or prevent the installation of a watermain, sanitary sewer, storm sewer, gas main, pipeline, overhead or underground hydro, communication line or high voltage electrical facilities owned, operated and maintained by a **public authority**, and provided that the location of such **street**, highway, public service, or utility has been approved by the appropriate **public authority** and all required statutory authorizations and approvals have been obtained.
- d) Notwithstanding any other provision contained in this By-law, where a **public use** is specifically mentioned as a permitted **use** within a **Zone**, then such **public use** shall only be permitted within that **Zone** or **Zones** and shall comply with the provisions of the applicable **Zones**, save and except that there shall be no minimum **lot area** or **lot frontage** requirement. This provision shall not apply to Crown agencies or the **Town of Fort Frances**.

- i. No goods, materials or equipment shall be stored outside the **building** or **structure** located on the **lot**, except as may otherwise be permitted under this By-law;
- ii. The provisions of the **Zone** in which the **use** is located shall be complied with except as otherwise provided in this By-law; and
- iii. The **building** or **structure** shall be designed and maintained in general harmony with the **uses** permitted within the respective **Zone**.

## 3.24 Recreational Vehicles and Tents

### 3.24.1 General

- a) Any number of **recreational vehicles**, such as trailers, motor homes, truck campers, and camper trailers, not exceeding a total length of 11.0 m may be stored in an **interior side** or **rear yard** provided that the **recreational vehicle(s)** being stored are **setback** a minimum of 0.6 m from any **lot line**.
- b) Notwithstanding provision a), **recreational vehicles** may be stored in any private garage, carport, or other **building** on a **lot**.
- c) No **recreational vehicle** shall be parked or located on a public **street**.
- d) The minimum number of required **parking spaces** shall not be occupied or otherwise obstructed by the parking of a **recreational vehicle**.

### 3.24.2 Tents

- a) One (1) **tent**, wholly on private property, shall be permitted **accessory** to a **single-detached dwelling, semi-detached dwelling, or townhouse dwelling** in the Residential Type One (R1) or Residential Type Two (R2) **Zones** and shall be subject to the following provisions:
  - i. The tent shall be less than 10.0 m<sup>2</sup> in **gross floor area**;
  - ii. The occupant(s) of the **tent(s)** shall be provided access to the facilities within the appurtenant **single-detached dwelling, semi-detached dwelling, or townhouse dwelling** at all times.
- b) Upon evaluation of application, the **Chief Building Official**, Municipal Planner or **By-Law Enforcement Officer** may provide temporary authorization to allow a greater number of **tents**, but no more than four (4), to be **erected** within the Residential Type One (R1) and Residential Type Two (R2) **Zones** for an agreed upon temporary duration of time.
- c) A **tent** may only be **erected** between May 1 and September 30 of that year.



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- d) In the Neighbourhood Commercial (NC), General Commercial (GC), Mixed Use (MU) and Highway Commercial (HC) **Zones**, **tents** may be **erected** for the purpose of displays for sales, not to be occupied, for a temporary duration by obtaining written approval from the **Chief Building Official**, Municipal Planner, or **By-Law Enforcement Officer**.

### 3.24.3 Motor Homes, Truck Campers, and Camper Trailers

- a) One (1) motor home, truck camper, or camper trailer shall be permitted for temporary human habitation **accessory** to a **single-detached dwelling**, **semi-detached dwelling** or **townhouse dwelling** in the Residential Type One (R1) or Residential Type Two (R2) **Zones**, but only in the **rear** or **interior side yard**.
- b) A motor home, truck camper, or camper trailer in provision a) shall be subject to the requirements of **Section 3.29.1**.
- c) A motor home, truck camper, or camper trailer may only be used for temporary human habitation for not more than 30 days between May 1 and September 30 of that year in the Residential Type One (R1) or Residential Type Two (R2) **Zones**.
- d) Upon written request, and evaluation of the request, the **Chief Building Official**, Municipal Planner, or **By-Law Enforcement Officer** may provide temporary authorization to allow a greater number of motor homes, truck campers or camper trailers, but no more than four (4), to be used within the Residential Type One (R1) and Residential Type Two (R2) **Zones** for an agreed upon temporary duration of time.
- e) The occupant(s) of the motor home, truck camper, or camper trailer shall be provided access to the facilities within the appurtenant **single-detached dwelling**, **semi-detached dwelling**, or **townhouse dwelling** at all times.

### 3.25 Shipping Containers

Where permitted by this By-law, a **shipping container** shall be in accordance with the following provisions:

- a) A **shipping container** shall be considered a detached **accessory structure** and subject to all requirements for **accessory buildings** and **structures** as set out in **Section 3.1 Accessory Buildings, Structures, and Uses**, except as provided by this Section.
- b) No person shall **erect**, install, or place a **shipping container** in any Residential, Commercial, or Institutional **Zone**, or in any **Zone** which permits residential **uses** as a **primary use**, except where a **shipping container** forms part of a **dwelling**, the design of which shall be reviewed through the Site Plan Control process.

- c) Notwithstanding **Section 3.1**, a **shipping container** shall be located a minimum distance of 10.0 m from any **lot line** abutting a Residential or Future Development (FD) **Zone**, or any **lot** used for a residential **use**.
- d) Within any Industrial **Zone** and in the Resource Development (RD) **Zone**, **shipping containers** may be permitted as an **accessory use** to the **principal use**, subject to the following provisions:
  - i. A **shipping container** shall be used exclusively for the storage of goods and materials, and shall not be used to accommodate work areas, shops, office **uses**, retail sales, or human habitation.
  - ii. A **shipping container** must be located in the **rear yard**.
  - iii. Setbacks for a **shipping container** must include a 1.5 m **side yard** and **rear yard** setback, except for **corner lots**, where they must be located 6.0 m from the **street**;
  - iv. A **shipping container** shall not be located in a required **parking area** or **parking space**, and shall not encroach into any required landscaped area or landscape strip;
  - v. A **shipping container** shall not be placed for the purpose of display or advertising on a property, or for the purpose of providing screening or fencing;
  - vi. A **shipping container** shall be included in all calculations for the purpose of determining maximum **lot coverage** of **accessory buildings** or **structures**; and
  - vii. A building permit will be required for the construction and/or installation of a **shipping container**.
- e) Notwithstanding any other provision of this section to the contrary, a **shipping container** shall be permitted as a **temporary use** on a construction site in any **Zone** subject to approval by the **Chief Building Official**, for the purposes of storing equipment and materials incidental to construction, provided that a **shipping container** shall:
  - i. Not be located in a minimum required **front yard** or in an **exterior side yard**;
  - ii. Be located entirely on private property without encroaching on to a public sidewalk or **street**, and shall not create a sightline obstruction;
  - iii. Not exceed two (2) in number; and
  - iv. Be removed from the site within 30 days of completing construction works.

### 3.26 Sight Triangles

- a) On a **corner lot** fronting on two (2) **streets** or **laneways**, within the triangular space formed by the **street** lines and a line drawn from a point in one (1) **street** line to a point in the other street line, each such point being 6.0 m measured along the **street** line from the point of intersection of the **street** lines, no **motor vehicle**, as defined in The Highway Traffic Act,



## Section 3.0 General Provisions

R.S.O., 1990 c. H.8, as amended, shall be parked, no **building** or **structure** which would obstruct the vision of drivers of **motor vehicles** shall be **erected**.

- b) Where the two (2) **street** lines do not intersect at a point, the point of intersection of the **street** lines shall be deemed to be the intersection of the projection of the **street** lines or the intersection of the tangents to the **street** lines.

### 3.27 Special Setback Requirements

#### 3.27.1 Development Abutting Watercourses

- a) Development, including the **erection** of **buildings** and **structures**, shall require a minimum **setback** of 30.0 m from the normal **high water mark** of a **watercourse** or waterbody, or from the stable top of bank, whichever is greater, unless it can be demonstrated through the preparation of an Environmental Impact Study in accordance with the requirements of the **Town** Official Plan that there will be no negative impacts on the aquatic and fish habitat.
- b) For existing lots of record where it is demonstrated that a 30.0 m **setback** cannot be achieved, new development must be set back as far back as the **lot** permits, with non-disturbance of the native soils and very limited removal of shoreline vegetation and adherence to applicable zoning standards, subject to review and approval by the **Town**.

#### 3.27.2 Setbacks from Railways

- a) New residential development within 75.0 m of the railway corridor and within 1,000.0 m of a rail yard shall be required to submit acceptable Noise and Vibration studies to the satisfaction of the **Town** with recommended mitigative measures and such developments will only be permitted if appropriate mitigation measures can be implemented.
- b) Residential, institutional, commercial, and recreational **uses** shall have a minimum **building setback** of 30.0 m from the railway right-of-way, in conjunction with a 2.5 m high **safety berm**.
- c) Light and medium industrial **uses**, including **manufacturing** and automotive repair **uses**, shall have a minimum **building setback** of 15.0 m from the railway right-of-way, in conjunction with a 2.0 m high **safety berm**, or a minimum building **setback** of 60.0 m from the railway right-of-way in the absence of a **safety berm**.
- d) Heavy industrial **uses**, as well as warehouses, shall have a minimum **building** setback of 15.0 m from the railway right-of-way.

