

5.28 SIGHT TRIANGLES

Unless otherwise specified in this By-law, on a corner lot, within the triangular space formed by the street lines and a line drawn from a point in one street line to a point in the other street line, each point being measured nine (9) metres (29.5 ft.) along the street lines from the point of intersection of the street lines, no building or structure which would obstruct the vision of drivers of motor vehicles shall be erected and no trees, shrubs, hedges, fences or walls shall be planted, erected or maintained of greater height than one (1) metre (3.3 ft.) above the centre line of the adjacent road at the lowest point. Where the two 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 tangents to the street lines.

5.29 HOME OCCUPATIONS

Home occupations are categorized as Type 'A' and Type 'B' home occupations. Home occupations Type 'A' and Type 'B' are permitted in the zones as indicated in this By-law in accordance with the following:

- i) there is no display, other than a sign of a maximum size of .55 square metres (6.0 sq. ft.) to indicate to persons outside that any part of the dwelling is being used for a purpose other than residential. Furthermore, such a sign shall be setback a minimum of 3 metres (9.8 ft.) from any lot line;
- ii) such home occupation is clearly secondary to the main residential use and does not change the residential character of the dwelling nor create or become a public nuisance; in particular, in regard to noise, obnoxious odours, emission of smoke, traffic or parking;
- iii) such home occupation does not interfere with television or radio reception;
- iv) not more than 25 percent of the gross floor area of the dwelling is used for the purposes of home occupation uses except in the case of a bed and breakfast establishment in which situation the provisions of subsection 5.29.3 shall apply.

5.29.1 Additional Provisions for Type 'A' Home Occupations

Type 'A' home occupations shall be conducted entirely within the principal residence and shall be limited to administrative office type uses only and may employ one (1) employee other than those residing in the dwelling.

5.29.2 Additional Provisions for Type 'B' Home Occupations

Type 'B' home occupations shall be conducted entirely within the principal residence and shall be limited to personal service and medical occupations such as hairdressers, day nurseries limited to 5 children or less, doctors and dentists offices and may employ one (1) person in addition to persons residing in the residence.

5.29.3 Additional Provisions for Bed and Breakfast as a Home Occupation

Where a bed and breakfast establishment is established as a home occupation, no more than 4 guest rooms shall be maintained for the accommodation of the public.

5.30 HOME INDUSTRY

Home industries are categorized as Type 'A' and Type 'B' home industries. Home industries Type 'A' and Type 'B' are permitted in the zones as indicated in this By-law in accordance with the following:

- i) there is no open storage of goods or materials;
- ii) there is no display, other than a sign of a maximum size of .55 square metres (6.0 sq. ft.) to indicate to persons outside, that any part of the dwelling or accessory building is being used for a purpose other than residential. Furthermore, such a sign shall be set back a minimum of 3 metres (9.8 ft.) from any lot line;
- iii) the home industry is clearly secondary to the main residential use and does not change the residential character of the dwelling nor create or become a public nuisance; in particular in regard to noise, noxious odours, emission of smoke, traffic or parking;
- iv) where an interior side yard and/or rear yard abuts a residential zone, then such interior side yard and/or rear yard shall be a minimum of 15 metres (49.2 ft.). This 15 metre (49.2 ft.) area shall be maintained in an open space condition and the open storage of goods or materials shall not be permitted within this 15 metre (49.2 ft.) area;
- v) the home industry does not interfere with television or radio reception;
- vi) there are no goods, wares or merchandise, publicly offered or exposed for sale on the premises outside of any buildings; and
- vii) on site parking is provided in accordance with Section 5.31.

5.30.1 Additional Provisions for Type 'A' Home Industries

Type 'A' Home Industries shall include craft shops, woodworking, repair and service shops and similar type uses and associated retail sales in accordance with the following:

- i) any accessory structure used for a Type 'A' home industry shall not exceed 39 sq. metres (419.8 sq. ft.);
- ii) not more than one (1) person not residing in the residence on the lot shall be permitted.

