



Township of Emo Zoning By-law

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1 How to Use this By-law

Step 1 – Locate Your Property and Determine the Zone

Use the zoning schedules (maps) at the end of this document to identify the zone symbol that applies to the property in question.

Step 2 – Determine What Uses are Permitted in the Zone

Refer to the Permitted Uses section of the applicable Zone to determine what uses are permitted. If the desired use is included on the list, it is permitted in the Zone. If a use is not included on the list, it is not permitted in that Zone.

Step 3 – Determine What Zone Regulations Apply

Each zone contains performance standards that regulate the form of lots and buildings. These standards are requirements that must be achieved to obtain approval from the municipality.

Step 4 – Determine if any General Provisions Apply

The Zoning By-law contains provisions that apply in all circumstances, or to particular development types. Review the entire document to ensure all applicable provisions have been addressed.

Step 5 – Clarify the Meaning of a Use

Many terms in this Zoning By-law are defined in the Definitions section. If necessary, consult this section for clarification on the precise meaning of terms used in the provisions. Any term not included in the Definitions section is understood to have its common and ordinary meaning.

2 Administration

2.1 Title

1. This By-law shall be known as the Zoning By-law or **By-law No. _____** of the Township of Emo and shall consist of the text and schedules attached hereto.
2. This by-law may be cited by its long title, its short title, or by its by-law number, and any such citation is to be taken as meaning the by-law, as amended.

2.2 Defined Area

1. The provisions of this By-law shall apply to all lands within the municipal boundaries of the Township of Emo.

2.3 Scope

1. No lands shall be used and no buildings or structures shall be erected, altered, enlarged or used within the Township of Emo except in compliance with the provisions of this By-law.

2.4 Enforcement

1. This By-law shall be administered by the Clerk or such other persons as may from time to time be designated by Council, and no permit for the use of land or for the erection or use of any building or structure or approval of application for any municipal license within the jurisdiction of the Council shall be issued or given where the proposed building, structure or use would be in violation of any provision of this By-law.

2.5 Violations and Penalties

1. Every person who uses any lot, or erects or uses any building or structure or any part of any lot, building or structure in a manner contrary to any requirement of this By-law, or who causes or permits such use or erection, or who contravenes any provision of this By-law or causes or permits a contravention, shall be guilty of an offence and upon conviction shall be liable:
 - a. On a first conviction to a fine of not more than \$25,000; and
 - b. On a subsequent conviction to a fine or not more than \$10,000 from each day or part thereof upon which the contravention has continued after the day on which the conviction was first made.
2. Where a corporation is convicted under this Section, the maximum penalty that may be imposed is:
 - a. On a first conviction, a fine of not more than \$50,000; and

- b. On a subsequent conviction, 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 corporation was first convicted.
3. Every such penalty established in this section shall be recoverable under Section 67 of the Planning Act, R.S.O. 1990, c. P.13 and/or the Provincial Offences Act, and/or any other applicable legislation.

2.6 Validity

1. A decision of a Court stating that one or more of the provisions of this By-law are invalid in whole or in part does not affect the validity, effectiveness, or enforceability of the other provisions or parts of the provisions of this By-law.

2.7 Other By-laws, Licenses, Permits and Regulations

1. Nothing in this By-law shall exempt any person from complying with the requirements of any other By-law in force within the area affected by this By-law, or from applying for and obtaining any permit, license, permission, authority or approval required by this or any other By-law or regulation of the Township of Emo or by any other provincial or federal law in force from time to time.

2.8 Reference to Legislation

1. Where this Zoning By-law makes reference to legislation, then the references shall be deemed to mean the statute currently in force and any amendments thereto and all applicable regulations thereunder.

2.9 Conflict

1. In the event of a conflict between this By-law and amendments thereto, and any general or special By-law, the more restrictive By-law shall prevail.

2.10 Effective Date

1. This By-law shall take effect from the date of its passage by Council, subject to the provisions of the Planning Act, R.S.O. 1990, c. P.13.

2.11 Metric and Imperial Terms

1. Where imperial measurements are included in this By-law, they are provided for convenience and do not form part of the By-law. The metric measurements contained in this By-law are the only measurements to be used in determining compliance with the By-law.
2. The abbreviations “m” and “m²” are used in this By-law text and mean “metres” and “square metres,” respectively.

2.12 Repeal of Existing By-laws

1. Upon this By-law coming into effect, any Zoning By-laws or amendments thereto passed under Section 34 of the Planning Act, R.S.O. 1990, c. P.13, or a predecessor thereto, are hereby repealed. The adoption of this By-law shall not prevent any current, pending or future prosecution or action to abate any existing violation of previous By-laws.

2.13 Zone Classification

1. For the purposes of this By-law, the Township of Emo is divided into the following zones, as named and described in the following sections. The boundaries of each zone are shown on the attached Schedules, which are attached to and form part of this By-law.

Table 2.13-A: Zones

Name of Zone	Zone Symbol
Residential Zones	
Residential 1 Zone	R1
Residential 2 Zone	R2
Residential Multiple Zone	R3
Mobile Home Park Zone	MHP
Mixed Use & Commercial Zones	
Mixed Use Core Zone	MU
Highway Commercial Zone	HC
Neighbourhood Commercial Zone	NC
Community Zones	
Institutional Zone	I
Industrial Zones	
Industrial Zone	M1
Aggregate Industrial Zone	MX
Mineral Mining Zone	MM

Rural Zones	
Rural Zone	RU
Other Zones	
Waste Disposal Site Zone	WD
Open Space Zone	OS
Conservation and Environmental Protection Zone	CEP

2.14 Holding Zone “h” Designation

- Any zone classification may be placed in a Holding Zone by adding to the zone symbol the letter “-h.” No development is permitted on lands where the “-h” symbol appears until the applicable conditions specified in this by-law have been met and the “-h” is lifted by an amendment to this By-law under Section 36 of the Planning Act.

2.15 Exceptions, Suffixes, Schedules or Overlays

2.15.1 General

- Where an exception, suffix, schedule or overlay applies, the provisions imposed by that exception, suffix, schedule or overlay prevail over any other provision in this By-law.

2.15.2 Exception Zones

- A zone symbol followed by the suffix “-X” shall correspond to a numbered site-specific exception zone listed in this by-law under the applicable zone.
- An Exception Zone may:
 - Allow a use that would not be otherwise permitted;
 - Prohibit a use that would otherwise be permitted; and/or
 - Make modifications to the regulations applicable to the property subject to the Exception Zone.

2.16 Temporary Use By-laws

- Temporary use by-laws enacted by the Township under Section 39 of the Planning Act, R.S.O. 1990, c. P.13 are shown on the zoning schedules of this By-law as exceptions and details concerning the temporary use are included in the exception text within the applicable zoning category.

2.17 Interpretation of Zone Boundaries

1. When determining the boundary of any zone as shown on any Schedule forming part of this By-law, the following provisions shall apply:
 - a. A boundary indicated as following a highway, street, private road or lane shall follow the centre line of such highway, street, private road or lane.
 - b. A boundary indicated as following a waterbody or the right-of-way of a railway or an electrical, gas or oil transmission line shall follow the centre line of such waterbody or right-of-way.
 - c. A boundary indicated as following the high-water mark shall follow such high-water mark, and in the event of a change in the high-water mark, the boundary shall be construed as moving with the actual high-water mark.
 - d. A boundary indicated as approximately following lot lines shown on a Registered Plan of Subdivision, or Reference Plan, or Township lot lines shall follow such lot lines.
 - e. Where a boundary is indicated as approximately parallel to a street line or other feature, indicated in clause (a), (b), or (c) above, and the distance from such street line or other feature is not indicated, and clause (d) above is not applicable, such boundary shall be construed as being parallel to such street line or other feature, and the distance shall be determined according to the scale shown on the appropriate Schedule.
 - f. A boundary indicated as following the limits of the Township of Emo shall follow such limits.
 - g. In the event a dedicated street, lane or right-of-way shown on any Schedule forming part of this By-law is closed, the property formerly in such street, lane or right-of-way shall be included within the zone of the adjoining property on either side of such closed street, lane or right-of-way.
 - h. Pursuant to clause (g), if a closed street, lane or right-of-way is the boundary between two or more different zones the new zone boundaries shall be the former centre line of the closed street, lane or right-of-way.
 - i. Wherever it occurs, the limit of the Township of Emo is the boundary of the zone adjacent to it.
 - j. Where any zone boundary or a dimension is left uncertain after the application of the above provisions, then the boundary or dimension shall be determined from the zoning schedule using the scale bar thereon.

2.18 Minimum Requirements

1. The provisions of this By-law are held to be the minimum requirements for the promotion of the health, safety, comfort, convenience, and general welfare of the inhabitants of the Township of Emo.

2.19 Cumulative Standards

1. Notwithstanding anything contained in this By-law, where any land, building or structure is used for more than one purpose, all provisions of this By-law relating to each use shall be complied with.

2.20 Definitions

1. The definitions established in Section 4 of this By-law shall apply to the terms used in this By-law. Where a term is not defined, its common usage shall apply.

2.21 Meaning of Use

1. Unless contrary to the intent of the provision, the terms “use” or “to use” in this By-law include anything done or permitted by the owner or occupant of any land or buildings, directly or indirectly or by or through any trustee, tenant, servant, or agent, acting for, or with, the knowledge or consent of such owner or occupant, for the purpose of making use of the said land or building.

2.22 Meaning of Shall

1. In this By-law, the word “shall” shall always be interpreted as mandatory.

2.23 Number

1. In this By-law, unless the contrary intention is indicated, words used in the singular shall include the plural.

2.24 Tenses

1. Despite the tense used in a provision:
 - a. Every provision of this by-law is to be applied in the circumstances as they exist at the time in question; and
 - b. Every obligation imposed by this by-law is a continuing one so long as either the use, the circumstances, the reason for the obligation, or the events which caused, precipitated or gave rise to the obligation continue.

2.25 Editorial References

1. Appendices, footnotes, headings, indices, marginal notes, tables of contents, illustrations, references to former enactments or enabling legislation do not form part of this By-law and are editorially inserted for convenience of reference only.

3 Conformity Requirements

3.1 Compliance

1. No land, building or structure shall be used and no building or structure shall be erected or enlarged, altered or placed for any purpose within the area defined by this By-law, except as specifically, or by necessary implication, authorized by this By-law and in conformity with all the applicable provisions of this By-law.

3.2 Compliance of Severances

1. Subject to the granting of such minor variances as may be approved, no lands shall be severed from any existing lot if the effect of an approval for severance is to cause the original, adjoining, remaining or new building, structure, lot or use of land to be in contravention of any provision of this By-law.

3.3 Application to Building

1. Where a use does not take place within a building, but a regulation in this By-law imposes a requirement premised on the use being in a building, the requirement applies, with necessary modifications, as though the actual area occupied by the use was in a building.

3.4 Remedial Nature

1. This By-law is remedial in nature and shall be interpreted in a benevolent manner and read and applied in a way that will ensure the effective implementation of its provisions and intent.
2. Without limiting the generality of provision (1), where a situation arises that is not covered by a specific regulation, or where two or more regulations are equally applicable, all provisions must be complied with or, where it is not possible to comply with all of the applicable provisions, development must comply with the most restrictive provisions.

3.5 Non-Conforming Uses

3.5.1 Continuance of Existing Uses

1. Nothing in this By-law shall apply to prevent the use of any land, building or structure for any purpose prohibited by the By-law if such land, building or structure was lawfully used for such purpose on the day of the passing of the By-law, provided it continues to be used for that purpose.
2. A non-conforming use of any land, building or structure shall not be changed or enlarged except to a use which is in conformity with the provisions of the zone in which the land, building or structure is located, or upon obtaining permission from Council pursuant to the Planning Act, R.S.O. 1990 c. P.13.

3. Where any lot existing on the date of the passing of this By-Law is rendered non-complying due to expropriation or dedication for public use:
 - a. The lot shall be deemed to conform with this By-Law with respect to those provisions made non-complying by metric conversion, expropriation or dedication for public use; and
 - b. The non-complying provisions shall not prevent the use of such lot, or the erection, alteration or use of a permanent building or structure thereupon, provided that:
 - i. The use of land remains the same, in accordance with all other provisions of this By-Law; and
 - ii. The degree of non-conformity is not increased.

3.5.2 Prior Building Permits

1. Nothing in this By-law shall prevent the erection or use of any building or structure for which a building permit has been issued under the Building Code Act, 1992, S.O. 1992, c. 23 prior to the passing of this By-law, provided the building or structure, when erected, is used and continues to be used for the purpose for which it was erected and provided the permit has not been revoked under the Building Code Act, 1992, S.O. 1992, c. 23.

3.5.3 Road Widening

1. Nothing in this By-law shall prevent the use of any land, building or structure or the erection of any building or structure on a lot which does not comply to the minimum lot frontage and/or lot area and/or front yard setback and, in the case of a corner lot, the exterior side yard setback, as a result of a road widening taken by the Township of Emo or the Ministry of Transportation of Ontario, provided the development complies with all other requirements of this By-law.

3.5.4 Reconstruction of Existing Use

1. Nothing in this By-law shall prevent the reconstruction or strengthening to a safer condition of any non-complying building or structure which is destroyed or rendered uninhabitable by fire or other natural cause, provided the height and gross floor area are not increased and the new building or structure is erected on the same building footprint.
2. An existing non-complying building or structure may be renovated, provided the renovation does not further increase the extent of non-compliance.

3.5.5 Addition to Existing Building or Structure

1. Nothing in this By-law shall prevent the extension or addition to a building or structure used for a purpose specifically permitted within the zone in which such building or structure is located and which building or structure existed at the date of passing of this By-law, but which building or structure does not comply with one

or more of the zone regulations of this By-law, provided such extension or addition does not further increase the extent of non-compliance.

3.5.6 Existing Undersized Lots

1. Despite any other provision of this By-law, where a vacant lot having a lesser lot frontage and/or lot area than is required by this By-law is held under distinct and separate ownership from adjoining lots, according to the register for land in the Land Titles or Registry Office on the date of the passing of this By-law, it may be used for a purpose permitted in the zone in which the lot is located, provided that:
 - a. A lot that does not have connections to municipal water and sanitary services has a lot area of 2,000 square metres or greater; and
 - b. The development meets all other applicable zone regulations in this By-law; and
 - c. The lot has a minimum frontage of 7.5 metres on a street; and
 - d. No part of any existing lot shall be reduced in area or frontage by the conveyance or alienation of any portion of the lot so as to create a situation of non-conformity or increase the degree of non-compliance with this By-Law.

3.5.7 Existing Building or Structure on Undersized Lots

1. Where an existing building is located on a lot having less than the minimum frontage or area required by this By-Law, or having less than the minimum setback, front yard, or rear yard required by this By-Law, the building may be enlarged, reconstructed, repaired or renovated, provided that the development or work does not further expand the degree of non-compliance.