### 3.27.3 Waste Disposal Area Setbacks

- a) Notwithstanding any other provisions of this By-law, a residential **building** in any **Zone** is required to be **setback** a distance of 500.0 m from **existing** and **former waste disposal areas** or waste disposal sites.

### 3.28 Structures in Water

No person shall **erect**, alter or **use** any **structure** located in a navigable water except in compliance with the Lakes and Rivers Improvement Act, and the Navigable Waters Act, as revised or amended. Approval from the Ministry of Natural Resources (MNR), Transport Canada, and/or Fisheries and Oceans Canada may be required for marine facilities and boathouses.

### 3.29 Temporary Uses

- a) A tool shed, construction **trailer**, scaffold or other **building** or **structure** incidental to construction is permitted in all **Zones** within the **Town** on the **lot** or in the case of a dock, appurtenant to where it is situated but only for so long as it is necessary for the work in progress and until the work is completed or abandoned. For the purpose of this Section, abandoned shall mean the discontinuation of work for more than 30 consecutive days and/or the failure to maintain a current Building Permit.
- b) Notwithstanding any other provision of this By-law to the contrary, where a **dwelling** is destroyed, and a Building Permit for reconstruction of the **dwelling** has been issued by the **Town** for the subject lands, the owner and family may occupy a **trailer** on a temporary basis but only during the period which the **dwelling** is being reconstructed.



## Section 4.0 Parking and Loading Provisions

### 4.0 Parking and Loading Provisions

#### 4.1 Minimum Off-Street Parking Requirements

- a) Permanently maintained off-street **parking spaces** are required under this By-law and shall be provided, in accordance with **Table 4-1** and with the standards and regulations set out herein.
- b) Where the calculation of required **parking spaces** exceeds a whole space of more than 0.25, the required spaces shall be the next whole number.
- c) Within the General Commercial (GC) and Mixed Use (MU) **Zones**, permitted **uses** are exempted from the minimum off-street parking requirements in **Table 4-1**, with the exception of **dwelling units** located in the upper **storeys** of a non-residential **building**, **hotels**, **motels**, and **retail stores** with a **gross floor area** greater than 300.0 m<sup>2</sup>.
- d) The **parking space** requirements referred to herein shall not apply to any **building** or **structure** lawfully in **existence** on the date of passage of this By-law, so long as the **gross floor area** is not increased and the **use** or number of **dwelling units** does not change. If any **addition** is made to a **building** or **structure** which increases its **gross floor area**, then **parking spaces** for the **addition** shall be provided as required by **Table 4-1**. Where a change in **use** occurs, **parking spaces** shall be provided for such new **use** in accordance with the requirements of **Table 4-1**.
- e) Notwithstanding the foregoing, the owner or occupant of any **lot**, **building** or **structure** in a Residential **Zone** may **use** the **lot building** or **structure** for the parking, storing or housing of one (1) commercial **motor vehicle** or **trailer** provided that such **motor vehicle** does not have wheelbase in excess of 5.0 m or exceed a one (1) ton load capacity.
- f) Where a commercial **use** abuts or is adjacent to a navigable waterway, one-third of the parking requirements may be in the form of boat slips maintained for the sole purpose of customer boat parking specifically for the commercial **use**. Such a space shall be at least 6.0 m in length and have a width of 3.0 m.
- g) In **Zones** where a **parking lot** is not a permitted **use**, **parking lots** and parking areas are considered **accessory** to the **principal use** and must be developed after the **principal use** is established.

**Table 4-1: Minimum Off-Street Parking Requirements**

Type Of Use	Minimum Number of Parking Spaces Required
<b>Residential Uses</b>	
Single-detached dwelling	1.0 space per <b>dwelling unit</b>
Semi-detached dwelling	
Duplex dwelling	

Type Of Use	Minimum Number of Parking Spaces Required
Triplex dwelling Townhouse dwelling Modular dwelling Additional residential unit Garden suite	1.0 space per <b>dwelling unit</b>
Apartment dwelling	1.25 spaces per <b>dwelling unit</b>
Dwelling unit in the upper storey of a non-residential building	1 space per <b>dwelling unit</b>
Mobile home park	1.0 space per <b>mobile home site</b>
Group home	2.0 spaces, plus 0.5 spaces per room
Home occupation Home industry	1.0 space per <b>home occupation</b> or <b>home industry</b> where clients or customers are attended or served on site, in addition to 1.0 space per non-resident employee of a <b>home occupation</b> or <b>home industry</b> , which may be provided as a <b>tandem parking space</b>
Other residential uses	1.0 space per <b>dwelling unit</b>
<b>Non-Residential Uses</b>	
Assembly hall	5.0. spaces per 100.0 m <sup>2</sup> of <b>gross floor area</b> of assembly space
Agricultural building	1.0 space per 28.0 m <sup>2</sup> of <b>gross floor area</b>
Agricultural use	No minimum requirement. Where applicable, parking for a single-detached dwelling shall be provided.
Brewery Micro-brewery Nano-brewery	1.0 space per 20.0 m <sup>2</sup> of <b>gross floor area</b>
Cannabis production facility	1.0 space per 100.0 m <sup>2</sup> of <b>gross floor area</b>
Community centre Place of worship	The greater of: <ul style="list-style-type: none"> <li>• 1.0 space for every 6.0 fixed seats or fraction thereof; or</li> <li>• 1.0 space for every 9.0 m<sup>2</sup> of <b>gross floor area</b></li> </ul>
Community garden	No requirement
Day care centre	1.0 space per 100.0 m <sup>2</sup> of <b>gross floor area</b>
Farmer's market	1.0 space per 30.0 m <sup>2</sup> of <b>gross floor area</b>
Financial institution	1.0 per 28.0 m <sup>2</sup> of <b>gross floor area</b>
Golf course	0.5 spaces per 100.0 m <sup>2</sup> of <b>gross floor area</b> , plus 2.0 spaces per hole or 1.0 space per stall for a driving range, but no less than 25 spaces in total
Hospital	1.0 per 100.0 m <sup>2</sup> of <b>gross floor area</b>



## Section 4.0 Parking and Loading Provisions

Type Of Use	Minimum Number of Parking Spaces Required
Hotel Motel	1.0 space per guest room, plus 1.0 space for every 10.0 m <sup>2</sup> of <b>gross floor area</b> devoted to public use (e.g. dining room, restaurant, lounge, conference rooms, banquet) but exclusive of any lobby
Industrial uses not specifically identified	5.0 spaces minimum, plus 1.0 space per 100.0 m <sup>2</sup> of <b>gross floor area</b> or portion thereof for uses with more than 200.0 m <sup>2</sup> of <b>gross floor area</b>
Long-term care home	0.25 spaces per bed, plus 1.0 per 100.0 m <sup>2</sup> of <b>gross floor area</b> used for medical, health, or personal services
Marina	1.5 space per 1.0 boat slip and 1.0 per every 8.0 m <sup>2</sup> of <b>gross floor area</b> for commercial use, exclusive of storage area
Medical clinic Animal hospital	3.0 spaces per practitioner, or 1.0 space per 30.0 m <sup>2</sup> <b>gross floor area</b> , whichever is greater
Office	1.0 space per 28.0 m <sup>2</sup> of <b>gross floor area</b>
Place of recreation	1.0 space per 100.0 m <sup>2</sup> of <b>gross floor area</b>
Restaurant Bar	1.0 space per 9.0 m <sup>2</sup> of floor space or 10.0 spaces, whichever is greater
Restaurant, mobile	No requirement
Retail store Personal services establishment	1.0 space per 28.0 m <sup>2</sup> of <b>gross floor area</b>
School	Elementary school – 1.5 space per classroom or 1.0 space per 9.0 m <sup>2</sup> of gymnasium or auditorium floor space, whichever is greater  Secondary school – 2.0 spaces per classroom, or 1.0 space per 9.0 m <sup>2</sup> of gymnasium or auditorium floor space, whichever is greater
Self-storage facility	1.0 space per 100.0 m <sup>2</sup> of <b>gross floor area</b> , plus 1.0 additional space per 300.0 m <sup>2</sup> of <b>gross floor area</b> in excess of 2,800.0 m <sup>2</sup>
Warehouse Wholesale establishment Light industrial use Heavy industrial use	1.0 space per 35.0 m <sup>2</sup> of <b>gross floor area</b>
Uses permitted but not listed in this table	1.0 space per 35.0 m <sup>2</sup> of <b>gross floor area</b>