5.30.2 Additional Provisions for Type 'B' Home Industries

Type 'B' Home Industries shall include craft shops, woodworking, light manufacturing, repair and service shops and other similar type uses and associated retail sales in accordance with the following:

- i) any accessory structure used for a Type 'B' home industry shall not exceed 50 sq. metres (538.2 sq. ft.);
- ii) not more than two (2) persons not residing in the residence on the lot shall be permitted;
- iii) the minimum lot size for a Type 'B' home occupation shall be 2 hectares (4.94 ac.).
- iv) one commercial vehicle associated with the home industry is permitted.

5.31 OFF STREET PARKING PROVISION

For every building or structure to be erected for, altered for, or its use converted to any of the uses specified in the following table, off-street parking facilities shall be provided and maintained either on the same lot on which the principal use is located or, where this is not possible, on a lot within 60 metres (196.9 ft.) of the lot on which the principal use is located and in accordance with the following table and other provisions contained in this subsection unless otherwise specifically provided.

5.31.1 Minimum Parking Space Requirements

a)	Residential -	Two (2) spaces for every dwelling unit.
b)	Marina -	One (1) space for every 2 docking berths.
c)	Senior Citizen Multiple Dwelling -	
	(i) Up to 30 dwelling units, parking spaces shall equal 50 percent of the number of dwelling units.	
	(ii) Between 30 and 60 units, parking spaces shall equal 40 percent of the number of dwelling units.	
d)	Private or Public Hospital or Nursing Home -	One (1) space for every two (2) beds.
e)	Private or Commercial Club, or Commercial Recreational Establishment -	One (1) space for every three (3) persons to be accommodated in the design capacity of the building.
f)	Funeral Home -	One (1) space for every 3 chapel seating spaces or fraction thereof with a minimum of 10 spaces.
g)	Church or Place of Worship, Community Hall, Arena -	One (1) space for every three (3) persons to be accommodated according to maximum permitted capacity.
h)	Schools -	One (1) space per classroom, and one space for each 10 people of maximum design capacity of the assembly hall or auditorium.
i)	Government or Public Utility Building-	One (1) space for every twenty-three (23) square metres (247.6 sq. ft.) of gross floor area.

- j) Business or Professional Office - One (1) space for every twenty-three (23) square metres (247.6 sq. ft.) of gross floor area or where such use conflicts with the office of a doctor or dentist, there shall be a minimum of three (3) parking spaces provided on the same lot.
- k) Hotel/Motel/Resort - One (1) space for every guest room and one (1) space for every eight (8) square metres (86.1 sq. ft) of gross floor area devoted to public use.
- l) Boarding or Rooming House, Bed and Breakfast or Tourist Home - One (1) space for each bedroom.
- m) Place of Assembly such as Halls, Fraternal Organizations, Labour Union Halls, Dance Halls, Community Centres, Theatres - One (1) space for every three (3) persons of maximum design capacity.
- n) Bowling Lanes and Billiard Establishments - One (1) space for every two (2) persons of design capacity. Design capacity shall mean six (6) persons per bowling lane and two (2) persons per billiard table.
- o) Drive-In Restaurant or Take-Out Restaurant - One (1) space for every two (2) square metres (21.5 sq. ft.) of gross floor area.
- p) Restaurant, Tavern, Banquet Hall, Lounge or Meeting Areas, excluding a Drive-In or Take-Out Restaurant - One (1) space for every four and one half (4.5) square metres (48.4 sq. ft.) of public floor area or one (1) space for every four (4) persons of design capacity, whichever is the greater with a minimum of 10 spaces.

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| q) | Retail, Wholesale Sales,
Merchandise Service Shop
or Studio - | One (1) space for every twenty-eight (28) square metres (391.4 sq. ft.) of gross floor area. |
| r) | Retail Lumber and Building
Supply Outlet - | One (1) space for every 28 square metres (391.4 sq. ft.) of retail floor space with a minimum of 6 spaces. |
| s) | Automotive Sales
Establishment,
(New and Used) - | A minimum of ten (10) spaces plus (1) space for every employee working on the premises during the peak business period. |
| t) | Industrial Establishment - | One (1) space for every thirty-seven (37) square metres (398.3 sq. ft.) of gross floor area. |
| u) | Warehouse or Bulk
Storage Yard - | One (1) space for every employee working on the premises during the peak business period. |
| v) | Post Offices, Museums,
and Libraries - | One space for every forty-six (46) square metres (495.2 sq. ft.) or fraction thereof of public floor area. |
| w) | Home Occupation or
Home Industry - | One (1) space for every eighteen (18) square metres (193.8 sq. ft.) of floor area devoted to the use. |
| x) | Uses Permitted by this
By-law Other than Those
Listed Above but Excluding
Accessory Uses to Single
Detached Dwellings - | One (1) space for every twenty-eight (28) square metres (301.4 sq. ft.) of gross floor area. |

