

12.0 GENERAL COMMERCIAL (GC)

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

12.1 Permitted Uses

- accessory dwelling unit
- accessory use (**see also Section 4.1**)
- auto service station
- automotive sales establishment
- bake shop
- bank
- boarding house or rooming house
- car washing establishment*
- clinic
- commercial greenhouse
- convenience store
- day nursery
- dwelling, apartment
- dwelling, converted
- dwelling, mobile home subject to a zoning amendment
- dwelling, semi-detached (**see also Section 4.33**)
- dwelling, single detached
- dwelling, triplex
- equipment rental establishment
- existing uses
- flea market
- funeral home
- garden centre
- gasoline retail facility (gas bar)
- mini-warehouse and public storage
- motel
- office
- parking lot - commercial
- personal service establishment
- place of amusement
- place of assembly
- place of worship
- private club
- public service use (**see also Section 4.29**)
- public utility
- recreational commercial establishment
- recreational vehicle sales and storage and repair
- restaurant

- retail store
- studio
- tourist establishment
- veterinary establishment
- workshop or custom workshop

*Subject to an environmental approval

12.2 Zone Requirements

1. Residential Uses

The zone requirements for the R1 and R2 zone shall apply to the respective residential uses permitted in the General Commercial (GC) Zone.

2. Other Uses

Minimum Lot Area - Full Municipal Water and Sewage Disposal Services . . . n/a
 Minimum Lot Area -Municipal Water or Municipal Sewer . 558 m² (6,006.4 ft.²)
 Minimum Lot Area - Individual On-Site System 0.4 ha (0.98 ac)

Minimum Lot Frontage 20 m (65.6 ft.)

Minimum Lot Depth 30 m (98.4 ft.)

Minimum Yard Requirements - Main Building

- Front Yard 1 m (3.28 ft.)
- Rear Yard 6 m (19.6 ft.)
- Interior Side Yard 1.2 m (3.93 ft.)
- Exterior Side Yard 6 m (19.6 ft.)

Minimum Yard Requirements - Accessory Building

- Front Yard 6 m (19.6 ft.)
- Rear Yard 1.2 m (3.93 ft.)
- Interior Side Yard 0 m (0.0 ft.)
- Exterior Side Yard 6 m (19.6 ft.)

Maximum Building Height

- Main Building 11 m (36 ft.)
- Accessory Building 6 m (19.7 ft.)

Maximum Lot Coverage 60%

Maximum No. of Dwellings per Lot 1

12.3 Additional Provisions

1. An accessory dwelling may be located within a building occupied by any commercial use except an automotive use or may be detached. Where the dwelling unit is detached, the minimum lot area shall be as set out in the R1 Zone and shall be in added to the minimum lot size in the GC Zone.
2. Where a commercial zone abuts a residential zone or a residential use or a sensitive land use on an adjacent lot, a landscaped strip of not less than 1.5 m (4.92 ft.) in width shall be provided along the abutting lot line(s).
3. Where a commercial zone abuts a residential zone or a residential use or a sensitive land use on an adjacent lot, the setback on the abutting yard shall be a minimum of 7.5 m (24.6 ft.).
4. Building, signs and access onto Highway 7 shall be subject to any approvals or controls of the Ministry of Transportation.
5. A Day Nursery shall be subject to the requirements of the *Day Nurseries Act*.

12.4 Exception Zones (See Section 21)

13.0 COMMERCIAL INDUSTRIAL ZONE (CM)

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

13.1 Permitted Uses

- accessory dwelling unit
- accessory office
- agricultural product processing establishment
- auto body shop
- auto repair garage
- automotive sales establishment
- automotive service station (**see also Section 4.2**)
- building supply outlet
- class I industrial use
- communications facility
- contractor's yard
- commercial garage
- farm implement sales and repair establishment
- feed mill
- gasoline retail facility (**see also Section 4.2**)
- industrial use
- marina
- marine facility
- open storage (**see also Section 4.26**)
- public service use (**see also Section 4.29**)
- public utility
- recreational vehicle sales establishment
- restaurant
- retail store
- sales/auction barn
- sawmill
- wayside pit (**see also Sections 4.28, 4.32**)
- wayside quarry (**see also Sections 4.28, 4.32**)

13.2 Zone Requirements

1. communications facility, wayside pit, wayside quarry

Minimum Exterior Side Yard or Setback Requirements

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

(See also **Sections 4.28, 4.32**)

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

2. other uses

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

Minimum Lot Frontage 100 m (328 ft.)