## 4.2 Parking Area Regulations

- a) Notwithstanding the **yard** and setback provisions of this By-law to the contrary, uncovered surface **parking areas** shall be permitted in the required **yards** or in the area between the **street** line and the required **setback**.
- b) Every **lot** fronting on a **street** shall have one (1) or more unobstructed **driveways** in accordance with the following:
- i. **Driveways** shall not exceed 9.0 m in width; and
  - ii. No **lot** shall have more than two (2) **driveways** for the first 30.0 m of **street** line and one (1) more **driveway** for each additional 30.0 m of **street** line.
- c) Where in this By-law **parking areas** are required to accommodate four (4) or more **motor vehicles**, the following provisions shall apply:
- i. Where a **building** or **structure** accommodates more than one (1) type of **use**, the **parking space** requirement for the whole **building** shall be the sum of the requirements for the separate parts of the **building** occupied by the separate types of **use**;
  - ii. Adequate drainage facilities shall be provided and maintained in accordance with the requirements of the **Town**;
  - iii. **Parking area, driveways, and aisles** shall be surfaced with concrete, asphalt, double float tar and chip surface, or a combination thereof;
  - iv. Lights used for illumination of **parking areas** shall be so arranged and located as to divert the light away from adjacent **lots** and directed on the **parking area**;
  - v. Except as otherwise provided in this By-law, all **parking spaces** shall be provided and maintained on the same **lot** and in the same **Zone** as the **principal building** or **use**, with the exception of:
    1. An **assembly hall** or **place of recreation**, provided that the **parking area** for satellite parking is located a maximum distance of 150.0 m from the **lot** containing the **principal building** or **use**; and
    2. Any permitted non-residential **use** located in a Commercial or Institutional **Zone**, provided that the **parking area** for satellite parking is located a maximum distance of 90.0 m from the **lot** containing the **principal building** or **use** under the same ownership.
  - vi. **Parking areas** shall be provided with unobstructed access to a street by a **driveway, aisle, or laneway**, which shall be a minimum of 3.0 m for one-way traffic and a minimum of 6.0 m for two-way traffic;



## Section 4.0 Parking and Loading Provisions

- vii. A **buffer strip** of landscaped area a minimum of 3.0 m in width located within the **lot** and along the boundaries of the **parking area**.
- d) The length of any **parking space** and the width of the adjacent **aisle** shall be in accordance with **Table 4-2**.

**Table 4-2: Parking Space Dimension and Aisle Requirements**

Angle of Parking Spaces	Minimum Parking Space Width	Minimum Parking Space Length	Minimum Aisle Width
90°	3.0 m	6.0 m	6.7 m
60°	3.0 m	6.0 m	5.5 m
45°	3.0 m	6.0 m	4.0 m
30°	3.0 m	6.0 m	3.7 m
Parallel	3.0 m	6.7 m	3.0 m

- e) Notwithstanding any other provisions of this By-law, the requirements of provision (c)(iii) in this Section shall not apply to developments in the **Town of Fort Frances** Industrial Park, bounded to the north by Eighth Street West, to the south by the Canadian National Railway (CNR) line, to the east by Webster Avenue, and to the west by McIrvine Road, The **parking area** shall be maintained with a stable surface that is treated so as to prevent the raising of dust.

### 4.3 Barrier-Free Parking Spaces

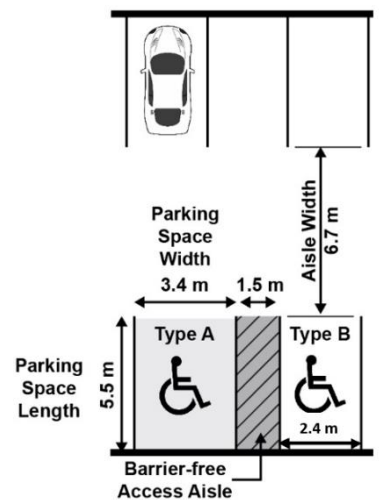
- a) Where **parking spaces** are required in **Section 4.1** of this By-law for any non-residential use, **barrier-free parking spaces** shall be provided in accordance with **Table 4-3**. **Barrier-free parking spaces** shall not be required in addition to those **parking spaces** required in **Section 4.1** of this By-law, but rather, these **barrier-free parking spaces** shall contribute to the total number of **parking spaces** required.

**Table 4-3: Barrier-Free Parking Requirements**

Minimum Number of Parking Spaces Required under Section 4.1	Corresponding Minimum Number of Barrier-Free Parking Spaces Required
1 – 12	1
13 - 100	4% of the total number of <b>parking spaces</b> required
101 – 200	1, plus an additional 3% of the total number of <b>parking spaces</b> required

Minimum Number of Parking Spaces Required under Section 4.1	Corresponding Minimum Number of Barrier-Free Parking Spaces Required
201 – 1,000	2, plus an additional 2% of the total number of <b>parking spaces</b> required
1,001 or more	11, plus an additional 1% of the total number of <b>parking spaces</b> required

- b) The minimum number of barrier-free **parking spaces** shall be calculated and provided for the total number of **parking spaces** on the **lot**, and shall not solely be based on the minimum number of **parking spaces** required. The calculation of the total minimum number of **barrier-free parking spaces** required shall be in accordance with the following:
  - i. Where an even number of **barrier-free parking spaces** are required, an equal number of Type A and Type B **barrier-free parking spaces** shall be provided.
  - ii. Where an off number of **barrier-free parking spaces** are required, the number of **barrier-free parking spaces** must be divided equally between a Type A and a Type B **barrier-free parking space**, while the remainder may be provided as a Type B **barrier-free parking space**.
- c) Where Type A **barrier-free parking spaces** are required, each **barrier-free parking space** shall be designated by a sign mounted on a post or wall that is visible during the winter months. Such sign shall be mounted at least 1.5 m above grade and shall identify the space as being “van accessible”.
- d) **Barrier-free parking spaces** shall not be required in association with any **parking spaces** required and provided for emergency service **vehicles**, **motor vehicles** displayed for sale, or any other **vehicles** associated with **outside storage**.
- e) **Barrier-free parking spaces** shall have the following:
  - i. Type A - A minimum width of 3.4 m and a minimum length of 5.5 m;
  - ii. Type B – A minimum width of 2.8 m and a minimum length of 5.5 m; and
- f) Access provided by a barrier-free access **aisle** with a minimum width of 1.5 m which extends the full length of the **parking space**, and which is marked with high tonal contrast diagonal lines (i.e., hatching) on a hard surface. Two (2) barrier-free **parking spaces** which are adjacent to one another may share one (1) barrier-free access **aisle**.
- g) **Barrier-free parking spaces** shall be paved with hard surface materials, shall be reasonably level, and as accessible to the building entrance(s) as possible.





## Section 4.0 Parking and Loading Provisions

### 4.4 Bicycle Parking Requirements

- a) Bicycle parking is required to be provided in all **Zones**, except for Industrial **Zones**, Resource Development (RD), and Future Development (FD) **Zones**, for the land **uses** at the rates specified in **Table 4-4**.
- b) Notwithstanding provision a), bicycle parking is not required to be provided for permitted **uses** on Scott Street.

**Table 4-4: Minimum Bicycle Parking Space Requirements**

Use	Minimum Number of Spaces Required
Apartment dwelling Townhouse dwelling consisting of six (6) or more dwelling units	0.25 spaces per dwelling unit
Restaurant Retail store Office	1 space per 250 m <sup>2</sup> gross floor area
School	1 space per 100 m <sup>2</sup> gross floor area
Other non-residential uses	1 space per 1,000 m <sup>2</sup> gross floor area

- c) Bicycle parking must be located on the same lot as the **use** or **building** for which it is provided, and must be located in order to promote convenient access to main entrances.
- d) A **bicycle parking space** may be located within any **yard**.
- e) A maximum of 50% of **bicycle parking spaces** may be located within a required landscaped area.
- f) Bicycle racks shall be provided for bicycle parking on a surface comprised of, brick, asphalt, interlocking pavers or concrete.
- g) **Bicycle parking spaces** shall be accessed by an **aisle** with a minimum width of 1.5 m.
- h) When a **building** or **structure** accommodates more than one (1) type of **use**, the **bicycle parking space** requirements shall be the sum of the requirements for the separate parts of the **building** or **structure** occupied by the separate types of **use**.

### 4.5 Loading Space Requirements

- a) **Loading spaces** are required under this By-law for non-residential uses, in accordance with **Table 4-5**, and the owner of every **building** or **structure erected** for any purpose involving

the receiving, shipping, loading or unloading of persons, animals, goods, wares, merchandise or raw materials shall provide and maintain **loading spaces** on the **lot** accordingly.