5.31.2 Parking Requirements

- i) Each parking space must be readily accessible at all times and arranged in such a manner to provide access and manoeuvring space for the parking and removal of a motor vehicle without the necessity of moving any other motor vehicle, except that this shall not apply in the case of a single detached dwelling.

- ii) Ingress and egress to and from the parking aisles prescribed by this section shall be provided by a sufficient number of adequate, unobstructed driveways having a minimum width of six (6) metres (19.7 ft.), except that in the case of a single detached dwelling, the width may be reduced to 3.5 metres (11.5 ft.).
- iii) All off-street parking spaces, driveways and aisles required herein shall be constructed and maintained with a stable surface.
- iv) Where a ramp to parking aisles provides access from a street, such a ramp shall not be located closer than seven and one half (7.5) metres (24.6 ft.) from the street line and a level stopping space shall be provided between the ramp and the street grade so as to provide adequate vision to the street in both directions.
- v) Where a lot, building or structure accommodates more than one type of use, the parking requirement for the whole building shall be the sum of the requirements for the separate parts of the lot, building or structure occupied by the separate types of uses.
- vi) The parking requirements referred to herein shall not apply to any building in existence at the date of enactment of this By-law so long as the gross floor area as it existed at that date is not increased or the use changed. If an addition is made or the use is changed, then additional parking spaces shall be provided up to the number required for such addition.
- vii) Where the application of ratios results in a fraction of a parking space, the required number of spaces shall be increased to the next whole number.
- viii) In the case of a parking structure completely or partly below finished grade, it shall not be necessary to comply with the setback requirements of the particular zone, except that the minimum distance between such a structure and the street line shall be 7.5 metres (24.6 ft.).
- ix) Where parking requirements are related to seating capacity and seating is by open benches, each .6 metres (2.0 ft.) of open bench shall be counted as one seat.
- x) The lights used for illumination of parking spaces, aisles and driveways shall be so arranged as to divert the light away from adjacent lots and streets.
- xi) A structure not more than four and one half (4.5) metres (14.8 ft.) in height and not more than four and one half (4.5) square metres (48.4 sq. ft.) in area may be erected in the parking area for the use of parking attendants.
- xii) No sign shall be erected in any parking area other than a directional sign, signs necessarily incidental to the efficient operation of a commercial parking lot, and a sign which gives the name of the owner. The maximum size of any such sign shall be one (1) square metre (10.8 sq. ft.).
- xiii) No gasoline pump or other service station equipment shall be located or maintained on any parking space or aisle.
- xiv) In a residential zone or in an urban residential zone, not more than 50 percent of the aggregate area of the side yards and rear yard shall be occupied by parking spaces, aisles or driveways.
- xv) Entrances and exits to parking spaces shall not pass through zones other than the zones requiring the parking spaces.
- xvi) Where off-street parking abuts a residential zone or urban residential zone, a wooden fence at least 1.5 metres (4.9 ft.) in height shall be erected and maintained and the land within three (3) metres (9.8 ft.) of the residential zone or urban residential zone shall be maintained in an open space condition.