Minimum Yard or Setback Requirements adjacent to a commercial or industrial
 use

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

Minimum Yard or Setback Requirements adjacent to a residential use

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

Minimum Yard Requirements - Accessory Building

- Front Yard 15 m (49.2 ft.)
- Rear Yard 10 m (32.8 ft.)
- Interior Side Yard 10 m (32.8 ft.)
- Exterior Side Yard 15 m (49.2 ft.)

Maximum Building Height

- Main Building 15 m (49.2 ft.)
- Accessory Building 7.5 m (24.6 ft.)

Maximum Lot Coverage 60%

Maximum Number Dwelling Units per Lot

- single detached dwelling 1

13.3 Additional Provisions

1. Accessory uses, parking and other general provisions shall be in accordance with Section 4.0 of this By-law.
2. See also requirements of **Section 4.32** of this By-law for influence areas and separation distances for industries.
3. Where the Commercial Industrial zone abuts a residential zone or a residential use or a sensitive use, on an adjacent lot, a landscaped planting strip shall be provided along the abutting lot line(s) of no less than 3 m (9.84 ft.) in width.
4. Building, signs and access onto Highway 7 shall be subject to any approvals or controls of the Ministry of Transportation.
5. An accessory dwelling located on a lot occupied by a Class II or III Industrial use or an automotive use shall be separated from said use by a minimum of 100 m (328 ft.).

13.3 Exception Zones (See Section 21)

14.0 RURAL INDUSTRIAL ZONE (MR)

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

14.1 Permitted Uses

- accessory use (**see also Section 4.1**)
- class I, II and III industries
- office
- public service use (**see also Section 4.29**)
- salvage yard
- sawmill
- warehouse

14.2 Zone Requirements

Minimum Lot Area 2 ha (4.94 ac.)

Minimum Lot Frontage 100 m (328 ft.)

Minimum Yard or Setback Requirements - Main Use

- Setback from the centre line of a municipal road or street . 25 m (82 ft.)
- Setback from the centre line of a County Road 28 m (91.8 ft.)
- Setback from any water body 30 m (98.4 ft.)
- Rear and Interior Side Yard:
 - adjacent to a sensitive land use **see Section 4.32 (4)**
 - adjacent to other uses 20 m (65.6 ft.)
- Exterior Yard:
 - Setback from the centre line of a municipal road or street
..... 25 m (82 ft.)
 - Setback from the centre line of a County Road ... 28 m (91.8 ft.)

Minimum Yard Requirements - Accessory Use

- Front and Exterior Side yard 15 m (49.2 ft.)
- Rear or interior Side yard - adjacent to a sensitive land use
..... **see Section 4.32 (4)**
- adjacent to other uses 10 m (32.8 ft.)

Maximum Building Height 15 m (49.2 ft.)

Maximum Lot Coverage - all buildings and structures 60%

14.3 Additional Provisions

1. Accessory uses, parking and other general provisions shall be in accordance with **Section 4.0** of this By-law.
2. Building, signs and access onto Highway 7 shall be subject to any approvals or controls of the Ministry of Transportation.
3. Where the Rural Industrial zone abuts a residential zone or a residential use or a sensitive use, on an adjacent lot, a landscaped planting strip shall be provided along the abutting lot line(s) of no less than 3 m (9.84 ft.) in width.

14.4 Exception Zones (See Section 21)

15.0 COMMERCIAL RECREATIONAL ZONE (CR)

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

15.1 Permitted Uses

- accessory dwelling unit
- accessory office
- camp
- commercial fishing or hunting camp
- commercial sports or recreation facility
- convenience store associated with a tent and trailer park or tourist campground
- home based business (**see also Sections 4.17 and 4.26**)
- golf course
- marina
- mini putt or par 3 golf course
- open storage (**see also Section 4.26**)
- recreation camp
- recreational vehicle parks and campgrounds
- restaurant associated with a tent and trailer park or tourist campground
- tent and trailer park
- tourist campground
- tourist establishment

15.2 Zone Requirements

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

Minimum Lot Frontage 60 m (196.8 ft.)