3.6 Multiple Zones Applying to One Lot

1. Where a lot is divided into more than one zone, each portion of the lot shall be used in accordance with the provisions of the applicable zone.
2. Notwithstanding provision (1), a zone boundary between multiple zones applying to a lot shall not be considered as a lot line for the purpose of interpreting setback requirements.

3.7 One Lot for Zoning Purposes

1. Where a group of occupancies located on separate but abutting lots are under common ownership and/or shared management, including but not limited to shared parking, infrastructure, or site access, the group of occupancies may be considered as one lot for the purposes of applying zone regulations.

3.8 Land Without Buildings

1. Where land is used for, or in connection with, any use but without having erected any buildings or structures, all yards required by the applicable zone shall be provided and maintained as yards, except where the land or lot is used for:
 - a. Agriculture;
 - b. Gardening; or
 - c. Open space.

3.9 Building to be Moved

1. No building, including residential buildings, shall be moved within the limits of the Township of Emo or shall be moved into the Township of Emo from a location beyond the Township limits, without a permit from the Chief Building Official.

3.10 Construction Methods

1. Unless otherwise required in this By-law, no provision of this By-law shall be interpreted to restrict the development of any building or structure on the basis of construction methods, provided the development meets the provisions of the Ontario Building Code, 1992, S.O. 1992, c.23.

4 Definitions

In this By-law, the following definitions shall apply:

Abut

Means to share a common lot line, and abutting has a corresponding meaning.

Accessory

When used to describe a use, building or structure, shall mean a use, building or structure naturally or normally incidental, subordinate and exclusively devoted to a main use, building or structure and located on the same lot therewith.

Accessory Dwelling – see Dwelling, Accessory

Additional Dwelling - see Dwelling – Additional

Accessory Use

Means a land use that is accessory to a principal use.

Aggregate

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

Agricultural Use

Means the use of land, building(s) or structure(s) for:

1. The growing of crops, including but not limited to:
 - a. nursery and horticultural crops;
 - b. activities related to (a), such as soil preparation, manure or fertilizer spreading, planting, spraying, grain drying, irrigating, harvesting; and
 - c. the storage and sale of the crops produced on the lands;
2. Animal husbandry, including the raising, boarding, and keeping of all forms of livestock, including poultry and fish, aquaculture, apiaries and all related activities such as breeding, training, feeding and grazing;
3. Agro-forestry, maple syrup production;
4. The production of animal products including but not limited to milk, eggs, wool, fur, or honey, and all related activities such as the collection, storage and sale of the products produced on the lands;

5. The use and storage of all forms of on-farm buildings and structures, equipment or machinery needed to accomplish the activities described in this definition,

but does not include:

6. Commercial activities related to agriculture such as abattoirs, tanneries and retail sales outlets, except a farm produce outlet; or
7. manufacturing and processing activities involving farm crops or animal products such as cheese factories, grain mills or retail seed sales.

Agriculture-Related Use

Means those farm-related uses that are intended to provide direct products and/or services to farm operations as a primary activity, are compatible with local farm operations, and are limited to:

1. Non-accessory storage of farm products and farm-related machinery; or
2. Sorting or packing of farm products.

Aisle

Means the traveled way by which motor vehicles enter and depart parking spaces, loading/delivery spaces or a parking area.

Alter

When used in reference to a building, structure or part thereof, means:

1. To change any one or more of the internal or external dimensions of such building or structure; or
2. To change the type of construction of the exterior walls or roof of such building or structures; or
3. To change the use of such building or structure or the number or types of uses or dwelling units contained therein.

When used in reference to a lot means:

1. To change the boundary of such lot with respect to a street or lane, whether such alteration is made by conveyance or alienation of any portion of the lot, or otherwise; or
2. To change any dimension or area relating to such lot, including width, depth or area of a lot; or
3. To change physical attributes of the exterior of a development, including yards, landscaped open space or parking areas; or
4. To change the use of such lot or the number of uses located thereon.

When used in reference to a shoreline means to change, straighten, divert or interfere in any way with the channel of any waterbody or the lands surrounding the high-water mark of a waterbody.

Altered and alteration shall have corresponding meanings.

Animal Shelter

Means a building or structure where animals, birds or other livestock are examined or treated and which may be kept on a short-term basis and may include the premises of a veterinarian or veterinary surgeon, but does not include a kennel.

Apartment Building - see Dwelling - Apartment

Arena

Means a facility for sport activities and includes ice surfaces for hockey and curling and other surfaces for any sporting activity.

Artisan Shop or Studio

Means a building or part thereof used:

1. As the workplace of a cabinetmaker, ornamental welder, photographer, artist, or artisan or any similar artist or craftsman, where unique articles are made or fabricated and offered for sale; or
2. For the instruction of art, music, languages or similar disciplines.

Attached

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

Attic

Means that portion of a building immediately below the roof and wholly or partly within the roof framing.

Auto Body Shop

Means a building or structure where painting, refinishing, restoration, alterations, or repairs are made to motor vehicles and where the services are performed for gain or profit, but does not include a salvage yard or auto automotive service station.

Automotive Sales Establishment

Means land or buildings used for the display, storage and sales or leasing, or renting of new and/or used motor vehicles and recreational vehicles and related products, and may include accessory uses such as an automotive service station and/or auto body shop, administrative offices and a customer lounge.

Automotive Service Station

Means a building and/or lot used for the sale of fuels or energy products, for motor vehicles or recreational vehicles and may include an auto repair garage, the servicing, repairing, lubrication, cleaning and polishing of vehicles and the sale of automotive accessories and related products, but shall not include an auto body shop, automotive sales establishment, or gas bar.

Bank

Means a place that provides a range of financial services and includes a trust company or other financial institution, and may include an accessory use bank machine.

Basement

Means that portion of a building below the first floor which is partly underground.

Bed and Breakfast Establishment

Means a private dwelling in which guest rooms are provided for gain as temporary accommodation on a daily basis for the travelling or vacationing public as an accessory use and where the proprietor lives on the premises.

Boarding House

Means a dwelling which contains three (3) or more rooming units wherein, for remuneration, lodgings, with or without meals, are provided to the public.

Boat House

Means a one-storey accessory building used for the storage of boats and boating equipment.

Boat Launch

Means a use of land adjacent to a water body that is used to launch and remove boats, marine vessels and watercraft.

Boat Slip

Means a single mooring space for a boat, marine vessel or watercraft forming part of a dock, boat house or other mooring facility.

Buffer Strip

Means an area of land used for no other purpose than for the erection of a fence, or the planting and maintaining of a continuous row of natural evergreens or a continuous unpierced hedgerow of natural shrubs, with the remainder of which used for landscaping.

Building

Means any structure consisting of walls, roof and floors used or intended for sheltering any use or occupancy. A building shall include a shipping container, sea can, or similar storage structure when the structure is placed on the ground for any purpose other than loading and unloading a shipment in conjunction with an industrial or commercial use for up to a

maximum of 28 consecutive calendar days. The word "building" shall include the whole of such structure or part thereof.

Building Envelope

Means the buildable area on a lot, defined by all of the required yards and setbacks and the maximum height provisions, within which a building can be erected.

Building Height

Means the vertical distance between the established grade and:

1. In the case of a flat roof, the highest point of the roof surface or parapet wall, whichever is the highest [see Figure 4.1]; or
2. In the case of all other types of roofs, the mean height level between the base of the roof (eaves or deck line) and highest point of the roof (ridge) [see Figure 4.1].

Where the height is designated in terms of storeys, it shall mean the designated number of storeys above and including the first storey.

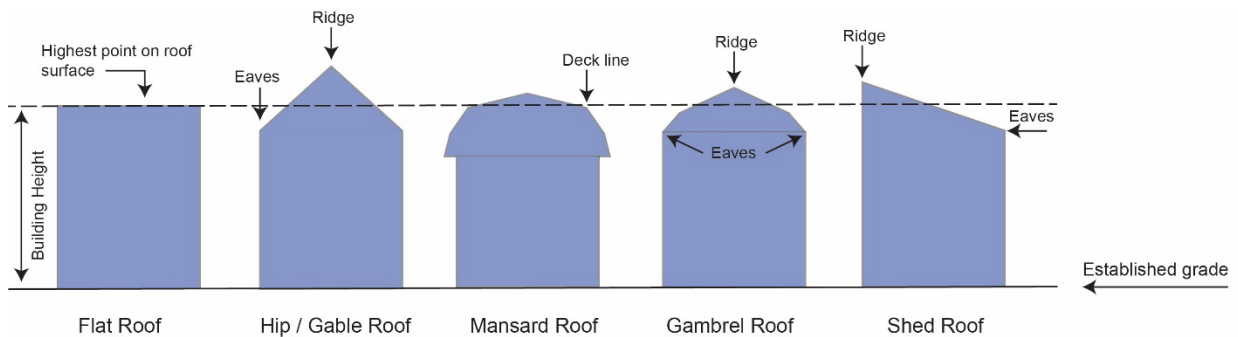


Figure 4.1: Building Heights

Building, Main

Means a building in which is conducted the principal uses of the lot on which it is situated.

Building Line

Means a line within a lot drawn parallel or concentric to a lot line establishing the minimum distance between that lot line and any portion of a building or structure which may be erected.

Building, Mixed-Use

Means a building containing more than one permitted land use that is designed and constructed as a single building.

Building Supply Store

Means a building where building supplies such as lumber, millwork, siding, roofing, plumbing, electrical, heating, hardware, air conditioning, home improvement and similar goods are

stored, displayed, or kept for retail or wholesale sale and may include a bulk storage yard, but which shall not include a salvage yard.

Building, Temporary

Means a building intended for removal or demolition within a prescribed time period.

Camp Site

Means a parcel of land within a campground that is maintained as a site for the location of accommodations such as a tent, tent trailer, recreational vehicle or truck camper, but excluding a mobile home.

Campground

Means an area of land, managed as a unit, providing short-term accommodation or overnight camping for tents, tent trailers, recreational vehicles or truck campers, and may include accessory uses, buildings and structures such as an accessory dwelling, laundromat, convenience store, pavilion, recreation hall, beach, the sale of propane fuels or firewood or other goods or supplies and equipment rentals that are accessory to the operation of the campground.

Cannabis Production Facility

Means a facility used for the cultivation, production, processing, testing, destruction, packaging, and/or shipping of cannabis and cannabis-based products.

Car Port

Means a structure open on at least two sides and intended to be used for the sheltering of one or more motor vehicles.

Car Wash

Means a commercial building or portion thereof used for the washing or cleaning of motor vehicles.

Cemetery

Means a cemetery within the meaning of the Cemeteries Act and includes a mausoleum, columbarium or other building or structure intended for the interment of human remains.

Chief Building Official

Means an officer or employee of the Municipality charged with the duty of enforcing the provisions of the Building Code Act, 1992, S.O. 1992, c.23.

Clinic

Means a building or part thereof used solely for the purpose of consultations, diagnosis and treatment of patients and, without limiting the generality of the foregoing, the building may include administrative offices, waiting rooms, laboratories, pharmacies or dispensaries directly associated with the clinic.

Commercial Greenhouse, Nursery or Garden Centre

Means a building and/or outdoor area primarily used for the growing of flowers, sod, vegetables, shrubs or bushes, trees, landscaping or orchard stock and similar vegetation for wholesale or retail sale on or off the premises and may include the incidental sale of gardening supplies, planting materials fertilizers and equipment.

Communications Facility

Means an installation which transmits receives and/or relays communications such as a microwave relay tower, significant antenna, telephone or telegraph line, cellular telephone tower, radio or television broadcast tower or similar facility approved by Industry Canada.

Community Centre

Means a multi-purpose facility that offers a variety of recreational, cultural, social, or instructional programs.

Community Garden

Means a site used by community members and/or a community organization for the growing of produce, flowers and native plants for non-profit use through individual or shared plots located on municipally owned lands.

Conservation Use

Means the use of lands which are intended to remain open in character with the priority use given to preservation, protection or conservation of their ecological uniqueness, wildlife production and their natural features and may include non-commercial recreational uses.

Contractor's Yard

Means the yard of a building contractor or company used as a depot for the storage and maintenance of equipment used by the contractor or company, and may include facilities for the administration or management of the business and the stockpiling or storage of supplies used in the business, but does not include the crushing of virgin or recyclable aggregates or materials nor the wholesale or retail sale of building supplies or home improvement supplies.

Convenience Store

Means a retail store used primarily for the sale of grocery and other daily household necessities.

Corporation

Means the Corporation of the Township of Emo, except where reference is made in this By-law to a private corporation, in which case the definition shall mean a body corporate with share capital to which the Business Corporations Act, R.S.O. 1990, c. B.16 applies.

Council

Means the Council of the Corporation of the Township of Emo.

Day Care

Means a facility for the temporary care of children in exchange for compensation and where such care is provided in a private residence, other than the home of a parent or guardian of any such child, the service is offered for a continuous period not exceeding 24 hours.

Deck

Means a structure above the ground cantilevered from a dwelling or building or supported by the ground with no roof or walls except for visual partitions and which is used as an outdoor living area.

Detached

When used in reference to a building or structure, means a building or structure which is not structurally dependent on, nor adjoins on any side, any other building.

Development

Means the creation of a new lot, a change of land use, or the construction of buildings or structures requiring approval under the Planning Act, R.S.O. 1990, c. P. 13 and includes redevelopment, but does not include activities that create or maintain infrastructure authorized under an Environmental Assessment process, works subject to the Drainage Act, R.S.O. 1990, c. D. 17 or underground or surface mining of minerals or advanced exploration on mining lands.

Dock

Means an accessory structure used for the mooring of boats, marine vessels or watercraft which is designed to float freely on the surface of the water and which may be secured or anchored to the shoreline.

Dormitory

Means a building designed or used to provide temporary lodging accommodation of miners, mining staff, contracted staff, mill employees or students and may include such facilities as an administrative office, cafeteria, recreational hall and living units, and where each living unit may contain washroom and kitchen facilities.

Drive-Through Facility

Means a premise used to provide or dispense products or services through an attendant or a window or an automated machine, to persons remaining in motor vehicles that are in a designated queuing space, and may be combined with other land uses. Kiosks within a parking structure necessary for the operation of the parking facility or kiosks associated with a surface parking area are not considered drive-through facilities.

Driveway

Means an unobstructed private way used to provide access to a lot from a street or lane.

Driving Range

Means a public or private area operated for the purpose of developing golfing techniques, including miniature golf courses, but excluding a golf course.

Dwelling

Means a building or part of a building occupied or capable of being occupied as a residence, or sleeping place, by one or more persons, where food preparation and sanitary facilities are provided, but shall not include a hotel or motel.

Dwelling – Accessory

Means a detached dwelling which is accessory to a permitted residential use.