- xvii) No parking or loading facility or part thereof shall be located and no land shall be used for the parking or storage of any vehicle within 1 metre (3.3 ft.) of any lot line or street line, or within 3 metres (9.8 ft.) of the boundary of any residential zone or urban residential zone.
- xviii) Notwithstanding Section 5.31.1 of this by-law to the contrary, where any building, structure, use or activity is permitted or is legally in existence at the date of passing of this By-law and is subsequently changed in use or enlarged or extended in floor area, number of employees, number of dwelling units, seating capacity or otherwise which results in the reduction of the minimum required parking facilities and/or number of parking spaces and such number of parking spaces or part thereof cannot be provided in accordance with the minimum requirements, then such required parking spaces or part thereof shall be subject to a cash-in-lieu contribution towards municipal parking facilities, the cost of which shall be established by the Council of the municipality from time to time for the determined deficiency.

5.31.3 Handicap Parking

Handicap parking spaces shall be provided for all commercial uses listed in Section 5.31.1 at the rate of 1 space per 500 sq. metres (5,382.0 sq. ft.) with a minimum of 2 spaces. Handicap parking spaces should be a minimum of 3.5 metres (11.5 ft.) wide and be located in close proximity to the commercial establishment.

5.32 LOADING SPACE REQUIREMENTS

- i) No person shall erect or use any building or structure in any zone for any commercial or industrial purpose involving the movement of goods unless loading spaces are provided and maintained in accordance with the following provisions:
 - a) 280 sq. metres (3,014 sq. ft.) - 930 sq. metres (10,010.8 sq. ft.) 1 space
 - b) exceeding 930 sq. metres (10,010.8 sq. ft.) 2 loading spaces plus a minimum of 1 additional loading space for each 1400 sq. metres (15,070.0 sq. ft.) or fraction thereof in excess of 930 sq. metres (10,010.8 sq. ft.) .
- ii) Each loading space shall be at least 9.0 metres (29.5 ft.) long, 3.5 metres (11.5 ft.) wide and have a vertical clearance of at least 4.0 metres (13.1 ft.).
- iii) The required loading spaces shall be provided on the lot occupied by the building or structure for which the said loading spaces are required and shall not form a part of any street or lane.
- iv) For any commercial or industrial use, no loading space or part thereof shall be located and no land shall be used for loading purposes within 1.5 metres (4.9 ft.) of any lot line, or within 3 metres (9.8 ft.) of any street line or boundary of any residential zone or urban residential zone, or within 3 metres (9.8 ft.) of the lot line of a residential use.
- v) Access to loading spaces shall be by means of a driveway at least 6 metres (19.7 ft.) wide contained within the lot on which the spaces are located and leading to a street or lane located within or adjoining the zone in which the use is located.

- vi) The driveways and loading spaces shall be maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles.
- vii) The loading requirements referred to herein shall not apply to any building in existence at the date of enactment of this By-law so long as the gross floor area as it existed at the date is not increased. If an addition is made, then additional loading spaces shall be provided up to the number required for such addition.

5.33 GROUP HOMES

Group Homes are permitted subject to rezoning to a Group Home Zone as established in this by-law and are also subject to the following requirements:

- i) A group home may be established in any zone in which, at the time of application, there is a permitted residential use as a principal use.
- ii) The establishment of a new or the expansion of an existing group home shall be by amendment to this by-law from an appropriate residential zone to a Group Home Zone.
- iii) A group home may be permitted to establish in the following types of dwellings:
 - a) a single detached dwelling unit;
 - b) a converted single detached dwelling unit (all units);
 - c) a semi-detached dwelling (both units);
 - d) a duplex (both units).
- iv) A group home, including accessory buildings and structures, shall comply with the zone requirements of the appropriate residential zone for the dwelling type being occupied.
- v) Facilities lawfully existing on the date of passage of this by-law which meet Provincial licencing standards but do not comply with the by-law regulations for group homes as outlined in the Group Home Zone of this by-law shall be permitted to continue in operation.
- vi) All group home facilities existing at the time of passage of this by-law shall be permitted to expand their operation beyond that which existed on the date of the passing of this by-law only by amendment to this by-law.