Minimum Yard or Setback Requirements - Main Use

- Setback from the centre line of a municipal road or street . 25 m (82 ft.)
- Setback from the centre line of a County Road 28 m (91.8 ft.)
- Setback from any water body 30 m (98.4 ft.)
- Rear and Interior Side Yard:
 - adjacent to a residential use 20 m (65.6 ft.)
 - adjacent to other uses 10 m (32.8 ft.)
- Exterior Yard:
 - Setback from the centre line of a municipal road or street
 25 m (82 ft.)
 - Setback from the centre line of a County Road . . . 28 m (91.8 ft.)

Minimum Setback - Accessory Use

- All Yards 5 m (16.4 ft.)

Minimum Campsite Area 250 m² (2,691 ft.²)

Maximum Campsite density 25 sites/ha (10.4/ac)

Minimum Campsite Frontage 15 m (49.2 ft.)

Minimum Campsite Yard Requirements - all yards 2 m (6.5 ft.)

15.3 Additional Provisions

1. Accessory uses, parking and other general provisions shall be in accordance with **Section 4.0** of this By-law.
2. Building, signs and access onto Highway 7 shall be subject to any approvals or controls of the Ministry of Transportation.
3. The provisions of **Section 4.8** shall apply to any shoreline structures.
4. Despite the above, the number of campsites permitted shall the number of sites existing on the effective date of this By-law.

5. **Recreational Vehicle Parks and Campgrounds**

- a) **Maximum Number of Recreational Vehicles in a Park**

The maximum number of vehicles in a recreational vehicle park shall be determined based on the servicing capacity for sewage disposal in accordance with the requirements of the *Building Code Act* or the *Ontario Water Resources Act*, whichever is applicable and the applicable zoning standards.

- b) **Requirements for Water Supply and Sewage Disposal**

Recreational vehicles shall only be permitted on a lot where they are adequately serviced with a potable water supply, and with a sewage disposal system as approved under the *Building Code Act* or the *Ontario Water Resources Act*, whichever has application. Such sewage disposal system shall be in addition to any self-contained or on-board holding tanks (e.g. *sewage disposal could consist of a combination of individual systems, communal systems and a communal disposal station as long as all components meet the environmental requirements for disposal*). The intent of this By-law is to avoid the illegal discharge of sewage or grey water on any lands occupied by a recreational vehicle.

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

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

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

d) Minimum Yard Requirements

Minimum Lot Area	1 ha (2.47 ac.)
Minimum Front Yard	7.6 m (24.9 ft.)
Minimum Front Yard where the frontage is on a lake	15 m (49.2 ft.)
Minimum Rear Yard	3 m (9.84 ft.)
Minimum Rear Yard where frontage is on a lake	7.6 m (24.9 ft.)
Minimum Interior Side Yard	3 m (9.84 ft.)
Minimum Exterior Side Yard	7.6 m (24.9 ft.)
Maximum Height	6 m (19.6 ft.)

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

Where the accessory use is a dwelling, lodge, administrative facility, comfort station, laundry facility, recreational or commercial facility, the minimum front yard where the frontage is on a lake shall be 20 m [65.6 ft.] and the maximum height shall be 11 m [36 ft.].

(Explanatory note: setbacks as set out above are measured from the lot boundaries of the recreational vehicle park to the nearest structures within the park.)

e) Wheels or Running Gear

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

f) Site Plan Control

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

(Explanatory Note: site plan control will assist in governing the location of sewage disposal systems and in conserving or enhancing the features of the natural shoreline e.g. vegetation cover, soil cover, drainage. Standards for site plan control can be reviewed at the Township office.)

15.4 Exception Zones (See Section 21)

- 1. CR-1 (Part of Lots 20 and 21, Concessions 9 and 10, Darling Township)**
(By-law 80-28, Darling)
- 2. CR-2 (Part of Lots 8 & 9, Concession 1, Darling Township)**
(By-law 96-7, Darling)
- 3. CR-3 (Part of Lot 6, Concession 3, Darling Township)**
(By-law 97-11, Darling)

16.0 WASTE MANAGEMENT FACILITY ZONE (WMF)

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Waste Disposal Facility Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

16.1 Permitted Uses

- agricultural use
- forestry use
- open storage (see also Section 4.26)
- salvage or wrecking yard
- septage disposal site
- derelict motor vehicle site
- waste management facility
- wayside pit or quarry (see also Sections 4.28, 4.32)

16.2 Zone Requirements

1. Solid waste disposal site, agricultural use, forestry use:

Minimum Yard or Setback Requirements

- Setback from the centre line of a public highway 40 m (131.2 ft.)
- Setback from the centre line of a County Road 43 m (141 ft.)