Dwelling – Additional

Means a dwelling unit contained within a building that is secondary and subordinate to an associated principal dwelling unit in the same building, and its creation does not result in the creation of a semi-detached, row dwelling or apartment dwelling.

Dwelling - Apartment

Means a building containing three or more dwelling units but shall not include a row dwelling or triplex dwelling.

Dwelling – Duplex

Means a building that is divided horizontally into two dwelling units, each of which has an independent entrance.

Dwelling – Mobile Home

Means any dwelling that is designed to be made mobile, and constructed or manufactured in accordance with applicable standards in the Ontario Building Code and designed to provide a permanent residence for one or more persons, but does not include a recreational vehicle.

Dwelling – Row

Means a building that is divided vertically into three or more dwelling units, each of which has an independent entrance at grade.

Dwelling – Seasonal

Means a dwelling constructed for occupancy exclusively in the spring, summer, or autumn and does not meet Ontario Building Code requirements for winter occupancy.

Dwelling – Semi-Detached

Means a building on a single foundation divided vertically into two separate dwelling units by a common wall.

Dwelling – Single-Detached

Means a detached building containing one dwelling unit.

Dwelling – Triplex

Means a building containing three dwelling units, with at least one unit divided horizontally from the other units.

Dwelling Unit

Means one or more habitable rooms, or suites of two or more rooms, designed or intended for use and/or occupancy by one or more individuals as a household, in which separate culinary and sanitary facilities are provided for the exclusive use of such household, and which is accessed by a private entrance from outside the building or from a common hallway or stairway inside the building.

Eave

Means a roof overhang, free of enclosing walls, without supporting columns.

Emergency Service Facility

Means a use providing police, fire, ambulance, or paramedic services.

Equestrian Establishment

Means the use of land, buildings and structures for operation of a horse riding academy or horse riding stables.

Equipment Sales, Service, Rental and Repair Establishment

Means a building or part of a building and land where machinery or equipment for use in construction undertakings, commercial vehicles, and other similar goods are kept for sale at retail or wholesale and which may be serviced washed or repaired and may include an auto body shop.

Erect

Means to build, construct, reconstruct, renovate, alter or relocate and, without limiting the generality of the foregoing, shall be taken to include any preliminary physical operation such as excavating, grading, piling, cribbing, filling or draining, structurally altering any existing building or structure by an addition, enlargement or extension.

Established Grade

Means:

1. When used with reference to a building, the average elevation of the finished level of the ground adjoining a wall of the building, measured along the length of the wall, exclusive of any artificial embankments or berms or steps;
2. When used with reference to a structure, the average elevation of the finished surface of the ground immediately surrounding such structure;
3. When used with reference to a street, road or highway, the elevation of the street, road or highway established by a public authority.

Existing

Means existing as of the date of the passing of this By-law.

Fairground

Means land, buildings and structures used for entertainment, agricultural and related exhibits, competitive events, food concessions, a carnival or midway which are conducted on a seasonal or temporary basis and may include grandstands, barns and other accessory buildings and structures normally associated with such a use.

Farm Produce Outlet

Means an accessory use to a farm which consists of the retail sale of agricultural products produced on the farm where such outlet is located.

Farmer's Market

Means land, buildings and structures used for the sale of farm products, crafts and other merchandise of a local farming or rural community and designed for individual retailers.

Flood Elevation or Floodline

Means a line representing the vertical flooding limit of a one-in-one-hundred-year storm event, as established by floodplain mapping or by a public authority.

Floodplain

For river, stream and small inland lake systems, means the area adjoining a watercourse that has been or may be subject to flooding hazards.

Floor Area, Gross

Means the total area of all floors contained within a building measured between the exterior faces of the exterior walls of the building, or, where there are no walls, the total area of a floor within the outer perimeter of the floor.

Floor Area, Net

Means usable or habitable space above or below grade, measured from the exterior face of the exterior walls of the building or structure but shall not include:

1. Any private garage, porch, veranda, unfinished basement, or attic; or
2. Any part of a building or structure below grade which is used for building services, storage or laundry facilities; or
3. Any part of the building or structure used for the storage or parking of motor vehicles; or
4. Any part of a commercial shopping area used as a hallway, corridor passageway, utility room, public washroom, balcony or mezzanine not otherwise used for the display or sale area for merchandise.

Forestry Use

Means the general raising, management and harvesting of wood and shall include the raising and cutting of fuel wood, pulpwood, saw logs, Christmas trees, other forestry products and silva culture practices.

Frontage - see Lot Frontage

Funeral Home

Means a building or part thereof used for the purpose of furnishing funeral services to the public, but shall not include a crematorium.

Garage - Private

Means a single-storey accessory building or portion of a main building which is designed or used for parking or storage of motor vehicles of the occupants of the premises in which there are no facilities for repairing or servicing of such vehicles for remuneration or commercial use and includes a carport.

Garden Centre - see Commercial Greenhouse, Garden Centre or Nursery

Garden Suite

Means a one-unit detached residential building containing sanitary and kitchen facilities that is accessory to an existing permanent residential building and that is designed to be portable, but shall not include a mobile home, or a recreational vehicle.

Gas Bar

Means one or more pump islands, each consisting of one or more gasoline pumps, and which may include a building, structure or booth used for the sale of gasoline products and convenience items including but not limited to beverages, prepared foods, newspapers, lottery tickets sundries and may include other accessory features such as a comfort station and ATM.

Gazebo

Means a freestanding, roofed accessory structure which is not enclosed, or enclosed only with transparent screening such as glass or netting, and which is utilized for the purposes of relaxation in conjunction with a main use but shall not include any other use or activity otherwise defined or classified herein.

Golf Course

Means a public or private area operated for the primary purpose of playing the sport of golf but may also include such accessory buildings and structures as are necessary for the operation and maintenance of the golf course including club house facilities, a restaurant, banquet, conference and other uses of a social, recreational and entertainment nature normally associated with golf course development.

Group Home

Means a single housekeeping unit in a residential dwelling, which is registered with the Township, in which three to 10 persons (excluding supervisory or operating staff) live together under responsible supervision consistent with the requirements of its residents for a group living arrangement and which is licensed and/or approved under Provincial Statutes and in compliance with municipal By-laws.

Guest Cabin

Means an accessory building, located on the same lot as the main building, which is used for sleeping accommodation but does not contain any cooking facilities and may contain sanitary facilities.

Guest Room

Means a bedroom or suite of rooms, which contains no facilities for cooking and which is used or maintained for gain or hire by providing accommodation.

Hazardous Lands

Means property or lands that could be unsafe for development due to naturally occurring processes, including lands in a floodplain or subject to a flooding hazard or erosion hazard.

Hazardous Substances

Means substances which, individually or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide variety of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

Heavy Industrial Use - see Industrial Use

Helipad

Means a landing area used for the landing and take-off of helicopters and may include incidental emergency service facilities, fuelling facilities and passenger and cargo areas.

Herein

Means in this By-law, and shall not be limited to any particular section of this By-law.

High-Water Mark

Means the mark made by the action of water under natural conditions on the shore or bank of a body of water, which action has been so common and usual and so long continued that it has created a difference between the character of 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.

Highway

Means a street under the jurisdiction of the Ontario Ministry of Transportation.

Home Occupation

Means a privately-operated occupation, enterprise or business which is permitted under the laws of the Province of Ontario and Canada and carried out as an accessory use to a dwelling unit.

Home Industry

Means a home occupation in which a product is manufactured or a service is rendered that is characterized as a light industrial use.

Hospital

Means any provincially-regulated institution, building or premises established under the Public Hospitals Act.

Hotel

Means a building designed or used for the accommodation of the travelling or vacationing public and containing five or more guest rooms served by a common building entrance, and which may also include accessory uses such as accommodation for permanent staff and one or more beverage rooms, dining rooms, meeting rooms, restaurant or similar uses.

Industrial Use

Means the use of land, building or structures for the purposes established in the following definitions, but does not include a mine, pit or quarry or noxious industry, but which may include accessory uses such as transportation, wholesaling, storage, shipping and receiving incidental to the industrial use:

Light Industrial Use (Class I Industry)

Means a place of business for a small scale, self-contained plant or building which produces, manufactures, assembles or stores a product which is contained in a package and has a low probability of fugitive emissions, noise, odour, dust or vibration. Such industries operate in the daytime only with infrequent movement of products, few heavy trucks and no outside storage. 'Light Industrial Uses' or 'Class I Industry' have a corresponding meaning.

Medium Industrial Use (Class II Industry)

Means a place of business for medium-scale process and manufacturing with outdoor storage of wastes or materials and where there are periodic or occasional outputs of fugitive emissions, noise, odour, dust and/or vibration. Shift operations may occur and there is frequent movement of products and/or heavy trucks during daytime hours. 'Medium Industrial Uses' or 'Class II Industry' have a corresponding meaning.

Heavy Industrial Use (Class III Industry)

Means a place of business for uses characterized as having emissions such as noise, smoke, odour, fumes or vibrations, or extensive outside storage, as part of their normal operations. 'Heavy Industrial Uses' or 'Class III Industry' have a corresponding meaning.

Institutional Use

Means any land, building, structure or part thereof used to provide non-profit or non-commercial purposes for governmental, educational, charitable, fraternal or other public services.

Kennel

Means a commercially-operated building or structure where four or more dogs over the age of six months are kept, bred or boarded.

Landfill– see Waste Management Facility

Landscaping

Means consisting principally of organic materials and vegetative in-ground plantings such as trees, shrubs, hedges, ornamental flowers and grasses, and may also include some accessory ground cover such as riverwash stone, mulch or similar pervious material.

Lane

Means a public thoroughfare other than a street or pedestrian way, improved or not, which has a right-of-way width of 10 metres or less and which provides a secondary means of travel for vehicular traffic to abutting lots and which is not intended for general traffic circulation.

Light Industrial Use - see Industrial Use

Livestock

Means animals associated with an agricultural use such as, but not limited to, cattle, horses, goats, poultry, sheep, swine or the young thereof, raised for personal use or for commercial purposes.

Livestock Facility

Means one or more barns or permanent structures with livestock-occupied portions, intended for the keeping or housing of livestock and includes all manure or material storages.

Loading/Delivery Space

Means an unobstructed area of land which is used for the temporary parking of one or more commercial motor vehicles while merchandise or materials are being loaded or unloaded from such vehicle.

Lot

Means all contiguous land under one ownership.

Lot Area

Means the total horizontal area measured within the limits of the lot lines of the lot, excluding the horizontal area of any floodplain or wetland area located on such lot.

Lot, Corner

Means a lot situated at an intersection of two or more streets, or at the intersection of two parts of the same street which have an interior angle or intersection of not more than 135 degrees.

Lot Coverage

Means that percentage of land or lot area covered by buildings.

Lot Depth

Means the horizontal distance between the front and rear lot lines. If the front and rear lot lines are not parallel, "lot depth" shall mean the length of a straight line joining the middle of

the front lot line with the middle of the rear lot line. If there is no rear lot line, "lot depth" shall mean the length of a straight line joining the middle of the front lot line with the apex of the triangle formed by the side lot lines.

Lot Frontage

Means the horizontal distance between the side lot lines. Where such side lot lines are not parallel, it shall be the width of a lot measured as a straight line between the intersections of the side lot lines at points equal to the front yard setback back from and parallel to the front lot line.

Lot, Interior

Means a lot other than a corner or a through lot which has frontage on a street.

Lot Line

Means a boundary line of a lot or the vertical projection thereof.

Lot Line - Exterior Side

Means a lot line located between the front and rear lot lines and dividing the lot from a street [see Figure 4.2].

Lot Line, Front

Means:

1. In the case of an interior lot, the line dividing the lot from the street, street allowance or private road;
2. In the case of a corner lot, the shorter lot line abutting a street shall be deemed to be the front lot line;
3. In the case of a corner lot with two street lines of equal length, the lot line where the principal access to the lot is provided shall be deemed to be the front lot line;
4. In the case of a lot with water access, the front lot line shall be on the street side.
5. In the case of a through waterfront lot with water access only, the longest shoreline shall be deemed to be the front lot line [see Figure 4.2];

Lot Line, Rear

Means the lot line furthest from, and opposite to, the front lot line [see Figure 4.2].

Lot Line, Interior Side

Means a lot line other than a front lot line, rear lot line or exterior side lot line. On a lot with more than four sides, any lot line not otherwise defined as a front, rear or exterior side lot line shall be considered as an interior side lot line [see Figure 4.2].

Lot, Through

Means a lot having a frontage on two parallel or approximately parallel streets and where such lot qualifies as being both a corner lot and a through lot, such lot shall be considered as a corner lot.

Lot Width

Means the average horizontal dimension between the two longest opposite sides measured along a line 6 metres back from and parallel to the front lot line.

Marina

Means a use, building and/or structure with or without docking facilities where boats are moored, berthed, constructed, stored, serviced, repaired or kept for sale or rent, and where accessory uses shall include the sale of boat accessories, marine fuels and supplies and pump-out facilities.

Medical Clinic - see Clinic

Medium Industrial Use - see Industrial Use

Mine

Means a mine as defined in the Mining Act, R.S.O. 1990, c. M14, and mining shall have a corresponding meaning.

Mineral Aggregate Operation

Means:

1. Lands under license or permit, other than for wayside pits and quarries, issued in accordance with the Aggregate Resources Act, R.S.O. 1990, c. A.8 or successors thereto, or a pits and quarries control by-law enacted under the Municipal Act, 2001, S.O. 2001, c. 25; and
2. Associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products.

Mineral Mining Operation

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

Minimum Distance Separation Formulae I and II

Means formulae developed by the Province to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

Mixed-Use Building – see Building, Mixed-Use

Mobile Home – see Dwelling – Mobile Home

Mobile Home Park

Means land which has been provided and designed for the location thereon of two or more occupied mobile homes.

Motel

Means a building or buildings designed or used for the accommodation of the travelling or vacationing public, containing therein three or more guest rooms, each guest room having a separate entrance directly from outside and may include an accessory eating establishment but does not include a bed and breakfast establishment.

Motor Home - see Recreational Vehicle

Motor Vehicle or Vehicle

Means an automobile, commercial vehicle, truck, recreational vehicle, transport tractor, farm tractor, road building machine, bicycle and any vehicle drawn, propelled or driven by any kind of power, including muscular power, but does not include a snowmobile.

Municipal Service Centre

Means a facility in which the Municipality provides municipal services and administration and may also include offices and other ancillary uses.

Municipality

Means the Corporation of the Township of Emo.

Museum

Means a building or buildings used, or to be used, for the preservation of a collection of paintings and/or other works of art, and/or objects of natural history, and/or of mechanical scientific and/or philosophical inventions, instruments, models and/or designs, and dedicated or to be dedicated to the recreation of the public, together with any libraries, reading rooms, laboratories and/or other offices and/or premises used or to be used in connection therewith.