5.34 GARDEN SUITES

Notwithstanding the provisions of Section 5.5.3 of the By-law to the contrary, garden suites shall be permitted subject to the following requirements;

- i) the gross floor area of living space in such dwelling shall consist of a minimum of 49 square metres (527.4 sq. ft.) and a maximum of 65 square metres (699.7 sq. ft.);
- ii) the dwelling unit shall be self contained and shall have a private entrance and separate culinary, sanitary, dining and sleeping area;
- iii) the sanitary sewage disposal, water supply and electrical services for the dwelling unit shall be derived from and connected to the services of the single detached dwelling upon which lot the garden suite is situated, subject to the approval of the authorities responsible for the various services;
- iv) all of the provisions of the respective zones in which the garden suite is situated shall be complied with in addition to the following special criteria:

- a) Rear Yard (Minimum) 4.5 metres (14.8 ft.)
- b) Building Height (Maximum) 4.5 metres (14.8 ft.)
- c) Separation Distance from the Principal Dwelling (Maximum) 4.5 metres (14.8 ft.)
- v) the owner/occupant of the detached dwelling and occupant of the garden suite upon which lot the garden suite is situated shall enter into an agreement with the municipality pursuant to the Municipal Act stating that the owner of the detached dwelling and the occupant of the garden suite are related by blood or marriage, the age of the occupant of the garden suite, that no other individual(s) will occupy the garden suite and that the garden suite will be removed when it is no longer needed;
- vi) access from a public road to a garden suite shall be obtained by the driveway serving the principal dwelling on the lot;
- vii) a garden suite shall be located behind the principal dwelling house on the property;
- viii) the placement of a garden suite on a lot shall be subject to site plan control pursuant to the Planning Act to ensure all servicing, buffering, parking and other issues are addressed;
- ix) a temporary use zoning by-law is passed by Council in accordance with the provisions of the Planning Act. The by-law shall be in place for a period not exceeding ten (10) years.

5.35 AREAS OF INFLUENCE - MX, WD ZONES AND AREAS OF MINERAL AGGREGATE PRESERVATION

- i) No person shall erect any residential structure in any zone within 300 metres (984.3 ft.) of lands zoned MX - Mineral Extractive.
- ii) No person shall erect any residential structure within the area outlined on Schedules A to D as being an Area of Mineral Aggregate Preservation.
- iii) No person shall erect a residential structure in any zone within 300 metres (984.3 ft.) of lands zoned WD - Waste Disposal.

5.36 AGRICULTURE - MINIMUM DISTANCE SEPARATION

- i) Notwithstanding any other yard or setback provisions of this By-law to the contrary, no development shall be located on a separate lot and permitted by a specific zone, unless it complies with the Minimum Distance Separation (MDS I) calculated using Appendix 1 to this By-law.
- ii) Notwithstanding any other yard or setback provisions of this By-law to the contrary, no livestock facility shall be erected or expanded within a RU zone unless it complies with the Minimum Distance Separation (MDS II) calculated using Appendix 2 to this By-law.

5.37 SECONDARY FARM OCCUPATION

Secondary Farm Operations, as defined herein, are permitted within the RU zoning category subject to the following provisions:

- i) The secondary farm occupation is clearly secondary and incidental to the principal use of farming on the subject property;

- ii) Not more than one (1) secondary farm occupation use shall be permitted on a farm property;
- iii) The secondary farm occupation operation does not result in the loss of productive farm land;
- iv) The secondary farm occupation shall only be conducted by an individual residing on the farm property and who is physically involved in conducting the farm operation on a day-to-day basis; one full-time equivalent employee shall be permitted in conjunction with the secondary farm occupation;
- v) The types of uses permitted as secondary farm occupations shall be limited to those involved in the manufacture or fabrication of goods, uses considered to be trade occupations, and other occupations which are primarily and directly related to agriculture and farming;
- vi) All secondary farm occupations shall be conducted inside of buildings and/or structures;
- vii) A secondary farm operation shall be operated as part of the farm unit and shall cease if the farm use is discontinued;
- viii) The secondary farm occupation shall not be operated in a manner that will impede or interfere with the ability of the farmer to conduct the farming operation on the subject property;
- ix) A secondary farm occupation shall be conducted wholly within an accessory building or structure or structures the combined floor area of which shall not exceed 186 sq. metres (2,002.2 sq. ft.). Buildings and structures must be designed in such a manner that they can be converted/reverted to a farming use and must be located in proximity to the principal farm building;
- x) The minimum setback for such building(s) from the rear and side property lines shall be 15.2 metres (50 ft.);
- xi) A separate access driveway serving the secondary farm occupation use shall not be permitted;
- xii) Secondary farm occupations shall not be located in any front yard and shall not be closer to any public road than the principal building on the lot.