2. Other permitted uses

Minimum Yard or Setback Requirements

- Setback from the centre line of a public highway 25 m (82 ft.)
- Setback from the centre line of a County Road 28 m (91.8 ft.)
- Rear Yard 15 m (49.2 ft.)
- Interior Side Yard 15 m (49.2 ft.)
- Exterior Yard:
 - Setback from the centre line of a public highway . . 25 m (82 ft.)
 - Setback from the centre line of a County Road . . . 28 m (91.8 ft.)

16.3 Additional Provisions

1. No solid waste disposal site, recycling depot, composting facility or septage disposal site shall operate without and except in conformity with a currently valid Certificate of Approval issued under the *Environmental Protection Act*.

2. See also Section 4.32 - Special Setbacks

16.4 Exception Zones (See Section 21)

17.0 ENVIRONMENTAL PROTECTION ZONE (EP)

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in an Environmental Protection Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

17.1 Permitted Uses

- conservation use
- existing uses
- natural heritage feature e.g. wetland, fish habitat, wildlife habitat, Area of Natural and Scientific Interest
- Crown Land
- boathouse

17.2 Zone Requirements

1. No new buildings or structures shall be permitted within the flood plain except flood control structures, low impact buildings, structures such as a gazebo, wharf or dock, boat slip, boat house, or a marine facility. Other public and private activities including the construction of roads, or new structures necessary for the conservation, public recreation (recreational trails), water supply, waste water management, will be permitted in the flood plain subject to the approval of Council and the Conservation Authority having jurisdiction and where deemed necessary, shall meet a ***flood proofing*** and ***access standard***.
2. No use, building or structure which involves the storage of hazardous or toxic materials e.g. ignitable, corrosive, reactive, radioactive or pathological materials and sewage facilities, nor any institutional use shall be permitted to be constructed, enlarged or expanded in a flood plain.
3. Existing buildings, structures or private sanitary sewage disposal systems which are located in a flood plain area and which have been damaged or destroyed by flooding may be repaired or reconstructed subject to review and approval by Council and the public body having jurisdiction. Existing buildings, structures or private sanitary sewage disposal systems which are damaged or destroyed by flooding may only be repaired or reconstructed if approved flood proofing techniques are used to the satisfaction of the public body having jurisdiction or Council.
4. Extensions or enlargements to existing habitable or other buildings located in the flood plain (other than an institutional use) may be permitted where it is clearly demonstrated to Council through engineering or other studies,

that the flood hazard can be overcome. Such measures may include ***flood proofing*** of a building and ensuring that any openings are located above the flood elevation.

5. On lands identified as organic soils, no erection of buildings shall be permitted including the installation of a sewage disposal system, unless the hazard can be overcome using acceptable engineering techniques and where applicable, the standards of the *Ontario Building Code* are met and provided that the use of the land, buildings or structures will not result in an adverse environmental impact.
6. On Crown Land, it is recognized that the Ministry of Natural Resources and the Ministry of Northern Development and Mines are the planning authorities having land management control on public lands as defined in the *Public Land Act* and the *Mining Act*. Consequently, the provisions of this by-law shall not apply to Crown Land, despite the fact that such lands may be shown with an EP zone symbol on a Schedule to this By-law. This is not deemed to limit the authority of the Province to issue a license, a lease, a permit or a contract to govern and /or enforce land use activities on Crown Land, nor to abrogate the statutory rights of the Township of Lanark Highlands of any input, approval or decision with respect to the issuing of such a license, lease, permit or contract on Crown Land.

17.3 Additional Provisions

1. Refer to **Section 4.22 (1)** to this By-law which deals with special setback requirements for uses of land adjacent to Provincially significant wetlands and other features.
2. The setbacks for buildings or structures permitted in the flood plain shall be the setbacks as set out in the Rural (RU) Zone.
3. For the purposes of this By-law, the flood elevation on Dalhousie Lake is 158.0 m a.s.l.