Non-Complying

Means any existing building, structure or lot which does not comply with one or more of the zone regulations and standards of this By-law.

Non-Conforming

Means any existing use, building, structure or lot which is does not conform to the permitted use provisions of any Zone in this By-law.

Non-Residential

Means a use, building or structure that is designed, intended or used for purposes other than those of a dwelling or a residential use.

Nursing or Convalescent Home - see Residential Care Facility

Nursery - see Commercial Greenhouse, Nursery or Garden Centre

Office

Means a building, structure or part thereof used for conducting the affairs of businesses, professions, services, industries, governments, or like activities.

On-Farm Diversified Use

Means a use that is ancillary to the principal agricultural use of a property and includes, but is not limited to, educational displays, veterinary clinic, restaurant, bakery, retail store, retail food store, micro-brewery, micro-distillery, place of assembly, solar installations, agri-tourism uses, and uses that produce value-added agricultural products.

Open Space

Means the open, unobstructed space on a lot including landscaped areas, pedestrian walkways, patios, swimming pools or similar areas but not including any driveway, ramp, parking spaces or aisles, loading spaces or manoeuvring areas and similar areas.

Open Storage

Means the storage of goods, merchandise or equipment outside of a building or structure on a lot or portion thereof, but does not include a storage use located in a building, a salvage yard, a parking area, a loading space or a parking space.

Outdoor Display

Means an area set aside outside of a building or structure, other than a parking area, loading space or parking space which is used in conjunction with a business located within the building or structure on the same property, for the display of goods, merchandise, equipment and seasonal produce and products and may include garden supplies and Christmas trees, new merchandise or the supply of services.

Owner

Means a mortgagee, lessee, tenant, occupant, or a person entitled to a limited estate or interest in land, a trustee in whom the land is vested, a committee of the estate of a mentally incompetent person, an executor, an administrator or a guardian.

Park

Means an area of land, whether enclosed or not, which is used for recreational or leisure uses including but not limited to a beach, playground, play field, athletic field, field house, community centre, bleachers, swimming pool, wading pool, splash pad, greenhouse, botanical gardens, zoological gardens, bandstand, skating rink, tennis courts, bowling green, boat livery, bathing station, curling rink, refreshment concession, campground, fairground, and conservation area.

Parking Area

Means an open area of land, accessory to a permitted use, not located on a public street, private road or lane which is used for the parking of motor vehicles, but shall not include any area where motor vehicles for sale or repair are kept or stored.

Parking Space

Means an area used for the temporary parking of one motor vehicle.

Parking Space, Barrier-Free

Means a parking space for the temporary parking of a motor vehicle that can be used by persons with physical, mental or sensory disabilities.

Permitted

Means permitted by this By-law.

Person

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

Personal Service Establishment

Means a building wherein a personal service is performed including but not limited to a barber shop, beauty salon, aesthetician, shoe repair, photographic store, laundromat or a dry cleaning distribution station but excludes a manufacturing or fabrication of goods for sale.

Pit

Means land or land under water from which aggregate is being or has been excavated to supply material for construction, manufacturing or industrial purposes, but shall not include rehabilitated land or an excavation incidental to the erection of a building or a structure for which a building permit has been granted by the Township, or an excavation incidental to the construction of any public works.

Place of Amusement

Means commercial premises wherein amusement facilities are provided such as a video arcade, arcade, billiard or pool room but does not include an adult entertainment parlour or bingo hall.

Place of Assembly

Means a place designed and used to accommodate gatherings of people such as arts and craft shows, trade fairs, fashion shows, public meetings, banquets, conference meetings, reception halls, a private club or a fraternal organization and similar activities.

Place of Worship

Means a building or an open area dedicated to religious worship or activities and may include:

1. an accessory dwelling; and
2. other secondary meeting facilities; and
3. accessory uses such as an auditorium, religious education facilities, parish hall, rectory, manse; and
4. cemetery.

Porch or Veranda

Means a covered, unenclosed entrance to a building usually with a separate roof and used as an outdoor living space.

Portable Asphalt Plant

Means a facility with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process and which is not of permanent construction, but which is to be dismantled at the completion of the construction process.

Portable Concrete Plant

Means a building or a structure with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process and which is not of permanent construction, but which is to be dismantled at the completion of the construction process.

Principal

Means primary, main, or dominant.

Private Garage – see Garage, Private

Private Road

Means a private right-of-way over private property which affords access to two or more abutting lots or a road created through the registration of a plan of condominium, but does not include a road established or maintained by a public authority.

Public Authority

Means the Municipality and any Boards or Commissions thereof, and any Ministry or Department of the Governments of Ontario or Canada, or other similarly recognized public utility or agencies established or exercising any power or authority under any special or general statute and includes any committee or local authority established by By-law of Council.

Public Street – see Street

Quarry

Means any open excavation made for the removal of any consolidated rock or mineral including limestone, sandstone or shale, in order to supply material for construction, industrial or manufacturing purposes, but shall not include an excavation incidental to the erection of a building or structure for which a building permit has been granted by the Township, or an excavation incidental to the construction of any public works.

Reconstruction

Means to re-build, erect or assemble a previously existing building or structure.

Recreational Commercial Establishment

Means an establishment, building or structures where any recreational, social or cultural uses are operated commercially for profit on lands in private ownership, such as health clubs, open or enclosed skating or curling rinks, open or enclosed pools, open or enclosed badminton or tennis courts, squash courts, bowling alleys, gymnasias, band shell or open theatre, and other similar uses except as otherwise specifically defined in this By-law.

Recreational Vehicle

Means any vehicle so constructed that is suitable for being attached to a motor vehicle for the purpose of being drawn or is propelled by the motor vehicle and is capable of being used for living, sleeping, eating or accommodation of persons on a temporary, transient or short-term basis, even if the vehicle is jacked up or its running gear is removed. Examples include a motor home, tent trailer, a camper trailer, a recreational trailer, a fifth wheel or a bus converted into a motor home. The definition of a recreational vehicle shall not be interpreted to include a mobile home, recreational equipment such as boats, boat or vehicle trailers, personal watercraft, snowmobiles, all-terrain vehicles (ATVs) or other equipment used for recreational purposes and which are normally stored or parked on a lot.

Recreational Vehicle Campground – see Campground

Redevelopment - see Development

Renovate

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

Residential Care Facility

Means an establishment providing supervised or supportive in-house care for those who need assistance with daily living that may also provide ongoing medical or nursing care or counselling and social support services and which may include services such as medical, counselling, and personal services.

Residential Use

Means the use of land, buildings or structures for human habitation or as a dwelling.

Residential Zone

Means a zone under this by-law permitting primarily residential land uses.

Restaurant

Means premises, including a drive-through service facility, in which the principal business is the preparation and serving of food and refreshments to the public for consumption at tables within or outside the building and which may include the preparation of food in a ready-to-consume state for consumption off the premises.

Retail Store

Means a building wherein goods, wares, merchandise, groceries, substances or articles are offered for sale to the general public, and may include the limited storage of goods, wares, merchandise, substances or articles, and shall not include any other use defined herein.

Retirement Home

Means a building or part of a building providing residence mostly to senior citizens who do not require assistance with daily living, and which may provide ancillary health, personal service, and recreational services to serve the residents of the home.

Road - see Street

Rooming Unit

Means a room or rooms rented as sleeping and living quarters, without cooking facilities and may include an individual bathroom.

Row House - see Dwelling, Row

Salvage Yard

Means a lot and/or building or portion thereof where used goods, wares, merchandise, articles, motor vehicles, machinery or parts thereof are processed or sold for further use, dismantled or abandoned. This definition may include a junk yard, a wrecking yard, a scrap metal yard, and an automobile wrecking yard on the premises.

Satellite Dish/Receiver

Means a structure designed, used or intended to be used to send or receive signals to or from a satellite.

School

Means a Provincially-approved institution for academic instruction and shall include a public, private or separate school, a vocational school, or a post-secondary school such as a college or university.

Sea Can – see Shipping Container

Self-Storage Facility

Means a commercial building or part of a building wherein items are stored in separate, secured storage areas or lockers and may include the exterior storage of boats and water-related equipment, recreational equipment and recreational vehicles.

Semi-Detached Dwelling - see Dwelling, Semi-Detached

Sensitive Land Use

Means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment.

Septage

Means untreated sanitary waste from a septic tank, privy or holding tank.

Setback

Means:

1. With reference to a street, the shortest horizontal distance between the front lot line and the nearest building line.
2. With reference to a waterbody, the shortest horizontal distance between the specified feature and the nearest building line.
3. With reference to a building, structure or land use and not applicable under paragraph (1) or (2), shall mean the shortest horizontal distance from the building, structure or land use in question.

Sewage and Water Services

Means:

1. **Private Communal Sewage Services**
 - a. Means a sewage works within the meaning of Section 1 of the Ontario Water Resources Act that serves six or more lots or private residences and is not owned by the Township.
2. **Private Communal Water Services**
 - a. Means a non-municipal drinking-water system within the meaning of Section 2 of the Safe Drinking Water Act, 2002, S.O. 2002, c. 32 that serves six or more lots or private residences.
3. **Individual On-Site Sewage Services**
 - a. Means individual sewage systems as defined in Ont. Reg. 332/12, under the Building Code Act, 1992, S.O. 1992, c. 23 that are owned, operated and managed by the owner of the property upon which the system is located.
4. **Individual On-Site Water Services**
 - a. Means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.
5. **Municipal Sewage Services**
 - a. Means a sewage works within the meaning of Section 1 of the Ontario Water Resources Act, R.S.O. 1990, c. O.40 that is owned or operated by a municipality.

6. **Municipal Water Services**

- a. Means a municipal drinking-water system within the meaning of Section 2 of the Safe Drinking Water Act, 2002, S.O. 2002, c. 32.

7. **Partial Services**

- a. Means municipal sewage services or private communal sewage services and individual on-site water services; or municipal water services or private communal water services and individual on-site sewage services.

8. **Sewage Works**

- a. Means any works for the treatment and disposal of sewage in a wastewater stabilization pond and includes hauled sewage.

Shipping Container

Means a pre-manufactured box that is designed to facilitate the transportation of goods by one or more means of transportation and includes, but is not limited to, intermodal shipping containers and transport box trailers.

Shopping Centre

Means an integrated commercial development, the function of which is to permit a wide range of retail, service and office commercial uses.

Shoreline

Means a lot line or portion thereof which abuts or parallels the high-water mark of a waterbody.

Sight Triangle

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

Sign

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

1. Is a structure, or part of a structure, or which is attached thereto or mounted thereon; and
2. Which is used to advertise, inform, announce, claim, give publicity or attract attention.

Sleep Cabin - see Guest Cabin

Solar Collector

Means a small-scale ground-mounted or rooftop-mounted or wall-mounted device consisting of photovoltaic panels that collect solar power from the sun.

Source Water Protection Areas

Means those areas around municipal wells in which policies and provisions may be implemented in order to protect the integrity of the source water resource. The extent of source water protection areas is defined by the travel time for flows of groundwater to the municipal well.

Storage Container – see Shipping Container

Storey

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

Street

Means a public thoroughfare, lane, road or highway affording principal means of access or entrance to abutting properties, and which has been assumed and is maintained by a public authority.

Street Line

Means the limit of the road or street allowance and is the dividing line between a lot and a street or a private road.

Structure

Means anything constructed or erected, the use of which requires location on the ground or attached to something having location on the ground and, without limiting the generality of the foregoing, includes vehicular parking facilities, a recreational vehicle, a sign, a fence, a swimming pool, a deck, or a septic tank.

Swimming Pool

Means an open or covered pool designed to be used for swimming, wading, diving or recreational bathing which is at least 50 centimetres in depth and may include a hot tub, inflatable pool or whirlpool.

Tavern

Means a "tavern" as defined by the Liquor License Act.

Temporary Building – see Building, Temporary

Temporary Car Shelter

Means a temporary structure erected to provide shelter primarily to a motor vehicle during winter months and is designed to be dismantled or removed.

Top of Bank

Means a boundary where the majority of normal discharges and channel-forming activities takes place. The top of bank boundary will contain the active stream channel, active floodplain, and their associated banks.

Tourist Commercial Establishment

Means a commercial use oriented to serving the needs of tourists which operates throughout all or part of the year and that has facilities for serving meals and furnishing equipment, supplies or services in connection with recreational purposes.

Townhouse - see Dwelling - Row

Trailer, Travel Trailer or Recreational Vehicle - see Recreational Vehicle

Trailer Park - see Campground

Triplex – see Dwelling, Apartment

Use

Means the purpose for which a lot or a building or a structure is designed, arranged, occupied or maintained, and used has a corresponding meaning.

Use, Accessory – see Accessory Use

Veterinary Establishment - see Animal Shelter

Warehouse

Means a building or structure or portion thereof used or intended to be used for the bulk storage and distribution of goods, merchandise, or materials but shall not include facilities for a transportation depot.

Waste Management Facility

Means land or a site which is licensed or approved by the Ministry of the Environment and/or its agents where ashes, garbage, refuse, domestic waste, industrial waste, or municipal refuse compost, excluding radioactive or toxic chemical wastes is disposed of or dumped.

Waterbody

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

Wayside Pit

Means land from which unconsolidated aggregate is removed by means of open excavation on a temporary basis for use by a road authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

Wayside Quarry

Means land from which consolidated aggregate is removed by means of open excavation on a temporary basis for use by a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

Wetlands

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

Wind Farm

Means a collection of wind turbines all in the same geographical location which are used in combination for the generation of mechanical or electrical generation.

Wind Turbine

Means a small-scale wind facility designed and used for converting the kinetic energy in wind into mechanical energy or electrical energy.

Wrecking Yard – see Salvage Yard

Yard

Means an area of a lot abutting a building that is intended for such purposes as privacy space, landscaping, parking or access [see Figure 4.2].

Yard, Front

Means a yard extending across the full width of the lot between the front lot line and a line drawn parallel or concentric thereto and through the point of the main wall of a main building closest to the front lot line [see Figure 4.2].

Yard, Rear

Means a yard extending across the full width of the lot between the rear lot line and a line drawn parallel or concentric thereto and through the point of the main wall of the main building closest to the rear lot line. Where there is no rear lot line, the rear yard shall be measured from the intersection of the side lot lines to the closest point of the main wall of the main building [see Figure 4.2].

Yard, Side

Means a yard extending from the front yard to the rear yard between the side lot line and a line drawn parallel or concentric thereto and through the point of the main wall of a building closest to the side lot line [see Figure 4.2].

Yard, Exterior Side

Means a side yard adjacent to a street [see Figure 4.2].

Yard, Interior Side

Means a side yard other than an exterior side yard [see Figure 4.2].

Zone

Means a designated area of land use demarcated on the Schedules attached hereto.