**Table 4-5: Loading Space Requirements**

<b>Permitted Non-Residential Uses</b>	<b>Minimum Number of Loading Spaces Required</b>
Less than 500 m <sup>2</sup> in <b>gross floor area</b>	No spaces required
500 – 2,500 m <sup>2</sup> in <b>gross floor area</b>	<b>1 loading space</b>
Greater than 2,500 m <sup>2</sup> in <b>gross floor area</b>	<b>2 loading spaces</b>

- b) For residential **buildings** containing more than ten (10) **dwelling units**, one (1) loading space shall be provided and maintained.
- c) **Loading spaces** shall be 9.0 m in length, 3.5 m in width, and have a minimum vertical clearance of 4.3 m.
- d) Access to **loading spaces** shall be provided by **driveway** with a minimum width of 6.0 m located on the **lot** on which the loading spaces and accessed from a **street** or **laneway**.
- e) **Driveways, loading spaces**, and related **aisles** shall be maintained with a stable surface which is treated to prevent the raising of dust. **Loading spaces** and loading areas shall be constructed of crushed stone, gravel, asphalt, concrete or brick and shall include provisions for drainage facilities. In Industrial **Zones**, a crushed stone or gravel surface shall be permitted.
- f) Required **loading spaces** shall be located in the **interior side** or **rear yard** unless such **loading spaces** are removed from the **street** line a minimum distance of 15.0 m.
- g) The **loading space** requirements referred to herein shall not apply to any **building** in **existence** at the date of passing of this By-law so long as the **gross floor area**, as it existed at such date, is not increased by more than 300.0 m<sup>2</sup>. If an **addition** is made to the **building** or **structure** which increases the **gross floor area**, then additional **loading spaces** shall be provided as required by **Table 4-5** for such **addition**.

## 4.6 Drive-Through Businesses

- a) In addition to the requirements of **Section 4.0** of this By-law, queuing spaces shall be provided for **drive-through** businesses, including **drive-through restaurants** and car washes, as follows:
  - i. Five (5) inbound queuing spaces shall be provided for **motor vehicles** approaching the drive-up service window;



## Section 4.0 Parking and Loading Provisions

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- ii. One (1) outbound queuing space shall be provided on the exit side of each service position and this space shall be located so as not to interfere with service to the next **motor vehicle**; and
  - iii. All queuing spaces shall be a minimum of 6.5 m in length and 3.0 m in width. Queuing lanes shall provide sufficient space for turning and manoeuvring and shall not occupy any portion of a designated fire lane or a required parking **aisle**.
- b) Queuing spaces shall be measured as follows:
- c) For a **drive-through** with a service window, it shall be measured from a point located 2.0 m beyond the middle of the **drive-through** window used for the receipt of goods.
  - d) For a **drive-through** with a machine, it shall be measured from a point located 2.0 m beyond the middle of the **drive-through** machine.
  - e) For a car wash service part of a **motor vehicle service station**, it shall be measured from the entrance to the wash bay.

## 5.0 Zones

### 5.1 Establishment of Zones

The provisions of this By-law shall apply to all lands within the limits of the **Town of Fort Frances**, which are divided into various **Zones**. The boundaries of these **Zones** are illustrated in **Schedule A-1** and **A-2**, which forms part of this By-law. On the **Schedules, Zones** and their classifications are identified by symbols, as shown in **Table 5-1**.

**Table 5-1: Establishment of Zones and Symbols**

<b>Zones</b>		
<b>Zone Category</b>	<b>Zone</b>	<b>Zone Symbol</b>
Residential	Residential Type One Zone	R1
	Residential Type Two Zone	R2
	Residential Mobile Home Zone	R3
	Seasonal Residential Zone	SR
Commercial	Neighbourhood Commercial Zone	NC
	General Commercial Zone	GC
	Mixed Use	MU
	Highway Commercial Zone	HC
	Tourist Commercial Zone	TC
Industrial	Light Industrial Zone	M1
	Heavy Industrial Zone	M2
	Waste Disposal Industrial Zone	M3
Open Space	Open Space Zone	OS
Resource Development	Resource Development Zone	RD
Institutional	Institutional Zone	I
Future Development	Future Development Zone	FD
<b>Special Zones and Symbols</b>		
Holding	Holding Zone	(H)
Temporary Use	Temporary Use Symbol	T



## 5.2 Residential Type One (R1) Zone

No **person** shall within a Residential Type One (R1) **Zone**, **use** any land or **erect**, alter or **use** any **building** or **structure** except in accordance with the following:

### 5.2.1 Permitted Uses

- **Additional residential unit**
- **Community garden**
- **Day care centre**
- **Garden suite**
- **Group home**
- **Home occupation**
- **Public park**
- **Public use**
- **Single-detached dwelling**

### 5.2.2 Regulations for Permitted Uses

Provision	Requirement
a) Minimum Lot Area	460 m <sup>2</sup>
b) Minimum Lot Frontage	15.0 m
c) Minimum Front Yard	7.5 m
d) Minimum Interior Side Yard	1.5 m
e) Minimum Exterior Side Yard	3.0 m
f) Minimum Rear Yard	7.5 m
g) Maximum Lot Coverage	40%
h) Minimum Landscaped Open Space	20%
i) Maximum Building Height	12.0 m

### 5.2.3 Exception Zones

Notwithstanding any other provision of this By-law, the following Exception provisions shall apply to lands referenced in **Table 5-2** and delineated on **Schedules A-1** and **A-2**. Unless otherwise stated in **Table 5-2**, all other provisions of this By-law shall apply, including the provisions of the parent **Zone**.

**Table 5-2: Residential Type One (R1) - Exception Zones**

Exception Zone (See Schedules A-1 / A-2)	By-law Number	Municipal Address
R1-1	N/A	1235 Idylwild Drive
a) An <b>additional residential unit</b> is a permitted <b>use</b> .		
R1-2	N/A	1137 Fourth Street East
a) An <b>accessory building</b> permitted without a primary <b>use</b> ; and <b>accessory building lot</b> coverage is increased to 18%.		
R1-3	N/A	1345 Emo Road
a) The following additional provisions apply: <ul style="list-style-type: none"> <li>i. A maximum of seven (7) <b>dwelling units</b> are permitted;</li> <li>ii. Minimum <b>lot frontage</b>: 18.28 m;</li> <li>iii. Minimum <b>interior side yard</b> (east only): 3.3 m as it pertains to the <b>existing building</b> only; and</li> <li>iv. Maximum <b>building height</b>: 12.0 m.</li> </ul>		



### 5.3 Residential Type Two (R2) Zone

No **person** shall within a Residential Type Two (R2) **Zone**, **use** any land or **erect**, alter or **use** any **building** or **structure** except in accordance with the following:

#### 5.3.1 Permitted Uses

- Additional residential unit
- Apartment dwelling
- Boarding / rooming house
- Community garden
- Day care centre
- Duplex dwelling
- Fourplex dwelling
- Group home
- Home occupation
- Public park
- Public use
- Semi-detached dwelling
- Single detached dwelling
- Townhouse dwelling
- Triplex dwelling

#### 5.3.2 Regulations for Single-Detached Dwellings

- a) The provisions in **Section 5.2.2** of this By-law shall apply to **single-detached dwellings R2 Zone**.

#### 5.3.3 Regulations for Semi-Detached, Duplex, Triplex, Fourplex, Townhouse Dwellings

Provision	Requirement
a) Minimum Lot Area	240.0 m <sup>2</sup> per <b>dwelling unit</b>
b) Minimum Lot Frontage	8.0 m per <b>dwelling unit</b>
c) Minimum Front Yard	7.5 m
d) Minimum Interior Side Yard	
i. With attached wall	Nil
ii. Without attached wall	2.5 m
e) Minimum Exterior Side Yard	3.5 m

Provision	Requirement
f) Minimum Rear Yard	7.5 m
g) Maximum Lot Coverage	50%
h) Minimum Landscaped Open Space	20%
i) Maximum Building Height	12.0 m
j) Minimum Floor Area	70.0 m <sup>2</sup>

### 5.3.4 Regulations for Apartment Dwellings

Provision	Requirement
a) Minimum Lot Area	240 m <sup>2</sup> per unit for first 4 <b>dwelling units</b> plus 93 m <sup>2</sup> for every <b>dwelling</b> unit thereafter
b) Minimum Lot Frontage	30.0 m
c) Minimum Front Yard	7.5 m
d) Minimum Interior Side Yard	4.5 m or half the <b>building height</b> , whichever is greater
e) Minimum Exterior Side Yard	7.5 m
f) Minimum Rear Yard	7.5 m
g) Maximum Lot Coverage	30%
h) Minimum Landscaped Open Space	30%
i) Maximum Building Height	15.0 m

### 5.3.5 Regulations for Boarding / Rooming House

Provision	Requirement
a) Minimum Lot Area	650 m <sup>2</sup>
b) Minimum Lot Frontage	21.0 m
c) Minimum Front Yard	7.5 m



## Section 5.0 Zones

Provision	Requirement
d) Minimum Interior Side Yard	4.5 m or half the <b>building height</b> ; whichever is greater
e) Minimum Exterior Side Yard	7.5 m
f) Minimum Rear Yard	7.5 m
g) Maximum Lot Coverage	50%
h) Minimum Landscaped Open Space	20%
i) Maximum Building Height	12.0 m

### 5.3.6 Exception Zones

Notwithstanding any other provision of this By-law, the following Exception provisions shall apply to lands referenced in **Table 5-3** and delineated on **Schedules A-1** and **A-2**. Unless otherwise stated in **Table 5-2** **Table 5-3**, all other provisions of this By-law shall apply, including the provisions of the parent **Zone**.