17.4 Exception Zones (See Section 21)

1. **EP-1 (Part of lot 25, Concession 11, Lanark Township)**
(By-law 40-94, Lanark)

18.0 MINERAL AGGREGATE RESOURCE ZONES:

- 1. MINERAL AGGREGATE RESOURCES PIT(MXP) ZONE**
- 2. MINERAL AGGREGATE RESOURCES QUARRY (MXQ) ZONE**
- 3. MINERAL AGGREGATE RESOURCES RESERVE (MAR) ZONE**

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Mineral Aggregate Resource Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

18.1 Permitted Uses

- Accessory Use, Buildings and Structures (**see also Section 4.1**) . All Zones
- Agriculture All Zones
- Conservation Use All Zones
- An Existing Dwelling and accessory uses All Zones
- A single detached dwelling and accessory buildings on an existing lot of record, fronting on a public road that is maintained year-round, if the lot was created under the *Planning Act* as of March 26, 2003 All Zones
- Forestry Use All Zones
- Passive recreation uses not including buildings or structures . . . All Zones
- Extractive operations including pits where licensed under the Aggregate Resources Act MXP Zone
- Uses associated or accessory to the operation of a pit or quarry including, but not limited to the extraction and processing of mineral aggregates/ores, asphalt and concrete batching plants, crushing facilities, stock piling and storage of raw materials, finished products or overburden, screening, mixing, blending, washing, handling, weighing and the handling of recycled asphalt or concrete MXP, MXQ Zones
- Any activities associated with the progressive rehabilitation of the lands MXP, MXQ Zones
- Extractive operations including quarries where licensed under the Aggregate Resources Act or approved under the Mining Act MXQ Zone
- Wayside Pit All Zones
- Wayside Quarry All Zones

18.2 Zone Requirements

Minimum Yard Requirements

- All Yards (from property line) 15 m (49.2 ft.)

Minimum Lot Frontage no minimum

Maximum Building Height

- Main Building 15 m (49.2 ft.)
- Accessory Building 8 m (26.2 ft.)

18.3 Additional Provisions

1. Despite the yard requirements stated above, a minimum of 30 m (98.4 ft.) setback will be required from lot lines adjacent to public roads or subject to such condition(s) as required by a license under the *Aggregate Resources Act*.
2. See also requirements of **Section 4.32** of this By-law for influence areas for Mineral Aggregate Resources.
3. Pits or quarries may only be operated for extractive activities where they have a valid license under the *Aggregate Resources Act* in areas of the municipality where this statute applies. Where the *Aggregate Resources Act* does not apply, no pit or quarry shall be operated except where a site plan agreement is in effect under the *Planning Act*.

18.4 Exception Zones (See Section 21)

19.0 MINING - MIN

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

19.1 Permitted Uses

- Mining Exploration and prospecting
- Mining and mineral extraction operations
- Supporting infrastructure; for example, water supply and waste disposal facilities, hydro electric power facilities, natural gas facilities, roads
- On-site Smelting and processing
- Pits and quarries
- Storage buildings
- Forestry Use
- Outdoor recreation
- Conservation use
- Uses associated or accessory to the mineral mining operation including, but not limited to the extraction and processing of ore, crushing facilities, stock piling and storage of raw materials, finished products or overburden, screening, mixing, blending, washing, handling, assay, weighing, handling, security and administration offices
- Any activities associated with the progressive rehabilitation of the lands or closure of a mine
- An accessory dwelling required for security of administration of mining operations

19.2 Zone Requirements

Minimum Lot Area no minimum

Minimum Lot Frontage no minimum

Minimum Yard Requirements

- All Yards 50 m (164 ft.)
- Pit or Quarry in accordance with **Section 18.0**

Minimum Separation Distance

..... in accordance with **Section 4.32** for Class III Industries

19.3 Additional Provisions

1. All mines and mining operations shall be developed, operated or

closed in compliance with the *Mining Act* and the *Environmental Protection Act*.

2. No person shall operate a pit or quarry or a wayside pit or wayside quarry unless any required approvals under the *Aggregate Resources Act* of the *Environmental Protection Act* have been obtained and are valid for the operation of the pit or quarry or a wayside pit or wayside quarry.