Zone Regulation

Means any provision of this By-law which is listed under the heading "Zone Regulations" or referred to as a zoning regulation and governs the erection of any building or structure or the use of land.

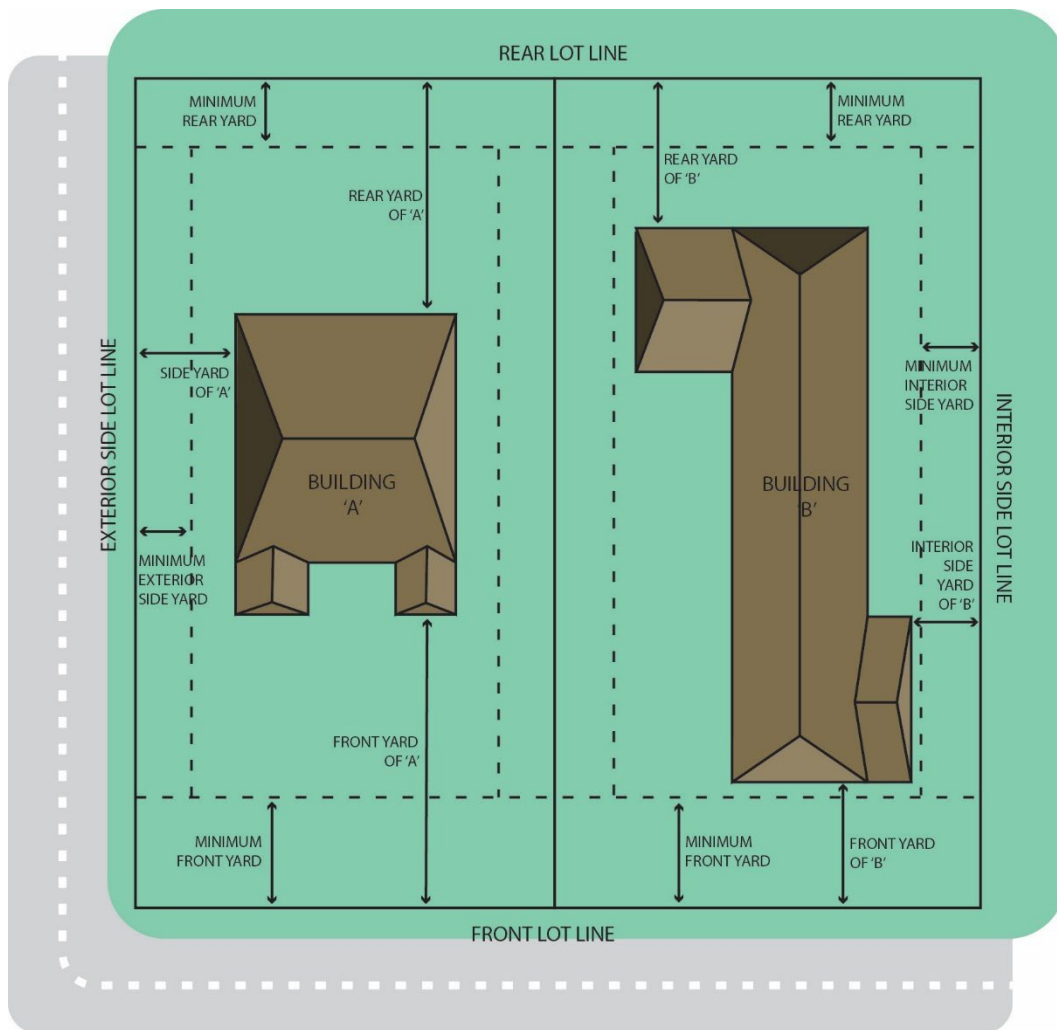


Figure 4.2: Lot Line and Yard Definitions

5 General Provisions

5.1 Accessory Buildings, Structures and Uses

5.1.1 General

1. Accessory uses, buildings and structures shall be permitted in all zones.
2. All accessory uses, buildings and structures to a permitted principal use shall be located on the same lot and in the same zone as the principal use.
3. Accessory uses, buildings and structures shall not be erected or established prior to the erection or establishment of the main building or use, except for a permitted temporary building.
4. Accessory uses, buildings and structures shall comply with the zoning regulations established in Table 5.1-A.

Table 5.1-A: Zoning Provisions for Accessory Buildings, Structures and Uses

Zoning Mechanism	Provisions							
	R Zones	MHP, MU, HC	NC	I Zone	M1	MX, MM	RU	OS, WD
Minimum Front Yard Setback	Same as principal building							
Minimum Rear Yard Setback	1.2 m	Abutting a Residential Zone: 3 m All other cases: 1 m	1 m	10 m	Abutting a Residential Zone: 15 m All other cases: 3 m	Same as principal use	3 m	Same as principal use
Minimum Rear Yard Setback (Abutting a Lane)	0.5 m	0.5 m	0.5 m	0.5 m	Same as principal use	Same as principal use	0.5 m	Same as principal use
Minimum Exterior Side Yard Setback	Same as principal building							
Minimum Interior Side Yard Setback	1.2 m	Abutting a Residential Zone: 3 m All other cases: 1 m	5 m	3 m	Abutting a Residential Zone: 15 m All other cases: 3 m	Same as principal use	3 m	Same as principal use

Maximum Height	6 m	7 metres	7 m	7 m	7 m	Same as principal use	10.5 m	10 m
Maximum Lot Coverage (included in total lot coverage requirement for principal use)	10%	10%	10%	10%	10%	Same as principal use	2%	No maximum
Separation Distance From Principal Building	2 m	3 m	3 m	3 m	3 m	3 m	3 m	3 m
Separation Distance Between Accessory Buildings or Structures	1.2 m	2 m	2 m	2 m	2 m	2 m	2 m	2 m

5. Despite Table 5.1-A, a minimum front yard and exterior side yard setback of 3 metres shall be required for the following accessory buildings or structures:
 - a. A shelter for use by children waiting for a school bus, if the shelter is located in a Rural (RU) Zone;
 - b. Any farm produce outlet, if the structure is located in a Rural (RU) Zone;
 - c. A freestanding satellite dish/receiver, but not including a communications facility;
 - d. A sign erected in compliance with the zone regulations of this By-law or a By-law enacted under the Municipal Act, 2001, S.O. 2001, c. 25; or
 - e. A temporary car shelter.
6. An accessory building or structure shall not be used for human habitation, except where explicitly permitted by this By-law.
7. A car port attached to a principal dwelling shall not be subject to the provisions of this section.

5.1.2 Wind Turbines

1. Where a wind turbine is permitted by this By-law, the turbine shall be set back a minimum distance, measured from the limit of the property, equal to the distance of the height of the wind turbine structure plus the length of one blade.

5.1.3 Shipping Containers

1. A shipping container is not permitted as an accessory use in the R1, R2, R3, or MHP zones.
2. Notwithstanding provision (1), where one or more shipping containers are used as building components for a primary building:
 - a. The building, including shipping container components, shall comply with Ontario Building Code standards for that use; and
 - b. The building shall be subject to provisions for the primary use under this By-law.

5.1.4 Recreational Vehicles

1. A recreational vehicle may be used on a lot for human habitation on a temporary basis for a maximum duration of 90 consecutive days.

5.1.5 Shoreline Buffers and Structures

5.1.5.1 General Provisions

1. No person shall erect, alter or use any structure located in navigable water, except in compliance with the standards of the Lakes and Rivers Improvement Act and the Canadian Navigable Waters Act, as revised or amended from time to time.
2. A lot used for residential purposes shall maintain a shoreline buffer, vegetated in its natural state, with the following dimensions:
 - a. A minimum depth of 15 metres; and
 - b. A minimum of 75 percent of the width of the lot along the shoreline.
3. Notwithstanding provision (2), a pedestrian pathway with a maximum width of 2 metres may be included in a shoreline buffer.

5.1.5.2 Boat Houses

1. A maximum of 1 single-storey one-bay boat house shall be permitted as an accessory use to a permitted dwelling on a lot with waterfront access.
2. A permitted boat house shall not be erected closer than 5 metres from any interior side lot line or exterior side lot line.
3. A boat house shall not exceed 100 square metres in floor area, including an accessory porch or other projection.
4. A boat house shall not exceed the following maximum projections into the water:
 - a. Where the boat house is on a lot fronting upon a narrow watercourse for which the average width measured perpendicularly from the property

shoreline to the opposite shoreline is less than 30 metres: 6 metres from the high water mark; or

- b. For all other cases: 15 metres from the high water mark.
5. A boat house shall not be used for sleeping accommodation or human habitation.
 6. The maximum height of a boat house shall be 4 metres.
 7. The provisions for boat houses in this section do not apply to a marina.

5.1.5.3 Docks

1. Docks shall be limited to floating or cantilevered forms.
2. Docks for residential purposes shall be subject to the provisions in Table 5.1-B.

Table 5.1-B: Zoning Provisions for Docks

Mechanism	Provision
Maximum dock area	30 m ²
Minimum dock width	1.8 m
Minimum dock width for boat slips connecting to principal dock	1.2 m
Maximum dock projection	15 m
Minimum side yard	As per applicable zone
Maximum number of docks per lot	1

3. No dock shall be permitted which constitutes a navigation or safety hazard.
4. No dock with a crib area of greater than 15 square metres shall be constructed without a valid permit issued by the Ministry of Natural Resources and Forestry.

5.1.6 Temporary Car Shelter

1. Temporary car shelters shall be permitted on a parking space or driveway.
2. The following setback provisions shall apply to a temporary car shelter:
 - a. Minimum front yard or exterior side yard setback: 3 m; and
 - b. Minimum interior side yard setback: 1.5 m.

5.1.7 Swimming Pools

1. Above-ground and in-ground private swimming pools, whether open or covered, shall be permitted accessory to any residential use, subject to the following provisions:
 - a. Open pool areas shall be entirely enclosed by a fence with the following characteristics:
 - i. The fence is constructed with vertically boarded wood, chain link, masonry, plastic, metal construction or a material having an equivalent degree of strength;
 - ii. The fence shall have no rails or other horizontal or diagonal bracing or attachments on the outside that may facilitate climbing;
 - iii. The fence shall have no opening with a horizontal dimension greater than 75 millimetres and having a minimum height of 1.5 metres above the established grade; and
 - iv. The fence shall be installed to include a self-closing and self-latching gate, which shall be placed at the top of the gate on the pool side.
 - b. For the purposes of provision (1)(a), enclosure requirements may be satisfied by any combination of fencing, structures, or the wall of an above-ground pool, provided that:
 - i. The entire enclosure is a minimum of 1.5 metres in height above the established grade;
 - ii. Unauthorized entry to the pool area cannot be gained through a building or structure; and
 - iii. A self-latching gate or equivalent is installed to prevent unauthorized entry.
 - c. Any building or structure accessory to the swimming pool shall be subject to the accessory provisions of this by-law.
 - d. No part of an outdoor swimming pool, including an associated apron or platform:
 - i. Shall be constructed closer to a street line than the regulations for a main building in the zone within which it is located; and
 - ii. Shall be constructed closer to a lot line in the rear yard than the minimum setback required for an accessory use or structure.
 - e. Notwithstanding the provisions of this section, outdoor swimming pools which are accessory to a hotel or motel use may be located in the front yard, provided the swimming pool meets all other applicable regulations.

- f. A hot tub shall be exempt from the provisions of this section, provided that the hot tub is adequately secured by a cover equipped with a self-locking device, which shall be kept locked in place over the hot tub when not in use.

5.1.8 Solar Collectors

1. Notwithstanding the provisions of this by-law to the contrary, free-standing solar panels are permitted accessory to a permitted use provided:
 - a. The panels have a name plate capacity of 1,500 watts;
 - b. The electrical cable servicing the solar panels is buried underground or otherwise fitted to protect from rupture or physical damage; and
 - c. The panels are set back a minimum of 1 metre from a lot line.
2. Notwithstanding the provisions of this by-law to the contrary, ground-mounted solar panels with a name plate capacity of 10 kilowatts or less may be permitted accessory to a permitted use:
 - a. In Residential zones, provided:
 - i. The ground-mounted solar panels are set back a minimum of 1 metre from a lot line; and
 - ii. It is not located in a front or exterior side yard;
 - b. In all other zones, provided:
 - i. In a yard abutting a Residential zone, the ground-mounted solar panels are set back a minimum of 1 metre from a lot line.

5.2 Accessory Residential Uses and Additional Dwelling Units

1. Where a single-detached dwelling, semi-detached dwelling, or row dwelling is permitted on a lot serviced with municipal water and sanitary services, accessory dwellings or additional dwellings are permitted in one of the following arrangements:
 - a. Up to two additional dwellings; or
 - b. One additional dwelling and one accessory dwelling.
2. Where a single-detached dwelling, semi-detached dwelling, or row dwelling is permitted on a lot that is not serviced with municipal water and sanitary services, a maximum of one accessory dwelling or one additional dwelling is permitted.
3. Where an accessory dwelling is permitted, water and sanitary services to the accessory dwelling shall be provided from the principal building.

4. Notwithstanding the provisions of this section, a lot used for an agricultural use and developed with permitted additional dwelling units and accessory dwellings may also provide farm worker housing.
5. A maximum of 1 guest cabin may be permitted, provided that the guest cabin:
 - a. Is located on a lot accessory to a permitted single-detached, semi-detached, or row dwelling;
 - b. Does not exceed 23 square metres in gross floor area;
 - c. Is not located on a lot that contains a garden suite; and
 - d. Is not connected to a sewage system or pressurized water system.
6. Where a mobile home is used as a single-detached dwelling in accordance with Section 6.5(2) of this by-law, an additional dwelling is not permitted.
7. A permitted accessory dwelling or guest cabin shall comply with the regulations in Table 5.2-A.

Table 5.2-A: Zoning Provisions for Accessory Dwellings and Guest Cabins

Zoning Mechanism	Provision
Minimum Front Yard Setback	Same as principal building
Minimum Rear Yard Setback	1.2 m
Minimum Exterior Side Yard Setback	Same as principal building
Minimum Interior Side Yard Setback	1.2 m
Maximum Height	4 m
Maximum Lot Coverage (included in total lot coverage requirement for principal use)	10%
Separation Distance From Principal Building	2 m

5.3 Amenity Area

1. Where an apartment dwelling is provided in a residential building or mixed-use building, the building or lot shall contain 9 square metres of indoor or outdoor amenity area per dwelling unit.