**Table 5-3: Residential Type Two (R2) - Exception Zones**

Exception Zone (See Schedules A-1 / A-2)	By-law Number	Municipal Address
R2-1	N/A	507 Armit Avenue
a) The following additional provisions apply: <ul style="list-style-type: none"> <li>i. Minimum <b>interior side yard</b> (north) – 1.5 m; and</li> <li>ii. Minimum <b>front yard</b>: no requirement.</li> </ul>		
R2-2	N/A	515 First Street East
a) The following additional <b>use</b> is permitted: <ul style="list-style-type: none"> <li>i. <b>Personal services establishment</b>.</li> </ul> b) A minimum of three (3) <b>parking spaces</b> shall be provided.           c) Ingress/egress to required <b>parking spaces</b> is permitted from <b>laneway</b> rather than by <b>driveway off street</b> .		
R2-3	3/14-Z	820 Fifth Street East
a) The following definitions apply:		

Exception Zone (See Schedules A-1 / A-2)	By-law Number	Municipal Address
<p>i. <b>Child Care and Early Years Centre</b> means a premises operated under licence from the Province of Ontario whereat programmes are provided under the <u>Child Care and Early Years Act, 2014</u> or where similar programmes are provided under Provincial Licence. <b>Eightplex dwelling</b> means a separate <b>building</b> containing two (2) storeys on each of which are located four (4) <b>dwelling units</b> without a common hallway or stairwell and with independent direct access to the outside</p> <p>b) The following additional <b>uses</b> are permitted:</p> <p>i. <b>Child care and early years centre</b>; and</p> <p>ii. <b>Eightplex dwelling</b></p> <p>c) More than one (1) <b>principal use</b> and <b>building</b> is permitted on the Property, provided that the regulations of the R2 <b>Zone</b> as amended by this Schedule are met.</p> <p>d) Notwithstanding the provisions of this By-law where the Property is occupied by more than one (1) <b>principal building</b>:</p> <p>i. The minimum <b>lot area</b> required for all <b>principal buildings</b> collectively is the total <b>lot area</b> of the Property;</p> <p>ii. The minimum required <b>lot frontage</b> for all <b>principal buildings</b> collectively is the full frontage of the Property; and</p> <p>iii. The minimum <b>front, interior side, exterior side</b> and <b>rear yards</b> shall be determined by reference only to the <b>principal building</b> which is nearest to the applicable <b>lot</b> line.</p> <p>e) A <b>child care and early years centre</b>, together with an <b>apartment dwelling</b> are permitted <b>uses</b> in the former school <b>building</b> located on the property as at the date of passage of this By-law.</p> <p>f) All eightplex <b>dwelling</b>s shall be located on the Easterly half of the property and no wall of any such <b>building</b> shall be closer than 7.5 m from a wall of any <b>principal building</b>.</p> <p>g) Notwithstanding the definitions set out in <b>Section 2.0</b> of this By-law, in the case of the Property, the <b>lot line</b> abutting Fifth Street shall be deemed to be the <b>front lot line</b>, the <b>lot line</b> abutting Frenette Avenue shall be deemed to be the <b>exterior lot line</b>, the Northerly <b>lot line</b> shall be deemed to be the <b>rear lot line</b> and the Easterly <b>lot</b> line shall be deemed to be a <b>side lot line</b>.</p> <p>h) Except as otherwise provided in the Schedule, the regulations for an <b>apartment dwelling</b> as set out in <b>Section 5.3.4</b> of this By-law apply to <b>eightplex dwelling</b>s on the Property.</p>		



## 5.4 Residential Mobile Home (R3) Zone

No **person** shall within a Residential Mobile Home (R3) **Zone**, **use** any land or **erect**, alter or **use** any **building** or **structure** except in accordance with the following:

### 5.4.1 Permitted Uses

- **Community garden**
- **Mobile home**
- **Mobile home park**

### 5.4.2 Regulations for Permitted Uses

<b>Provision</b>	<b>Requirement</b>
a) Minimum Lot Area	1.4 ha
b) Minimum Lot Frontage	60.0 m
c) Minimum Front Yard	7.5 m
d) Minimum Interior Side Yard	7.5 m
e) Minimum Exterior Side Yard	7.5 m
f) Minimum Rear Yard	9.0 m
g) Maximum Lot Coverage	35%
h) Minimum Landscaped Open Space	5%
i) Maximum Building Height	5.0 m

### 5.4.3 Regulations for Mobile Home Sites within a Mobile Home Park

<b>Provision</b>	<b>Requirement</b>
a) Minimum Mobile Home Site Area	335.0 m <sup>2</sup>
b) Minimum Setbacks within a Mobile Home Site	1.5 m

### 5.4.4 Exception Zones

Notwithstanding any other provision of this By-law, the following Exception provisions shall apply to lands referenced in **Table 5-4** and delineated on **Schedules A-1** and **A-2**. Unless otherwise stated in **Table 5-4**, all other provisions of this By-law shall apply, including the provisions of the parent **Zone**.

**Table 5-4: Residential Mobile Home (R3) - Exception Zones**

Exception Zone (See Schedules A-1 / A-2)	By-law Number	Municipal Address
R2-1	B2-2024	1231 King’s Highway
i) The following additional provisions apply: <ul style="list-style-type: none"> <li data-bbox="282 743 1252 779">i. Additional permitted uses include: <b>dwelling units</b>, multiplex dwellings.</li> <li data-bbox="282 795 1349 863">ii. “Multiplex dwelling” includes <b>additional residential units, duplex dwellings, triplex dwellings, fourplex dwellings, and apartment dwellings.</b></li> <li data-bbox="282 884 724 919">iii. Minimum <b>lot frontage</b>: 10 m.</li> </ul>		



### 5.5 Seasonal Residential (SR) Zone

No **person** shall within a Seasonal Residential (SR) **Zone**, **use** any land or **erect**, alter or **use** any **building** or **structure** except in accordance with the following:

#### 5.5.1 Permitted Uses

- **Community garden**
- **Home occupation**
- **Single-detached dwelling**
- **Sleep cabin**

#### 5.5.2 Regulations for Permitted Uses

Provision	Requirement
a) Minimum Lot Area	1.0 ha
b) Minimum Lot Coverage	10%
c) Minimum Front Yard	30.0 m from high water mark
d) Minimum Interior Side Yard	3.0 m
e) Minimum Exterior Side Yard	30.0 m from high water mark
f) Minimum Rear Yard	8.0 m
g) Maximum Building Height	12.0 m

#### 5.5.3 Exception Zones

Reserved for future use.

## 5.6 Neighbourhood Commercial (NC) Zone

No **person** shall within a Neighbourhood Commercial (NC) **Zone**, **use** any land or **erect**, alter or **use** any **building** or **structure** except in accordance with the following:

### 5.6.1 Permitted Uses

- **Community garden**
- **Community health and resource centre**
- **Day care centre**
- **Financial institution**
- **Office**
- **Personal services establishment**
- **Post office**
- **Private club**
- **Public use**
- **Restaurant**
- **Restaurant, mobile**
- **Retail store**
- Maximum of two (2) **dwelling units** located in the upper **storeys** or at the rear of the first **storey** of a non-residential **building**

### 5.6.2 Regulations for Permitted Uses

Provision	Requirement
a) Minimum Lot Area	550.0 m <sup>2</sup>
b) Minimum Lot Frontage	15.0 m
c) Minimum Front Yard	7.5 m
d) Minimum Interior Side Yard	
i. Abutting a Commercial Zone	0 m
ii. Abutting another Zone	3.0 m
e) Minimum Exterior Side Yard	5.0 m
f) Minimum Rear Yard	
i. Abutting non-Residential Zone	7.5 m
ii. Abutting Residential Zone	10.5 m
g) Maximum Lot Coverage	40%
h) Minimum Landscaped Open Space	10%



## Section 5.0 Zones

Provision	Requirement
i) Minimum Width of Planting Strip	
i. Abutting a Residential Zone	3.0 m
ii. Abutting any other Zone	Not required
j) Maximum Building Height	15.0 m

### 5.6.3 Exception Zones

Notwithstanding any other provision of this By-law, the following Exception provisions shall apply to lands referenced in **Table 5-5** and delineated on **Schedules A-1** and **A-2**. Unless otherwise stated in **Table 5-5**, all other provisions of this By-law shall apply, including the provisions of the parent **Zone**.