5.38 WATERTAKING PERMITS

All lands that are the subject of an application to the Ministry of the Environment for a Permit to Take Water under the Ontario Water Resources Act RSO 1990, Chapter 0.40 and the Environmental Bill of Rights, Statutes of Ontario, 1993, Chapter 28, shall be subject to an amendment to this by-law and shall be zoned to a special Open Space Zone.

5.39 OPEN STORAGE

Open storage of goods or materials shall be permitted in those zones where permitted only if the goods are accessory to a use permitted in the zones and in accordance with other provisions of this by-law.

5.40 EXTERNAL DESIGN

The following building materials shall not be used for more than 5 percent of the exterior vertical facing of any wall of any residential building within the municipality:

- i) building paper;
- ii) asphalt roll-type siding;
- iii) insulbrick.

5.41 HEIGHT EXCEPTIONS

Notwithstanding the height provisions herein contained, nothing in this by-law shall apply to prevent the erection, alteration or use of the following accessory buildings or structures provided the principal use is a use permitted within the zone in which it is located: a church spire, barn, silo, belfry, flag pole, light standard, clock tower, chimney, water tank, windmill, radio or television antenna, air conditioner duct, incidental equipment required for processing and external equipment associated with internal building equipment.

5.42 ABANDONED EQUIPMENT

Unused and/or discarded motor vehicles, farm implements and similar abandoned equipment shall not be located or stored in any zone in a location where they will be visible from a street or road or from adjacent lots.

5.43 STORAGE AND PARKING OF MOTOR VEHICLES AND TRACTOR TRAILER TRUCKS

No land in the municipality shall be used for the storage or parking of a derelict vehicle.

No land in the municipality shall be used for the parking of a motor vehicle which is undergoing repairs unless:

- i) such repairs are effected within an enclosed building; or
- ii) such repairs are completely effected within a period of not more than 72 consecutive hours and while the vehicle is parked upon a driveway or rear yard as herein provided; or
- iii) such repairs are effected while the vehicle is parked in a location such that it is not visible from any adjacent lands which are not occupied by the owner of the vehicle.

No land in the municipality shall be used for the outdoor storage of motor vehicle parts unless such motor vehicle parts are stored in a location such that they are not visible from any adjacent lands which are not occupied by the owner of such parts.

No tractor trailer trucks shall be parked overnight on a single occasion or continuous basis within any urban residential zone (R1, R2) as established in this by-law.

5.44 INTERIOR SIDE YARD - MARINE FACILITIES, COMMUNAL DOCKS AND GARAGES

5.44.1 Marine facilities shall not be permitted to locate closer than 1.5 metres (4.9 ft.) to any interior side lot line.

5.44.2 Communal docks shall not be permitted to locate closer than 60 metres (196.6 ft.) to any interior side lot line adjacent to a residential zone.

- 5.44.3 In a Rural (RU) zone and a Rural Residential (RR) Zone, garages and other accessory buildings or structures shall be permitted to be located within an interior side yard but shall be located no closer than 1 metre (3.28 ft.) from the interior side lot line, and in no case, shall such garage or other accessory building or portion thereof be located in the front yard between any portion of the principal or main building on the lot and the front lot line.

5.45 OUTDOOR WOODBURNING FURNACES

An outdoor woodburning furnace shall be permitted to be located only within a RU zone and shall comply with the following regulations:

- i) minimum setback from:
 - a) a lot line abutting a residential zone - 100 metres (328.1 ft.)
 - b) any other lot line - 60 metres (196.6 ft.)
- ii) no outdoor furnace shall be constructed or installed on a lot without the issuance of a building permit for construction from the municipality. For the purposes of this subsection, the term "construction" has the same meaning as set out in Section 1(1) of the Building Code Act, S.O. 1992, c. 23 as amended.