5.4 Development Along Waterbodies

5.4.1 Water Bodies

1. Subject to the provisions of this By-law, the minimum setback from the top of bank of a waterbody for a dwelling, a non-residential or accessory building or structure or an individual on-site sewage service shall be:
 - a. 30 metres from the Rainy River; and
 - b. 15 metres from other waterbodies.
2. For the purposes of provision (1), a setback shall be measured as the shortest horizontal distance from the nearest main wall of the building or the edge of the filter bed/tile bed to the high-water mark.
3. No dwelling, non-residential or accessory building or structure or an individual on-site sewage service shall be permitted within 30 metres of the boundary of a significant wetland or fish habitat.
4. Notwithstanding provision (1), the following uses are permitted within the required setback from a waterbody:
 - a. Buildings or structures intended for flood or erosion control or slope stabilization;
 - b. Conservation use, excluding any buildings or structures;
 - c. Forestry Use, excluding any buildings or structures;
 - d. Parks, excluding any buildings or structures;
 - e. Hydro-electric generating facilities;
 - f. Marine facility;
 - g. Marina; and
 - h. Infrastructure incidental to a water supply or wastewater treatment facility such as a water intake or sewer outfall, but not including the main building of a water filtration plant or waste water treatment facility.

5.5 Frontage on a Street

1. No person shall erect any building or structure or use any land in any zone unless the lot upon which such building or structure is to be erected, or the land to be used, has access to a street.
2. Despite provision (1), access to a lot without frontage on a public road shall be permitted for the following uses, where all other applicable zone regulations are met:

- a. For a permitted use on a lot served by an existing private road;
 - b. For a resource-related use on Crown Land;
 - c. For a communications facility;
 - d. For a public use;
 - e. For a wayside pit or wayside quarry;
 - f. For uses accessory to agricultural, forestry, or mining uses, which are not used for human habitation;
 - g. For a water access lot or island; and
 - h. For any passive outdoor recreational use or activity such as skiing, snowmobiling, hiking, mountain biking or similar activities.
3. Despite provision (1), where a development or subdivision agreement exists between the Township and a landowner, access to an unassumed, unopened or unmaintained public right-of-way shall be deemed to comply to the provisions of this section, provided that the development is in conformity with the zone regulations set out in the corresponding zone or any exception thereto.
 4. Despite provision (1), where a legal right-of-way is registered on title and provides for a right-of-way to an existing lot which is developed for a residential use as of the date of approval of this By-law, such uses shall be deemed to comply with the provisions for access of this By-law.

5.6 Land Suitability For Use

1. Despite any other provision of this By-law, no habitable building or structure shall be erected, altered or used on land which is unsafe for development by reason of unstable bedrock, unstable soils, steep slopes, low-lying or marshy conditions, or unstable character.

5.7 Occupancy Restrictions

1. Human habitation shall not be permitted in any of the following buildings, structures, or parts thereof:
 - a. Any private garage or other building or structure which is accessory to a residential use, except in accordance with the provisions of this by-law.
 - b. Any truck, bus, coach or streetcar body, whether or not the same is mounted on wheels.

5.8 Open Storage and Outdoor Display

1. No person shall use any lot or part thereof for open storage or outdoor display, except as permitted by this By-law.

2. Open storage shall not be permitted:
 - a. Within any required front yard or exterior side yard; or
 - b. Closer than 5 metres to any interior side lot line or rear lot line.
3. Despite provision (2), where open storage areas abut a Residential zone:
 - a. The required setback of the open storage area shall be 10 metres and;
 - b. Visual screening from any residential use shall be provided in the form of landscaping or fencing a minimum of 2 metres in height.
4. An outdoor display area shall be permitted as an accessory use to any permitted commercial use or industrial use, provided that the outdoor display area does not reduce any required parking area or loading space required by this By-law.
5. All outdoor display areas shall be set back a minimum of 3 metres from any front lot line, exterior side lot line or interior side lot line.
6. Despite the provisions of this section, the following temporary uses shall be permitted to occupy a designated parking area:
 - a. Seasonal sales of Christmas trees; or
 - b. A temporary yard sale of a maximum of five days' duration.
7. Despite the provisions of this section, temporary stockpiling of construction or surfacing materials may be permitted in any yard during a period of construction, to a maximum of 180 days' duration.

5.9 Permitted Projections

1. Every part of any yard required by this By-law shall be left open and unobstructed by any structure from the ground to the sky.
2. Despite provision (1), structures listed in Table 5.9-A shall be permitted to project into the minimum yards required by this By-law for the following specified distances:

Table 5.9-A: Permitted Projections

Permitted Projections	
Structure	Maximum Projection into Required Yard
Chimney breasts, cornices, sills, bay windows, pilasters, eaves or gutters, solar collectors where attached to a building, shutters cornices, parapets or other ornamental structures	0.75 metres into any required front yard, rear yard or interior side yard

Permitted Projections	
Structure	Maximum Projection into Required Yard
Canopies which are at least 2 metres in vertical clearance above the established grade, with or without supporting posts	3 metres into any required yard
Canopies for entrances to apartment buildings and commercial buildings	A distance equal to 50 percent of the setback of the building from the street line
Window awnings	1.2 metres into any required yard
Steps, ramps and walkways	No maximum into any required yard
Porch, uncovered platform landing, patio or deck, balconies or steps	3 metres into any required front, exterior side, side or rear yard
Air conditioner	0.5 metres into any yard
Fire escapes, exterior staircases from a building having two storeys or more above grade	1.5 metres into an interior side or rear yard only
Heat pump	1.5 metres into an interior side yard or rear yard
Fences, hedges, shrubs, trees, freestanding walls, flagpoles, light standards, garden trellises, clothes lines, bicycle racks and similar structures or features	No restrictions apply, subject to provisions in this By-law for corner sight triangles
Solar panels affixed to a wall	0.5 metres

5.10 Sight Triangle

1. Within any area defined as a sight triangle, the following uses shall be prohibited:
 - a. A building, structure, or use which would obstruct the vision of drivers of motor vehicles;
 - b. A fence, tree, hedge, bush or other vegetation, other than agricultural crops;
 - c. Any portion of a delivery space, loading space, driveway or parking space; and
 - d. A berm or other ground surface which exceeds the elevation of the street by more than 0.6 metres.
2. For the purposes of this By-law, a sight triangle distance of 6 metres shall apply, unless otherwise determined through a Site Plan Control or Plan of Subdivision process.
3. Despite provision (2), in any zone where a street crosses a railway at the same grade elevation, a sight triangle of 45 metres shall be required, measured from the

point of intersection of the centre line of the railway right-of-way and the street line abutting the lot.

5.11 Permitted Projections Above the Height Limit

1. The height regulations in this By-law shall not apply to any of the following:
 - a. Air conditioning system;
 - b. Chimney;
 - c. Church spire, belfry or turret;
 - d. Communications facility;
 - e. Drying tower;
 - f. Elevator or stairway enclosure;
 - g. Enclosed mechanical and electrical equipment;
 - h. Farm buildings and structures including but not limited to a barn, silo or windmill;
 - i. Flag pole;
 - j. Hydroelectric transmission tower or pole;
 - k. Ornamental dome or clock tower;
 - l. Receiving and transmitting antenna;
 - m. Receiving stations;
 - n. Satellite dish/receiver;
 - o. Skylight;
 - p. Solar collector/commercial solar collector;
 - q. Ventilating fan or skylight;
 - r. Water tower; and
 - s. Wind Turbine/commercial wind turbine.
2. The minimum setbacks in all directions for a communications facility shall be the equivalent of the height of the tower, except where such facility is authorized and/or approved by Industry Canada.

5.12 Streets, Parks, Playgrounds and Community Gardens

1. In any zone established by this By-law, streets, walkways, bike paths, parks, and community gardens are permitted.

5.13 Temporary Buildings or Structures During Construction

1. Nothing in this By-law shall prevent the use of land or the use or erection of a temporary building or structure, scaffold or other equipment essential to construction works for which a building permit has been granted, but only until such time as the work has been finished or abandoned or such equipment is no longer required.
2. Temporary accommodation for a business which is intended to occupy a building or structure which is under construction may be temporarily permitted on the same lot in the form of a mobile, relocatable, portable or transportable building or structure provided:
 - a. A Building Permit is obtained from the Municipality; and
 - b. Such temporary accommodation is removed from the lot immediately upon completion of construction or abandonment of construction.

5.14 Through Lots

1. Where a lot is a through lot or corner through lot, the minimum required front yard setback applies to both the front and rear lot lines, in accordance with the provision of the zone in which the lot is located, and the minimum required rear yard setback does not apply.

6 Specific Use Provisions

6.1 Dangerous, Hazardous or Noxious Uses

1. No land, building or structure shall be used in the Municipality for the industrial manufacture or distribution of coal oil, rock oil, fuel oil, burning fluid gas, naphtha, benzene, gasoline, dynamite, dualene, nitroglycerine, gunpowder, petroleum products or other combustible or inflammable or liquid material which is likely to create danger to health, or danger from fire or explosion except as otherwise explicitly permitted in this By-law.
2. No land or building in any zone shall be used for any purpose which from its nature or from the materials used is declared to be a health hazard under the Health Protection and Promotion Act, R.S.O. 1990, c. H.7 without the consent of the local Medical Officer of Health, as provided in that Act.
3. Except as may otherwise be explicitly permitted under this by-law, no use shall be permitted which, from its nature or the materials used therein, is defined as a noxious trade, business or manufacturer under the Health Protection and Promotion Act, R.S.O., 1990, c. H.7 and the Regulations passed thereunder.

6.2 Drive-Through Facilities

1. Despite any other zone regulation in this By-law, where a use of land, building or structure incorporates a drive-through facility, the following zone regulations shall apply:
 - a. A vehicle queuing space in a stacking lane with the following dimensions shall be required:
 - i. Minimum width: 2.7 metres; and
 - ii. Minimum length: 6 metres.
 - b. No part of any order station shall be located closer than 10 metres from the boundary of any property occupied by or zoned to permit a residential use.
2. A drive-through facility shall be considered ancillary to a use permitted in the zone in which the drive-through facility is located.
3. A drive-through facility shall provide queuing spaces in accordance with the minimum queuing space requirements established in Table 6.2-A.

Table 6.2-A: Minimum queuing space requirements for drive-through facilities

Use Associated with Drive-Through Facility	Minimum Required Spaces
Restaurant	5
Gas bar	3
Car wash	2 per bay
All other uses	3

4. All queuing spaces shall be rectangular in shape.
5. Queuing lanes shall be exclusive of any other parking space and aisle requirements contained within this By-law.
6. Where multiple queuing lanes are required on a lot, the queuing space requirements shall be provided for each individual queuing lane.
7. Queuing lanes shall be unobstructed and shall:
 - a. Be clearly delineated by pavement markings or physical barriers; and
 - b. Be independent of the balance of the parking area.

6.3 Gas Bars

1. In a gas bar use:
 - a. Fuel pumps and fuel pump islands may be located in any required yard;
 - b. No portion of any fuel pump island shall be erected closer than 6.0 metres from any road allowance;
 - c. The maximum width of a driveway access from a street shall be 7.0 metres;
 - d. The minimum distance between driveway accesses from a street shall be 9.0 metres;
 - e. A canopy or roof may be erected over fuel pumps and fuel pump islands, or may be extended from the main building to the pump island, provided:
 - i. a minimum setback of 3.0 metres is provided between the canopy and any lot line; and

- ii. No portion of the canopy or roof is located within a corner sight triangle.

6.4 Group Homes

1. A group home shall be permitted in all zones that allow residential uses.
2. Where a group home is permitted under provision (1), the group home shall be subject to the performance standards enacted in this By-law applicable to the dwelling type in which the group home operates.

6.5 Mobile Homes

1. A mobile home shall only be permitted as explicitly established by this By-law.
2. Notwithstanding provision (1), where a mobile home is constructed with a foundation in accordance with Ontario Building Code Parts 4 or 9, as applicable, the mobile home shall be classified as a single-detached dwelling for the purpose of this by-law.

6.6 Home Occupations and Home Industries

6.6.1 General Provisions

1. A home occupation may be permitted accessory to a permitted principal residential use.
2. The maximum number of home occupations on a lot is:
 - a. Two home occupations, where the lot is not used for a permitted or prohibited home industry; or
 - b. One home occupation, where the lot is developed with a permitted home industry.
3. Neither a home occupation nor a home industry shall be permitted in association with an apartment dwelling.
4. The provisions of this by-law shall apply cumulatively to all home occupations or home industries on a lot.
5. A home occupation or home industry shall be operated by the owner or occupant of the principal dwelling on the lot.
6. Despite provision (5), a home occupation or home industry may employ a maximum of two additional employees who do not reside at the principal dwelling.
7. Excepting telemarketing or mail-order sales in which purchased merchandise is delivered directly to the customer, items offered for sale in association with a home occupation or home industry shall be produced on the premises.

8. No home occupation or home industry may create a public nuisance in regard to noise, traffic, parking, health, or safety.
9. Signage for a home occupation or home industry shall:
 - a. Be limited to a maximum of one sign to advertise the home occupation;
 - b. Not exceed 1.5 square metres in surface area;
 - c. Be located within the boundaries of the lot accommodating the home occupation;
 - d. Where illumination is proposed, restrict illumination only to the sign.
10. A home occupation or home industry shall be legal and must have obtained all necessary permits or licenses from the Township and any other applicable government body having jurisdiction.

6.6.2 Provisions for Home Occupations

1. The following home occupations shall be permitted in any zone where a dwelling is permitted:
 - a. Professional and consulting services including but not limited to an architect, engineer, financial advisor, accountant, consultant, legal services, physician, dentist, or teleworker;
 - b. Instructional services including but not limited to music lessons, dance, art, or academic tutoring;
 - c. Home craft businesses including but not limited to quilter, potter, jeweler, painter/visual artist, or small-scale assembler;
 - d. A day nursery or home daycare;
 - e. Distribution sales office or mail-order sales including but not limited to cosmetics, clothing or small household appliances;
 - f. An office for a trades contractor, including plumber or electrician;
 - g. Repair services, including but not limited to small appliances or computers, but not including auto repair or similar services;
 - h. High technology uses, including but not limited to internet services, call centre services, desktop publishing, computer hardware and software development;
 - i. Personal care services, including but not limited to a hairdresser or hair stylist, barber, massage therapist, or aesthetician;
 - j. Sale of bait for recreational fishing purposes;
 - k. Pet grooming, but not including overnight keeping of animals;

- l. A small-scale catering establishment;
 - m. A studio; or
 - n. Seed sales.
2. Where located in a Residential zone, a home occupation shall be conducted entirely within the dwelling.
 3. In a Rural (RU) zone, a home occupation shall be permitted to be operated in an accessory building or structure, provided that the home occupation does not comprise more than 140 square metres of floor area.
 4. A home occupation shall cumulatively not occupy more than 25 percent of the net floor area of the dwelling.
 5. Despite the provisions of this by-law, no outdoor storage shall be permitted for a home occupation.