**Table 5-5: Neighbourhood Commercial (NC) - Exception Zones**

Exception Zone (See Schedule A1 / A2)	By-law Number	Municipal Address
NC-1	N/A	815 Williams Avenue
a) Crusher chips are permitted on the parking surface, the driveway width increased to 31% of the <b>frontage</b> .		
NC-2	3/14-W	1150 Portage Avenue
a) The following additional <b>uses</b> are permitted:		
i. <b>Accessory boarding house</b>		

## 5.7 General Commercial (GC) Zone

No **person** shall within a General Commercial (GC) **Zone**, **use** any land or **erect**, alter or **use** any **building** or **structure** except in accordance with the following:

### 5.7.1 Permitted Uses

- **Assembly hall**
- **Bar**
- **Community health and resource centre**
- **Crisis centre**
- **Day care centre**
- **Financial institution**
- **Farmer’s market**
- **Funeral home**
- **Hotel Medical clinic**
- **Microbrewery**
- **Motel**
- **Motor vehicle gas bar**
- **Motor vehicle service station**
- **Nanobrewery**
- **Office**
- **Parking lot**
- **Personal services establishment**
- **Place of recreation**
- **Post office**
- **Private club**
- **Public use**
- **Restaurant**
- **Restaurant, mobile**
- **Retail store**
- **Service shop**
- **Transportation depot**
- **Dwelling units** located in the upper **storeys** and/or at the rear of the first **storey** of a non-residential **building**

### 5.7.2 Regulations for Permitted Uses

<b>Provision</b>	<b>Requirement</b>
a) Minimum Lot Area	230.0 m <sup>2</sup>
b) Minimum Lot Frontage	7.5 m
c) Minimum Front Yard	Nil
d) Minimum Interior Side Yard	Nil
e) Minimum Exterior Side Yard	Nil
f) Minimum Rear Yard	4.5 m



## Section 5.0 Zones

Provision	Requirement
g) Maximum Lot Coverage	75%
h) Minimum Landscaped Open Space	20%
i) Minimum Width of Planting Strip	
i. Abutting a Residential Zone	3.0 m
ii. Abutting any other Zone	Not required
j) Maximum Height of Building	15.0 m

### 5.7.3 Exception Zones

Notwithstanding any other provision of this By-law, the following Exception provisions shall apply to lands referenced in **Table 5-6** and delineated on **Schedules A-1** and **A-2**. Unless otherwise stated in **Table 5-6**, all other provisions of this By-law shall apply, including the provisions of the parent **Zone**.

**Table 5-6: General Commercial (GC) – Exception Zones**

Exception Zone (See Schedules A1 / A2)	By-law Number	Municipal Address
GC-1	N/A	205 Third Street East
a) The following additional <b>uses</b> are permitted: <ul style="list-style-type: none"> <li>i. <b>Apartment dwelling</b></li> <li>ii. <b>Office</b></li> <li>iii. <b>Personal services establishment</b></li> </ul>		
GC-2	N/A	420 Mowat Avenue
a) An <b>additional residential unit</b> is permitted on the main floor.		

## 5.8 Mixed Use (MU) Zone

No person shall within a Mixed Use (MU) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:

### 5.8.1 Permitted Uses

- Accessory dwelling units
- Animal hospital
- Apartment dwelling
- Art gallery
- Assembly hall
- Bar
- Community centre
- Community garden
- Community health and resource centre
- Day care centre
- Financial institution
- Funeral home
- Hotel
- Laboratory
- Long-term care home
- Medical clinic
- Microbrewery
- Motel
- Motor vehicle gas bar
- Museum
- Nanobrewery
- Office
- Outdoor recreation
- Public park
- Parking lot
- Personal services establishment
- Place of worship
- Post office
- Private club
- Place of recreation
- Public use
- Research and development establishment
- Restaurant
- Retail store
- School
- Service shop
- Transportation depot

### 5.8.2 Regulations for Permitted Uses

Provision	Requirement
a) Minimum Lot Area	230 m <sup>2</sup>
b) Minimum Lot Frontage	7.5 m



## Section 5.0 Zones

Provision	Requirement
c) Minimum Front Yard	2.0 m
d) Minimum Interior Side Yard	0 m
e) Minimum Exterior Side Yard	2.0 m
f) Minimum Rear Yard	
i. For an <b>apartment dwelling</b>	7.5 m
ii. In all other cases	4.5 m
g) Maximum Building Height	15.0 m
h) Permitted Location of Accessory Dwelling Units	<p>Where a building contains both <b>accessory dwelling units</b> and non-residential uses, the <b>accessory dwelling units</b> shall be located:</p> <ul style="list-style-type: none"> <li>i. On floors above the first floor; or</li> <li>ii. Where located on the first floor, located a minimum of 6.0 m from the front building wall, excluding lobbies or common areas.</li> </ul>

### 5.8.3 Exception Zones

Notwithstanding any other provision of this By-law, the following Exception provisions shall apply to lands referenced in **Table 5-7** and delineated on **Schedules A-1** and **A-2**. Unless otherwise stated in **Table 5-7**, all other provisions of this By-law shall apply, including the provisions of the parent **Zone**.

**Table 5-7: Mixed Use (MU) – Exception Zones**

Exception Zone (See Schedule A-1 / A-2)	By-law Number	Municipal Address
MU-1	N/A	Part of 301 Nelson Street
a) The maximum building height shall be 25.0 m.		

## 5.9 Highway Commercial (HC) Zone

No **person** shall within the Highway Commercial (HC) **Zone**, **use** any land or **erect**, alter or **use** any **building** or **structure** except in accordance with the following:

### 5.9.1 Permitted Uses

- Animal hospital
- Animal care
- Bar
- Building supply and lumber outlet
- Community garden
- Convenience store
- Equipment sales and rental establishment
- Farmer’s market
- Financial institution
- Hotel
- Kennel
- Laboratory
- Medical clinic
- Microbrewery
- Motel
- Motor vehicle gas bar
- Motor vehicle service station
- Motor vehicle sales establishment
- Nanobrewery
- Nursery
- Office
- Parking lot
- Personal services establishment
- Public use
- Place of recreation
- Recreational vehicle sales and service
- Research and development establishment
- Restaurant
- Restaurant, drive through
- Restaurant, mobile
- Retail store
- Self-storage facility
- Service shop

### 5.9.2 Regulations for Permitted Uses

Provision	Requirement
a) Minimum Lot Area	
i. Without municipal sewage services	4,000.0 m <sup>2</sup>
ii. With municipal sewage services	930.0 m <sup>2</sup>



## Section 5.0 Zones

Provision	Requirement
b) Minimum Lot Frontage	23.0 m
c) Minimum Front Yard	7.5 m
d) Minimum Interior Side Yard	6.0 m
e) Minimum Exterior Side Yard	7.5 m
f) Minimum Rear Yard	7.5 m
g) Maximum Lot Coverage	30%
h) Minimum Landscaped Open Space	20%
i) Minimum Width of Planting Strip	
i. Abutting a Residential Zone	3.0 m
ii. Abutting any other Zone	Not required
j) Maximum Building Height	12.0 m

### 5.9.3 Exception Zones

Notwithstanding any other provision of this By-law, the following Exception provisions shall apply to lands referenced in **Table 5-8** and delineated on **Schedules A-1** and **A-2**. Unless otherwise stated in **Table 5-8**, all other provisions of this By-law shall apply, including the provisions of the parent **Zone**.

**Table 5-8: Highway Commercial (HC) - Exception Zones**

Exception Zone (See Schedule A-1 / A-2)	By-law Number	Municipal Address
HC-1	N/A	780 King's Highway
a) Notwithstanding the minimum <b>exterior side yard</b> requirements of the R2 <b>Zone</b> , the <b>exterior side yard</b> shall be 3.0 m.		
HC-2	N/A	505 McIrvine Road
a) The following additional <b>uses</b> are permitted:		
i. <b>Cardlock fuel retailing depot</b>		

## 5.10 Tourist Commercial (TC) Zone

No **person** shall within a Tourist Commercial (TC) **Zone**, **use** any land or **erect**, alter or **use** any **building** or **structure** except in accordance with the following:

### 5.10.1 Permitted Uses

- **Additional residential unit**
- **Assembly hall**
- **Campground**
- **Community garden**
- **Hotel**
- **Marina**
- **Motel**
- **Outdoor recreation**
- **Place of recreation**
- **Resort**
- **Restaurant**
- **Sleep cabin**
- **Tourist establishment**

### 5.10.2 Regulations for Permitted Uses

Provision	Requirement
a) Minimum Lot Area	4,000.0 m <sup>2</sup>
b) Minimum Lot Frontage	30.0 m
c) Minimum Front Yard	7.5 m
d) Minimum Interior Side Yard	4.5 m
e) Minimum Exterior Side Yard	7.5 m
f) Minimum Rear Yard	4.5 m
g) Maximum Lot Coverage	50%
h) Minimum Landscaped Open Space	20%
i) Minimum Width of Planting Strip	
i. Abutting a Residential Zone	3.0 m
ii. Abutting any other Zone	Not required
j) Maximum Building Height	10.5 m



### **5.10.3 Exception Zones**

Reserved for future use.