5.46 TRAVEL TRAILERS, MOTORIZED MOBILE HOMES/RECREATIONAL VEHICLES, CAMPER TRAILERS, TRUCK CAMPERS

- 5.46.1 The use of travel trailers, motorized mobile homes/recreational vehicles, truck campers and camper trailers shall be prohibited in all zones except for a Resort/Recreational Commercial Zone.
- 5.46.2 A maximum of one motorized mobile home/recreational vehicle, truck camper, travel trailer or camper trailer shall be permitted to be parked or stored on a lot in a residential zone.
- 5.46.3 The use of any of the above mentioned or similar vehicles shall not be used for human habitation, except in a Resort/Recreational Commercial Zone.
- 5.46.4 The above named vehicles shall not be used in any zone for carrying on business.

5.47 AGRICULTURE - LIVESTOCK AND MINIMUM LOT SIZE

An agricultural use, with the purpose of keeping of livestock, shall not normally be permitted on an existing lot of record having an area less than 6 ha (15 acres). However, such keeping of livestock on a parcel zoned RU and having an area of less than 6 hectares (15 acres) may be permitted, subject to an amendment to this by-law, and subject to site-specific requirements including but not limited to, the number of animal units to be kept, the setbacks and location of barns, the size of barns, and the removal of animal wastes.

5.48 FENCES

No fence exceeding a maximum height of 1.8 metres (5.9 feet) shall be erected in an urban area. Notwithstanding the above, a fence in excess of 1.8 metres (5.9 feet) in height may be

erected for a public use or where provincial/federal regulations require a fence to be erected in excess of 1.8 metres (5.9 feet).

5.49 LIMITED SERVICE RESIDENTIAL DEVELOPMENT

Development that is proposed on a lot located on a private road or with water access only shall be rezoned to a Limited Service Residential Zone before a building permit may be issued by the municipality.

Legal access to the lot shall be proven, to the satisfaction of the municipality, before a building permit may be issued.

A limited service agreement shall be entered into with the municipality before a building permit may be issued. This shall ensure that the Township does not maintain and will not be expected to maintain the private road leading to the property or perform any other services normally associated with public highways in the municipality.

5.50 MINIMUM GROSS FLOOR AREA IN A DWELLING UNIT

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| i) | single detached dwelling (including triplex, fourplex, townhouse and low-rise apartment) | 74.3 sq. metres (800. sq. ft.) |
| ii) | residential unit in Limited Service Residential Zone | 58.99 sq. metres (635 sq. ft.) |
| iii) | converted dwelling | 42 sq. metres (452.1 sq. ft.)
plus 13 sq. metres (139.9 sq. ft.) for each additional bedroom |
| iv) | accessory dwelling unit
(Mobile Home Residential Zone) | 74 sq. metres (796.6 sq. ft.) |
| v) | accessory dwelling unit
(non-residential setting and in Resort Recreational Zone) | See Section 5.19 |

5.51 TRUCK TRAILER BOX

For the purposes of this by-law:

- i) A 'truck trailer box' shall mean any vehicle or structure so constructed that it is suitable for being attached to a motor vehicle and is capable of being used for transporting goods, materials, equipment or livestock notwithstanding that such vehicle is installed or placed on a foundation or that its running gear is removed.
- ii) A truck trailer box shall be a permitted accessory structure within the following zones: RU, C, RRC, I, WD, CF, OS, M and MX, providing a proper building permit is obtained from the Township. Where the zone abuts a residential zone or residential use, the setback shall be a minimum of 15 metres from the lot line.
- iii) A truck trailer box shall not be a permitted accessory structure within the RR, LSR, WR, R1, R2, MR, GH, EPW and EP zones.
- iv) A truck trailer box shall be permitted for storage purposes only.

5.52 RECREATIONAL BASE CAMP

- 5.52.1 The use and establishment of a recreational base camp, as defined in this by-law, shall be prohibited in all zones except the Rural (RU) zone.
- 5.52.2 A building permit shall be required for construction of a recreational base camp and the Chief Building Official shall determine whether such building or structure is fit for human occupancy. Cottage standards as set out in the Ontario Building Code may be applied.

5.53 Cannabis Production Facility
By-Law 1483-2019