6.6.3 Provisions for Home Industries

1. The following home industries shall be permitted in any Rural (RU) Zone or any non-residential zone which permits a residential use:
 - a. An agri-tourism use to a permitted agricultural use;
 - b. Uses that produce value-added agricultural products from the farm operation on the property;
 - c. A farm produce outlet;
 - d. A welding or repair shop;
 - e. A commercial school bus or commuter transportation service;
 - f. A retail outlet for farm supplies and machinery;
 - g. The sale of firewood;
 - h. An appliance repair shop; and
 - i. An auto body and auto repair shop.
2. A home industry shall be located in a building accessory to the principal residential building.
3. Outdoor storage for a home industry shall be limited to the storage of firewood.
4. A home industry shall cumulatively not occupy more than 140 square metres.

6.7 Bed and Breakfast Establishments

1. Bed and breakfast establishments shall not be subject to the provisions of this by-law for home occupations.
2. A bed and breakfast establishment shall be permitted as an accessory use to any permitted single-detached dwelling.
3. A bed and breakfast establishment shall be limited to a maximum of 3 guest rooms.
4. The use of a dwelling as a bed and breakfast establishment shall not change the residential character of the dwelling.
5. A sign for the purposes of advertising a bed and breakfast establishment shall be permitted, provided:
 - a. A maximum of 1 sign is erected;
 - b. The sign does not exceed 1.5 square metres in area;
 - c. The sign is erected on the lot accommodating the bed and breakfast establishment; and
 - d. The sign does not encroach beyond the lot boundaries.

6.8 Regulations Affecting Vertically Attached Dwelling Units

1. Minimum interior side yard and minimum rear yard setbacks are deemed to be 0 metres between individual dwelling units that are permitted to be vertically attached.

6.9 Agriculture-Related Uses and On-Farm Diversified Uses

1. An on-farm diversified use is permitted if the principal use of the lot is agriculture.
2. Agriculture-related uses and on-farm diversified uses shall be subject to the Minimum Distance Separation requirements of this By-law.
3. The maximum combined area of all agriculture-related uses and on-farm diversified uses on a lot is 1.0 hectare, including:
 - a. Buildings;
 - b. Structures;
 - c. Outdoor storage areas;
 - d. Parking areas; and
 - e. Well and septic systems associated with the use.

4. An on-farm diversified use is limited to 2 percent of the total lot area.
5. An agriculture-related use or on-farm diversified use shall not create a nuisance to adjacent lots, including impacts related to noise, dust, or odours.

6.10 Kennel

1. A kennel structure associated with a kennel use shall be considered as a building for zoning purposes.
2. Notwithstanding the provisions of this By-law to the contrary, buildings associated with a kennel use shall be set back a minimum of 12 metres from a lot line.
3. Buildings used for kennel purposes shall be set back a minimum of 100 metres from a residential use building on an abutting or adjacent lot.
4. A dog run associated with a kennel use may not be located in a front yard or exterior side yard.

6.11 Special Setbacks for Hazardous Land Uses

6.11.1 Waste Management Facility

1. A waste management facility shall be located a minimum of 500 metres from any residential land use.
2. No development or land use shall be permitted within 30 metres of the licensed fill area of an active waste management facility.
3. No waste management facility shall be permitted within 30 metres from the high-water mark of any waterbody or wetland.
4. No waste management facility shall be permitted on land covered by water or in any area subject to flooding.

6.11.2 Pits and Quarries

1. No sensitive land use shall be permitted within 70 metres of the zone boundary of a pit measured as the shortest horizontal distance between the lot line of the sensitive land use and the zone boundary of the pit or the nearest face of the excavation, whichever is the closest.
2. No sensitive land use shall be permitted within 300 metres of a quarry measured as the shortest horizontal distance between the lot line of the sensitive land use and the zone boundary of the quarry or the nearest face of the excavation, whichever is the closest.

6.11.3 Industrial Uses

1. Development of sensitive land uses in proximity to industrial uses shall be subject to the following provisions:

- a. The minimum separation distance between a sensitive land use and a Class I Industrial (Light Industrial) use shall be 20 metres and shall be measured as the shortest horizontal distance between the limits of the sensitive land use to the lot line of the Class I Industrial Use.
 - b. The minimum separation distance between a sensitive land use and a Class II Industrial (Medium Industrial) use shall be 70 metres and shall be measured as the shortest horizontal distance between the limits of the sensitive land use to the lot line of the Class II Industrial Use.
 - c. The minimum separation distance between a sensitive land use and a Class III Industrial (Heavy Industrial) use shall be 300 metres and shall be measured as the shortest horizontal distance between the limits of the sensitive land use to the lot line of the Class III Industrial Use.
2. Provision (1) above applies to:
 - a. An expansion of a sensitive land use in proximity to a Class I, Class II, or Class III Industrial use; and
 - b. An expansion of a Class I, Class II, or Class III Industrial use in proximity to a sensitive land use.

6.11.4 Minimum Distance Separation Formulae I and II

1. The Minimum Distance Separation Formulae I and II of the Ministry of Agriculture, Food and Agribusiness shall apply to new or expanding livestock facilities in proximity to sensitive land uses on adjacent lots, or vice-versa, but shall not apply between a dwelling and a livestock facility on the same lot.
2. Any new sensitive land use located on a lot greater than 1 hectare created after the date of passing of this By-law shall comply with the Minimum Distance Separation Formulae I, as amended from time to time.
3. The Minimum Distance Separation Formulae I shall not apply to the construction of buildings and structures accessory to a permitted existing dwelling.

6.12 Use by Public Authority

1. The provisions of this By-law shall not apply to limit the use of any land or to the erection or use of any building or structure for a utility installation or municipal infrastructure for the purpose of a public service by:
 - a. The Township, including any departments, agencies, or utilities;
 - b. The Province of Ontario, including any Ministries, agencies, boards, utilities, corporations, or other bodies;
 - c. The Government of Canada, including any Departments, agencies, boards, utilities, corporations, or other bodies; or
 - d. Contractors performing works for any public authority.

2. Where land to be developed by a public authority listed in provision (1) is located on a lot adjacent to a Residential zone, open storage shall not be permitted within 20 metres of the Residential zone.
3. Wayside pits, wayside quarries, portable asphalt plants and portable concrete plants shall be permitted in any zone, except:
 - a. The Conservation and Environmental Protection Zone; and
 - b. On any lot on which sensitive natural heritage features have been identified.

6.13 Helipads

1. No development or land use shall be permitted within 60 metres of a helipad.

6.14 Water and Sewage Disposal Systems

1. No land can be used or the intensity of any use of land expanded or any building placed, erected, altered, enlarged or used unless the land is serviced by municipal water and sanitary systems having adequate capacity to support the use.
2. Despite provision (1), where municipal water and sanitary systems are not available, a use, building or structure may be connected to private services approved under the Ontario Water Resources Act, R.S.O. 1990, c. O.40 or the Building Code Act, 1992, S.O. 1992, c. 23.
3. Uses exempted under the Building Code Act, 1992, S.O. 1992, c. 23 or prohibited or regulated by this By-law shall not be subject to provisions (1) or (2).

6.15 Source Water Intake Protection Area

1. No use of land or the erection of buildings or structures shall be permitted within a Source Water Intake Protection Area, except in compliance with the following provisions:
 - a. All uses listed within Category A in Table 6.15-A are prohibited within the Source Water Intake Protection Area;
 - b. Uses listed within Categories B and C in Table 6.15-A may only be permitted in accordance with the Township of Emo Source Water Protection Plan, where applicable;
 - c. Any permitted uses shall be developed only where they can be connected to full municipal water and sewage and where capacity is available;
 - d. No underground storage or outside storage that does not have built-in secondary containment system shall be permitted, and such storage shall be restricted to the storage of fuel required for domestic use or for the short term storage as an energy supply for a non-residential use.

Table 6.15-A: Source Water Risk Categories

Risk Categories by Land Use
Category A Uses (High Risk)
<ul style="list-style-type: none"> • An on-site (private) sewage disposal system • A groundwater heat pump • A gas or oil pipeline • A new sewage collection main • Above ground storage tanks (ASTs) with secondary containment except for a permitted non-residential use • Auto wrecking and salvage yards • Bulk road salt storage • Bulk storage of chemicals or hazardous substances, including on-farm storage for agricultural production purposes • Bulk storage of tires • Lagoons for sewage treatment • Land application of nutrients including bio-solids or septage • Manure storage facilities • Municipal landfills • Petroleum products refining and asphalt batching • Private facilities for the disposal, storage, handling, transfer, processing and/or recycling of any solid or liquid wastes, including private landfills, and excluding residential sewage systems. • Snow storage and disposal facilities • Underground storage tanks (USTs) and any in-ground process-related piping of chemicals and lubricants, sumps such as dry wells and machine pits, and automotive repair pits • Warehousing, bulk storage of oil, gasoline or petroleum products • Warehousing of cleaning products, pesticides, herbicides, fungicides and chemicals, excluding on-farm storage for agricultural production purposes
Category B Uses (Medium Risk)
<ul style="list-style-type: none"> • Assembly of aircraft and aircraft parts, motor vehicles, truck, but bodies, trailers, rail cars, mobile homes, ships and boats • Automobile service stations and gas stations • Commercial or industrial dry cleaning of textiles and textile products • Foundries non-ferrous metal smelting and refining • Leather tanning and finishing • Manufacturing and dyeing of textiles • Manufacturing of agricultural, commercial and industrial machinery • Manufacturing of cable and wire • Manufacturing of chemicals, resins, paints, varnish, printing inks, adhesives, plastics and reinforced fibreglass plastic • Manufacturing of electronic components such as semiconductors, printed circuit boards and cathode ray tubes • Manufacturing of engines, engine parts, steering and suspension parts, wheels and brakes • Manufacturing of jewellery and precious metals • Manufacturing of motor vehicle wiring • Manufacturing of pharmaceuticals and medicines • Manufacturing of unfinished fabricated metal products and parts • Manufacturing of wet electrical equipment and wet batteries • Metal casting operations • Metal finishing operation (electroplating, electro-coating, galvanizing, painting, application of baked enamel) • Underground storage tanks (USTs) and any in-ground process-related piping of chemicals and lubricants, sumps such as dry wells and machine pits, and automotive repair pits • Vehicle stamping operations • Wood and wood product preservation and treatment

Category C Uses (Low Risk)

- Abattoirs
- Airports
- Asphalt paving and roofing contractor yards
- Automated manufacturing of soft drinks, distilleries, breweries and wine making
- Automated production of baked goods, dairy, canned goods, frozen foods, processed food and meat
- Cemeteries
- Funeral homes
- Furniture, casket, cabinet and other wood products manufacturing and assembly
- Glass and glass products manufacturing
- Golf courses
- Intensive livestock operations and associated manure storage facilities and land application of manure
- Lawn care contractors
- Machinery equipment rental outlets
- Market gardening farms
- Manufacturing of dry batteries
- Manufacturing electrical appliances, equipment, motors, lighting fixtures, lamps
- Manufacturing of electric light bulbs and tubes
- Manufacturing of paper, newsprint, boxes
- Manufacturing of plastic and foam parts and products
- Manufacturing of rubber products
- Manufacturing of soaps and toiletry preparations
- Medical health and other laboratories
- Photographic developing facilities
- Printing of newspaper, packaging and books
- Rendering facilities
- Repair of motor vehicles, aircraft, watercraft, rail vehicles, trucks, buses and machinery
- Repair of photographic equipment, electrical motors, electrical equipment, vending machines, small motors, appliances, computer equipment and jewellers
- Retail sale of agricultural fertilizers and pesticides
- Storage, repair yards and facilities for contractors
- Transit terminals

7 Parking and Vehicle Provisions

7.1 General

1. Except as provided herein, no motor vehicles shall be parked or stored in any zone unless the motor vehicle is located within a garage, carport, driveway, or parking area.
2. No parking space in a Residential zone shall be used for the outdoor parking or storage of a motor vehicle unless such motor vehicle is used in operations incidental to the residential use of the lot on which it is parked or stored and bears a motor vehicle license plate or sticker which is currently valid.
3. Any recreational vehicle which is self-propelled or does not require a trailer to be transported shall be permitted in a Residential zone, provided it is parked in a permitted parking space or is located in an interior side yard or rear yard.

7.2 Parking Space and Parking Area Provisions

1. Each standard parking space shall have the following dimensions:
 - a. Minimum width: 2.6 metres; and
 - b. Minimum length: 5.5 metres
2. Driveways and parking spaces serving ground-oriented dwellings in Residential zones shall:
 - a. Be constructed of crushed stone, asphalt paving, concrete, paver stones or similar materials;
 - b. Not occupy more than 30 percent of the lot width; and
3. A parking area containing spaces for more than 4 motor vehicles shall:
 - a. Be constructed of crushed stone, asphalt paving, concrete, paver stones, or similar materials; and
 - b. Include a continuous buffer strip along the perimeter of the parking area, which may be interrupted by permitted driveways and walkways, and which has a width of:
 - i. 3 metres when abutting a street; and
 - ii. 1.5 metres when not abutting a street.

7.3 Aisle and Driveway Provisions

1. Ingress and egress directly to and from every parking space shall be by means of a driveway, lane or aisle having the following dimensions:

- a. A minimum width of 6 metres for two-way traffic; or
 - b. Where parking is angled, a minimum width of 4 metres for one-way traffic.
2. A driveway or lane which does not provide ingress and egress directly to a parking space, shall have the following dimensions:
 - a. A minimum width of 3.5 metres, where designed for one-way vehicular circulation; or
 - b. A minimum width of 6 metres, where designed for two-way vehicular circulation.

7.4 Barrier-Free Parking

1. Barrier-free parking shall be provided at a rate of:
 - a. One barrier-free parking space for any use requiring 10 standard parking spaces or more; and
 - b. One barrier-free parking space for each 25 standard parking spaces.
2. Where barrier-free parking spaces are required or provided, each barrier-free parking space shall be included in the total number of parking spaces required under the provisions of this by-law.
3. Each barrier-free parking space shall have the following dimensions:
 - a. Minimum width: 3.7 metres; and
 - b. Minimum length: 6.0 metres.

7.5 Bicycle Storage

1. A commercial use building with a net floor area of 250 square metres or greater shall comply with the following:
 - a. A bicycle storage rack designed to securely store a minimum of 10 bicycles shall be provided; and
 - b. A required bicycle storage rack shall be located on the lot within 15 metres of the principal entrance of the building.

7.6 Minimum Parking Requirements

1. Unless permitted elsewhere in this By-law, where two or more uses are permitted in the same building or structure, or on the same lot, then the off-street parking regulations for each use shall be calculated as if each use is a separate use, and the total number of off-street parking spaces so calculated shall be provided.