## 5.11 Light Industrial (M1) Zone

No **person** shall within a Light Industrial (M1) **Zone**, **use** any land or **erect**, alter or **use** any **building** or **structure** except in accordance with the following:

### 5.11.1 Permitted Uses

- **Animal hospital**
- **Building supply and lumber outlet**
- **Bulk fuel depot**
- **Contractor’s yard**
- **Heavy equipment sales and rental**
- **Light industrial use**
- **Kennel**
- **Microbrewery**
- **Motor vehicle service station**
- **Office (accessory to a permitted use)**
- **Outdoor storage**
- **Public works yard**
- **Recycling depot**
- **Retail store (accessory to a permitted use not exceeding 35% of the total floor area)**
- **Self-storage facility**
- **Transportation depot**
- **Warehouse**
- **Wholesale establishment**
- **Service shop**

### 5.11.2 Regulations for Permitted Uses

Provision	Requirement
a) Minimum Lot Area	
i. Without municipal sewage services	2,050.0 m <sup>2</sup>
ii. With municipal sewage services	1,400.0 m <sup>2</sup>
b) Minimum Lot Frontage	30.0 m
c) Minimum Front Yard	7.5 m
d) Minimum Interior Side Yard	3.0 m
e) Minimum Exterior Side Yard	7.5 m
f) Minimum Rear Yard	7.5 m



## Section 5.0 Zones

Provision	Requirement
g) Maximum Lot Coverage	65%
h) Minimum Landscaped Open Space	20%
i) Minimum Width of Planting Strip	
i. Abutting a Residential Zone	3.0 m
ii. Abutting any other Zone	Not required
j) Maximum Building Height	20.0 m

### 5.11.3 Exception Zones

Notwithstanding any other provision of this By-law, the following Exception provisions shall apply to lands referenced in **Table 5-9** and delineated on **Schedules A-1** and **A-2**. Unless otherwise stated in **Table 5-9**, all other provisions of this By-law shall apply, including the provisions of the parent **Zone**.

**Table 5-9: Light Industrial (M1) - Exception Zones**

Exception Zone (See Schedule A-1 / A-2)	By-law Number	Municipal Address
M1 - 1	N/A	617 Eighth Street West
a) The following additional <b>uses</b> are permitted:		
i. Recycling facility		
M1 - 2	3/14-V	840 Sixth Street West
a) The following additional <b>uses</b> are permitted:		
i. Place of recreation		

## 5.12 Heavy Industrial (M2) Zone

No **person** shall within a Heavy Industrial (M2) **Zone**, **use** any land or **erect**, alter or **use** any **building** or **structure** except in accordance with the following:

### 5.12.1 Permitted Uses

- Bulk fuel storage
- Cardlock fuel retailing depot
- Heavy equipment sales and rental
- Heavy industrial use
- Light industrial use
- Motor vehicle service station
- Office (accessory to a permitted use)
- Outdoor storage
- Peat extraction
- Pit
- Portable processing plant
- Quarry
- Wayside pits and quarries

### 5.12.2 Regulations for Permitted Uses

Provision	Requirement
a) Minimum Lot Area	20,000 m <sup>2</sup>
b) Minimum Lot Frontage	120.0 m
c) Minimum Front Yard	30.0 m
d) Minimum Interior Side Yard	15.0 m
e) Minimum Exterior Side Yard	30.0 m
f) Minimum Rear Yard	15.0 m
g) Minimum Setback from a Residential Lot	1,200 m
h) Maximum Lot Coverage	10%
i) Minimum Landscaped Open Space	10%
j) Required Planting Strip Along All Yards	
i. Abutting an M3 Zone	Not required
ii. Abutting all other Zones	30.0 m
k) Maximum Building Height	20.0 m



### **5.12.3 Exception Zones**

Reserved for future use.

## 5.13 Waste Disposal Industrial (M3) Zone

No **person** shall within a Waste Disposal Industrial (M3) **Zone**, **use** any land or **erect**, alter or **use** any **building** or **structure** except in accordance with the following:

### 5.13.1 Permitted Uses

- **Recycling facility**
- **Salvage or wrecking yard**
- **Sewage services or facility**
- **Waste disposal area**

### 5.13.2 Regulations for Permitted Uses

Provision	Requirement
a) Minimum Lot Area	10,000.0 m <sup>2</sup>
b) Minimum Lot Frontage	60.0 m
c) Minimum Front Yard	30.0 m
d) Minimum Interior Side Yard	20.0 m
e) Minimum Exterior Side Yard	30.0 m
f) Minimum Rear Yard	20.0 m
g) Maximum Lot Coverage	80%
h) Minimum Landscaped Open Space	20%
i) Maximum Building Height	10.0 m

### 5.13.3 Exception Zones

Reserved for future use.



## 5.14 Institutional (I) Zone

No **person** shall within an Institutional (I) **Zone**, **use** any land or **erect**, alter or **use** any **building** or **structure** except in accordance with the following:

### 5.14.1 Permitted Uses

- **Assembly hall**
- **Cemetery**
- **Community centre**
- **Community health and resource centre**
- **Community garden**
- **Day care centre**
- **Hospital**
- **Long-term care home**
- **Place of worship**
- **Public park**
- **Public use**
- **School**

### 5.14.2 Regulations for Permitted Uses

Provision	Requirement
a) Minimum Lot Area	550.0 m <sup>2</sup>
b) Minimum Lot Frontage	15.0 m
c) Minimum Front Yard	7.5 m
d) Minimum Interior Side Yard	7.5 m
e) Minimum Exterior Side Yard	7.5 m
f) Minimum Rear Yard	10.5 m
g) Maximum Lot Coverage	50%
h) Minimum Landscaped Open Space	10%
i) Minimum Width of Planting Strip	
i. Abutting a Residential Zone	3.0 m
ii. Abutting any other Zone	Not required
j) Maximum Building Height	20.0 m

### 5.14.3 Exception Zones

Notwithstanding any other provision of this By-law, the following Exception provisions shall apply to lands referenced in **Table 5-10** and delineated on **Schedules A-1** and **A-2**. Unless otherwise stated in **Table 5-10**, all other provisions of this By-law shall apply, including the provisions of the parent **Zone**.

**Table 5-10: Institutional (I) - Exception Zones**

Exception Zone (See Schedules A-1 / A-2)	By-law Number	Municipal Address
I-1	N/A	824 Victoria Avenue
<p>a) The following site-specific provisions shall apply:</p> <ul style="list-style-type: none"> <li>i. The number of off-street <b>parking spaces</b> required is reduced to zero;</li> <li>ii. Minimum <b>lot area</b> – 350.15 m<sup>2</sup>;</li> <li>iii. Minimum <b>lot frontage</b> – 8.23 m;</li> <li>iv. Minimum <b>front yard</b> – 0.87 m;</li> <li>v. Minimum <b>interior side yard</b> – 0.28 m;</li> <li>vi. Minimum <b>exterior side yard</b> – 0.54 m; and</li> <li>vii. Maximum <b>lot coverage</b> – 66.09%.</li> </ul>		



### 5.15 Open Space (OS) Zone

No **person** shall within an Open Space (OS) **Zone**, **use** any land or **erect**, alter or **use** any **building** or **structure** except in accordance with the following:

#### 5.15.1 Permitted Uses

- **Community garden**
- **Conservation**
- **Marina**
- **Marine facility**
- **Outdoor recreation**
- **Private recreational park**
- **Public park and accessory structures**
- **Restaurant, mobile**
- **Uses that legally existed** as of the date of passing of this By-law

#### 5.15.2 Regulations for Permitted Uses

Provision	Requirement
a) Minimum Lot Area	4,000.0 m <sup>2</sup>
b) Minimum Lot Frontage	30.0 m
c) Minimum Front Yard	9.0 m
d) Minimum Interior Side Yard	7.5 m
e) Minimum Exterior Side Yard	9.0 m
f) Minimum Rear Yard	9.0 m
g) Maximum Lot Coverage	25%
h) Minimum Landscaped Open Space	50%
i) Maximum Building Height	12.0 m

#### 5.15.3 Exception Zones

Reserved for future use.

## 5.16 Resource Development (RD) Zone

No **person** shall within a Resource Development (RD) **Zone**, **use** any land or **erect**, alter or **use** any **building** or **structure** except in accordance with the following:

### 5.16.1 Permitted Uses

- **Additional residential unit**
- **Agricultural use**
- **Animal care**
- **Animal hospital**
- **Community garden**
- **Group home**
- **Kennel**
- **Livestock facilities**
- **Nursery**
- **Outdoor recreation**
- **Portable processing plant**
- **Public park**
- **Single-detached dwelling**
- **Wayside pit or quarry**

### 5.16.2 Regulations for Permitted Uses

<b>Provision</b>	<b>Requirement</b>
a) Minimum Lot Area	10,000.0 m <sup>2</sup>
b) Minimum Lot Frontage	60.0 m
c) Minimum Front Yard	20.0 m
d) Minimum Interior Side Yard	7.5 m
e) Minimum Exterior Side Yard	20.0 m
f) Minimum Rear Yard	7.5 m
g) Maximum Lot Coverage	10%
h) Minimum Landscaped Open Space	20%
i) Maximum Building Height	10.5 m

### 5.16.3 Exception Zones

Reserved for future use.



### 5.17 Future Development (FD) Zone

No **person** shall within a Future Development (FD) **Zone**, **use** any land or **erect**, alter or **use** any **building** or **structure** except in accordance with the following:

#### 5.17.1 Permitted Uses

- A **use existing** on the date of passing of this By-law
- **Accessory building** or **use** to an **existing use** on the date of passing of this By-law

#### 5.17.2 Regulations for Permitted Uses

Provision	Requirement
a) Minimum Lot Area	As <b>existing</b> on the date of passing of this By-law
b) Minimum Lot Frontage	As <b>existing</b> on the date of passing of this By-law
c) Minimum Front Yard	6.0 m
d) Minimum Interior Side Yard	6.0 m
e) Minimum Exterior Side Yard	6.0 m
f) Minimum Rear Yard	7.5 m
g) Maximum Lot Coverage	15%
h) Minimum Landscaped Open Space	10%
i) Maximum Building Height	11.0 m

### 5.17.3 Exception Zones

Notwithstanding any other provision of this By-law, the following Exception provisions shall apply to lands referenced in **Table 5-11** and delineated on **Schedules A-1** and **A-2**. Unless otherwise stated in **Table 5-11**, all other provisions of this By-law shall apply, including the provisions of the parent **Zone**.

**Table 5-11: Future Development (FD) - Exception Zones**

Exception Zone (See Schedules A-1 / A-2)	By-law Number	Municipal Address
FD-1	N/A	Mill Property
a) The maximum <b>building height</b> shall be 55.0 m.		
FD-2	N/A	Shevlin Woodyard
a) Permitted <b>uses</b> shall include: pulp wood storage area, <b>transportation depot, outdoor storage</b> and <b>accessory uses</b> and <b>structures</b> , all <b>uses</b> being in conjunction with the Kraft Paper Mill.		



## 6.0 Schedules

The Schedules to this By-law include:

- A-1 Settlement Area – Zones
- A-2 Rural Area – Zones



## 7.0 Enactment

### 7.1 Force and Effect

This By-law shall come into force and effect on the date it is passed by the **Council** of the Corporation of the **Town of Fort Frances** subject to the applicable provisions of the Planning Act, R.S.O., 1990, as amended.

### 7.2 Readings by Council

This By-law read a first time on the 13th day of January, 2025.

This By-law read a second time on the 13<sup>th</sup> day of January, 2025.

This By-law read a third time and finally passed on the 8th day of December, 2025.

Andrew Hallikas  
Mayor

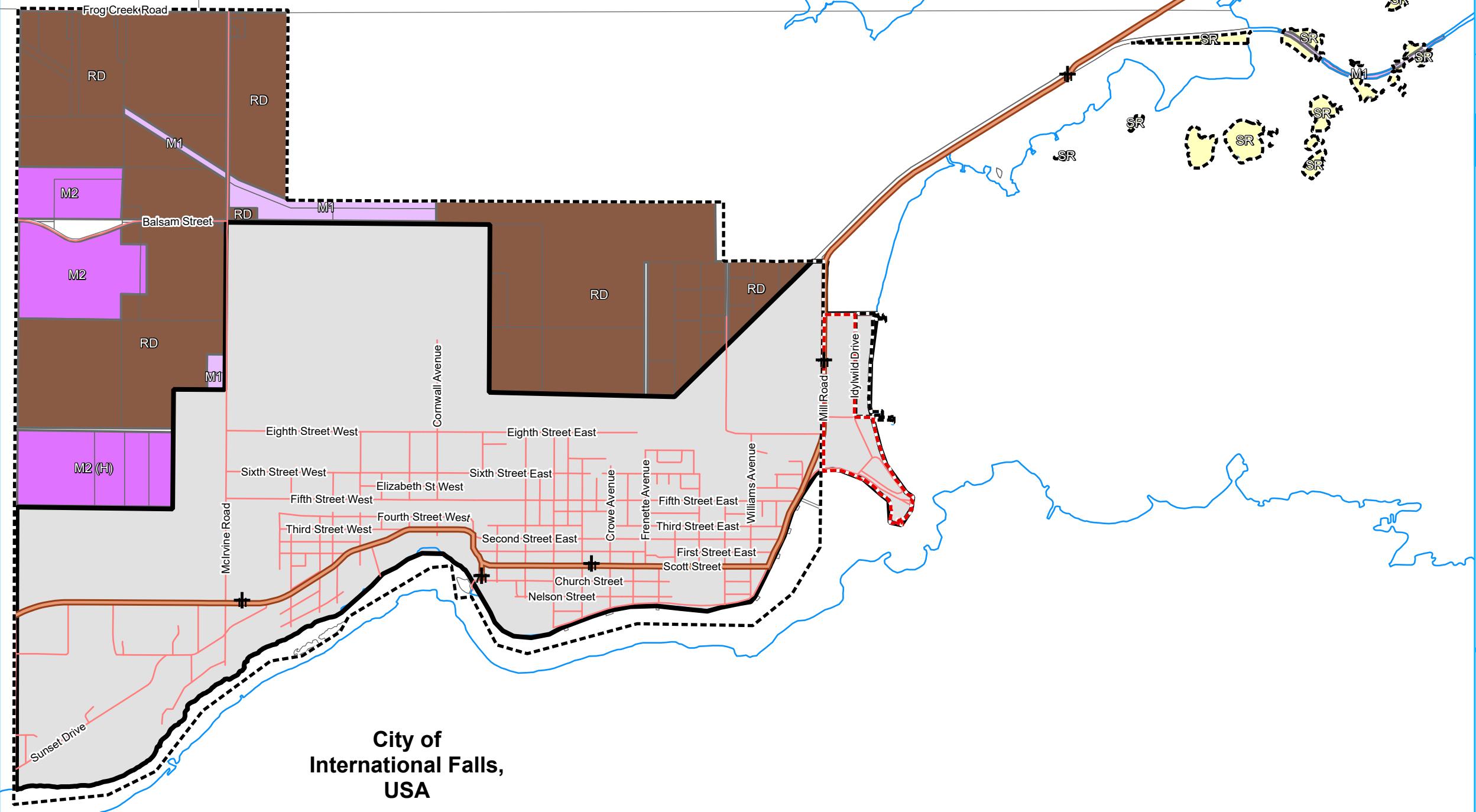
Chelsea Greig  
Municipal Clerk

### 7.3 Certification

I hereby that the foregoing is a true copy of Zoning By-law No. **93-25** as enacted by the **Council** of the Corporation of the **Town of Fort Frances**, on the 8<sup>th</sup> day of December, 2025.

Chelsea Greig  
Municipal Clerk

Unincorporated Area



City of International Falls, USA



NEW OFFICIAL PLAN AND COMPREHENSIVE ZONING BY-LAW REVIEW

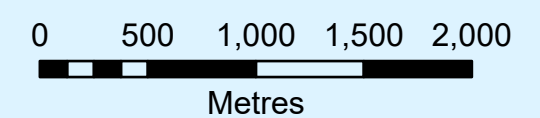
### Town of Fort Frances Zoning By-law 93-25

### Schedule A-1: Rural Area - Zones

#### Legend

- Town Boundary
  - Unsold Surrendered Lands
  - Settlement Area Boundary
  - Highway
  - Municipal Road
- Zones**
- Seasonal Residential - SR
  - Light Industrial - M1
  - Heavy Industrial - M2
  - Resource Development - RD

Source: Town of Fort Frances



**Final - Council Adoption: December 8, 2025**

\* It is acknowledged that there is an ongoing land claim by the Agency One Reserve and the Town of Fort Frances for a portion of the lands between Idylwild Drive and east of Highway 11.