2. If an addition is made to a building or structure that has the effect of increasing the gross floor area of a building, or a change to the use of a building occurs, parking spaces shall be provided for the addition or the area of the building subject to the change in use, in accordance with the requirements of this by-law.
3. Where the calculation of the minimum number of parking spaces required results in a fraction, the minimum requirement shall be the next higher whole number.
4. Tandem parking of vehicles is permitted to accommodate the parking requirements for:
 - a. Single-detached dwellings;
 - b. Semi-detached dwellings;
 - c. Duplex units;
 - d. Row dwellings;
 - e. Mobile homes;
 - f. Group homes;
 - g. Home occupations; or
 - h. Home industries.
5. In any zone, off-street parking shall be provided for any building, structure, or use established, erected, enlarged or changed in accordance with the minimum number of parking spaces set out in Table 7.6-A as follows:

Table 7.6-A: Parking Regulations

Parking Regulations	
Use	Minimum Number of Required Parking Spaces
Residential: Accessory dwelling Garden suite Mobile home dwelling Row dwelling Seasonal dwelling Semi-detached dwelling Single-detached dwelling	1.5 space per dwelling
Residential: Apartment dwelling	1 resident space per dwelling unit 0.15 per unit shall be provided for visitor parking in addition to the minimum required resident parking
Residential: Additional dwelling	1 space per dwelling
Residential: Boarding house Dormitory	0.5 space per occupant
Animal shelter	1 space per 30 m ² of gross floor area
Auto body shop Automotive service station	3 spaces per service bay
Auction hall Place of assembly	The greater of 1 space for every 5 seats or 1 space for every 12 m ² of assembly space
Bed and breakfast establishment	1 space for each guest room available to the travelling public in addition to the required parking for the dwelling
Building supply store or depot Bulk storage yard Equipment and vehicle storage yard	1 space for each 22 m ² of gross floor area and 1 space for each 35 m ² of open storage
Clinic	3 spaces per medical practitioner
Convenience store	1 space per 18 m ² of gross floor area
Crisis Care Facility	2 spaces, in addition to the required parking for a dwelling; or If not located in a dwelling, 1 space per 38 m ² of gross floor area
Day care	1 space per employee and 1 space per 5 children

Parking Regulations	
Use	Minimum Number of Required Parking Spaces
Equipment sales, service, rental and repair establishment	1 space per 35 m ² of open storage or gross sales area plus 1 space per employee
Commercial greenhouse, nursery or garden centre	1 space per 30 m ² of gross floor area
Gas bar	None
Office Personal service establishment Retail store Service outlet or shop	1 space per 28 m ² of gross floor area
Group home	2 spaces plus the required parking for the dwelling
Home occupation Home industry	1 parking space in addition to the required parking for the dwelling Maximum 3 parking spaces in addition to the required parking for the dwelling
Hotel Motel	1 space per guest unit, plus 1 space per 12 m ² of gross floor area dedicated to administrative, banquet and meeting facilities
Agricultural use Agriculture-related use Industrial use	1 space per 30 m ² of gross floor area
Place of amusement Recreational commercial establishment	1 space for every 4 persons of building capacity
Place of worship	1 space for every 6 seats or 4.0 metres of bench space of its maximum seating capacity
Residential care facility	1 space for every 4 patient beds; plus 1 space for every 4 employees
Restaurant Tavern	1 parking space per 10 m ²
School - elementary	1.5 spaces per classroom plus 6 spaces for visitors
School - secondary or private	4 spaces per classroom plus 8 spaces for visitors

7.7 Loading/Delivery Space Regulations

- For every building or structure erected for a commercial, institutional or industrial land use involving the receiving, shipping or unloading of merchandise or other goods, loading/delivery spaces shall be required in accordance with the following zoning regulations:

- a. Minimum loading/delivery space height clearance: 4.2 metres
 - b. Minimum loading/delivery space width: 3.5 metres
 - c. Minimum loading/delivery space length: 9 metres
 - d. Minimum aisle or driveway width leading to a loading/delivery space: 6 metres
 - e. Minimum number of loading/delivery spaces:
 - i. 0 spaces for net floor area less than 300 square metres;
 - ii. 1 space for net floor area of 301 to 2,300 square metres;
 - iii. 2 spaces for net floor area of 2,301 to 7,400 square metres; and
 - iv. 3 spaces for net floor area of greater than 7,400 square metres; and
 - f. Minimum setback of any required loading/delivery space from any lot line: 3 metres.
2. Loading spaces may not be located in a front yard or exterior side yard, unless set back from the front lot line or exterior side lot line a minimum of 15 metres.
 3. All loading spaces shall be located on the same lot as the associated use.

8 Establishment of Zones

1. For the purpose of this By-law, the following Zones are established:
 - a. Residential 1 Zone (R1);
 - b. Residential 2 Zone (R2);
 - c. Residential Multiple Zone (R3);
 - d. Mobile Home Park Zone (MHP);
 - e. Mixed Use Core Zone (MU);
 - f. Highway Commercial Zone (HC);
 - g. Neighbourhood Commercial Zone (NC);
 - h. Industrial Zone (M1);
 - i. Institutional Zone (I);
 - j. Rural Zone (RU)
 - k. Aggregate Industrial Zone (MX);
 - l. Mineral Mining Zone (MM);
 - m. Waste Disposal Site Zone (WD);
 - n. Open Space Zone (OS); and
 - o. Conservation and Environmental Protection Zone (CEP).
2. Zones established in provision (1) may be referred to by its full name or its associated code.

9 Zones

9.1 Residential 1 Zone (R1)

1. No person shall use any land or erect, alter or use any building or structure in the Residential 1 Zone (R1) except in accordance with the following zone regulations:

9.1.1 Permitted Uses

1. Single-detached dwelling.

9.1.2 R1 Zone Regulations

1. The provisions of Table 9.1-A shall apply to the permitted uses in the R1 zone:

Table 9.1-A: R1 Zone Regulations

Mechanism	Requirement
Minimum Lot Area	400 m ²
Minimum Lot Frontage	12 m
Maximum Lot Coverage	30%
Minimum Front Yard	7.5 m
Minimum Side Yard	2.0 m
Minimum Exterior Side Yard	4.5 m
Minimum Rear Yard	7.5 m
Maximum Building Height	10.5 m

2. Notwithstanding the provisions of Table 9.1-A, where an entrance to a garage faces an exterior side yard, the minimum exterior side yard setback to the face of the garage shall be 6 metres.

9.1.3 R1 Zone Exceptions

1. Notwithstanding the provisions of Table 9.1-A, on lands zoned R1-X1, the following provision shall apply:
 - a. Minimum front yard: 2.5 m
2. Notwithstanding the provisions of Table 9.1-A, on lands zoned R1-X2, the following provisions shall apply:
 - a. Minimum lot area: 366 m²;
 - b. Minimum lot coverage: 33%
 - c. Minimum front yard setback: 3.5 m
 - d. Minimum side yard setback: 2.0 m on one side and 4.3 m on the other side
 - e. Minimum rear yard: 2.5 m

9.2 Residential 2 Zone (R2)

1. No person shall use any land or erect, alter or use any building or structure in the Residential 2 Zone (R2) except in accordance with the following zone regulations:

9.2.1 Permitted Uses

1. Duplex dwelling;
2. Semi-detached dwelling; and
3. Single-detached dwelling.

9.2.2 R2 Zone Regulations

1. The provisions of Table 9.2-A shall apply to the permitted uses in the R2 zone:

Table 9.2-A: R2 Zone Regulations

Mechanism	Requirement		
	Single-Detached Dwelling	Semi-Detached Dwelling	Duplex Dwelling
Minimum Lot Area	400 m ²	372 m ²	650 m ²
Minimum Lot Frontage	15.0 m	12.2 m per unit	18.0 m
Maximum Lot Coverage	30%	40%	35%
Minimum Front Yard	7.5 m	7.5 m	7.5 m
Minimum Side Yard	1.2 m	1.2 m	2.0 m
Minimum Exterior Side Yard	3.0 m	3.0 m	4.5 m
Minimum Rear Yard	7.5 m	7.5 m	9.0 m

Mechanism	Requirement		
	Single-Detached Dwelling	Semi-Detached Dwelling	Duplex Dwelling
Maximum Building Height	10.5 m	10.5 m	10.5 m

2. Notwithstanding the provisions of Table 9.2-A, where an entrance to a garage faces an exterior side yard, the minimum exterior side yard setback to the face of the garage shall be 6 metres.

9.2.3 R2 Zone Exceptions

1. (Reserved)

9.3 Residential Multiple Zone (R3)

1. No person shall use any land or erect, alter or use any building or structure in the Residential Multiple Zone (R3) except in accordance with the following zone regulations:

9.3.1 Permitted Uses

1. Apartment dwelling;
2. Boarding house;
3. Retirement home;
4. Rooming house;
5. Row dwelling; and
6. Triplex dwelling.

9.3.2 R3 Zone Regulations

1. The provisions of Table 9.3-A shall apply to the permitted uses in the R3 zone:

Table 9.3-A: R3 Zone Regulations

Mechanism	Requirement			
	Apartment Dwelling / Retirement Home	Rooming House / Boarding House	Row Dwelling	Triplex Dwelling
Minimum Lot Area	690 m ²	650 m ²	285 m ²	690 m ²
Minimum Lot Frontage	30 m	18 m	6.7 m per unit	21 m
Maximum Lot Coverage	35%	35%	40%	35%
Minimum Front Yard	7.5 m	7.5 m	6 m	7.5 m

Mechanism	Requirement			
	Apartment Dwelling / Retirement Home	Rooming House / Boarding House	Row Dwelling	Triplex Dwelling
Minimum Side Yard	Where abutting an R1, or R2 zone: 7.5 m All other cases: 6.0 m	2.0 m	2.0 m	4.5 m
Minimum Exterior Side Yard	7.5 m	4.5 m	4.5 m	6.0 m
Minimum Rear Yard	Where abutting an R1, or R2 zone: 9.0 m All other cases: 7.5 m	9.0 m	7.5 m	9.0 m
Maximum Building Height	10.5 m	10.5 m	10.5 m	10.5 m
Minimum Landscaped Open Space	30%	30%	20%	20%

2. Where multiple permitted principal buildings are located on the same lot in the R3 zone, the minimum separation distance between buildings is 6 metres.
3. Notwithstanding the provisions of Table 9.3-A, where an entrance to a garage faces an exterior side yard, the minimum exterior side yard setback to the face of the garage shall be 6 metres.

9.3.3 R3 Zone Exceptions

1. (Reserved)

9.4 Mobile Home Park Zone (MHP)

1. No person shall use any land or erect, alter or use any building or structure in the Mobile Home Park Zone (MHP) except in accordance with the following zone regulations:

9.4.1 Permitted Uses

1. Mobile home park.

9.4.2 MHP Zone Regulations

1. The provisions of Table 9.4-A shall apply to the permitted uses in the MHP zone:

Table 9.4-A: MHP Zone Regulations

Mechanism	Requirement
Minimum Lot Area	2.0 hectares
Minimum Site Area Per Unit	275 m ²
Minimum Lot Frontage	90 m
Maximum Lot Coverage	30%
Minimum Front Yard	9.0 m
Minimum Side Yard	7.5 m
Minimum Exterior Side Yard	9.0 m
Minimum Rear Yard	9.0 m
Maximum Building Height	4.0 m

2. Minimum landscaped area for mobile home park: 10%

9.4.3 MHP Zone Exceptions

1. (Reserved)

9.5 Mixed Use Core Zone (MU)

1. No person shall use any land or erect, alter or use any building or structure in the Mixed Use Core Zone (MU) except in accordance with the following zone regulations:

9.5.1 Permitted Uses

1. Apartment dwelling;
2. Duplex dwelling;
3. Row dwelling;
4. Semi-detached dwelling;
5. Single-detached dwelling;
6. Triplex dwelling;
7. Retirement home;
8. Artisan shop or studio;
9. Bank;
10. Clinic;
11. Community centre;
12. Convenience store;
13. Day care;
14. Farmer's Market;
15. Hotel;
16. Institutional use;
17. Motel;
18. Municipal service centre;
19. Museum;
20. Office;
21. Park;
22. Personal service establishment;

23. Place of amusement;
24. Place of assembly;
25. Place of worship;
26. Recreational commercial establishment;
27. Residential care facility;
28. Restaurant;
29. Retail store;
30. School; and
31. Tavern.

9.5.2 MU Zone Regulations

1. The provisions in Table 9.6-A-Table 9.6-A shall apply to the permitted uses in the MU zone:

Table 9.5-A: MU Zone Regulations

Mechanism	Requirement	
	Residential Uses	Non-Residential Uses
Minimum Lot Area	Single-detached dwelling: 400 m ² Semi-detached dwelling: 372 m ² Duplex dwelling: 650 m ² Row dwelling: 285 m ² Triplex dwelling: 690 m ² Apartment dwelling: 690 m ² Retirement home: 690 m ² Residential care facility: 690 m ²	No minimum
Minimum Lot Frontage	Single-detached dwelling: 12 m	No minimum

Mechanism	Requirement	
	Residential Uses	Non-Residential Uses
	Semi-detached dwelling: 12.2 per unit Duplex dwelling: 18 m Row dwelling: 6.7 per unit Triplex dwelling: 21 m Apartment dwelling: 30 m Retirement home: 30 m Residential care facility: 30 m	
Maximum Lot Coverage	Single-detached dwelling: 30% Semi-detached dwelling: 40% Duplex dwelling: 35% Row dwelling: 40% Triplex dwelling: 35% Apartment dwelling: 35% Retirement home: 35% Residential care facility: 35%	60%
Minimum Front Yard	6 m	6 m
Minimum Side Yard	Single-detached dwelling: 1.2 m Semi-detached dwelling: 1.2 m Duplex dwelling: 1.2 m Row dwelling: 2 m	2 m

Mechanism	Requirement	
	Residential Uses	Non-Residential Uses
	Triplex dwelling: 4.5 m Apartment dwelling: 4.5 m Retirement home: 4.5 m Residential care facility: 4.5 m	
Minimum Exterior Side Yard	Single-detached dwelling: 3 m Semi-detached dwelling: 3 m Duplex dwelling: 4.5 m Row dwelling: 4.5 m Triplex dwelling: 6 m Apartment dwelling: 7.5 m Retirement home: 7.5 m Residential care facility: 7.5 m	4.5 m
Minimum Rear Yard	Single-detached dwelling: 7.5 m Semi-detached dwelling: 7.5 m Duplex dwelling: 9 m Row dwelling: 7.5 m Triplex dwelling: 9 m Apartment dwelling: 7.5 m Retirement home: 7.5 m Residential care facility: 7.5 m	6 m

Mechanism	Requirement	
	Residential Uses	Non-Residential Uses
Maximum Building Height	10.5 m	10.5 m
Minimum Floor Area	No minimum	60 m ²
Minimum Landscaping Coverage	20%	None
Landscaped Buffer Strip	Abutting a Residential, Institutional, or Open Space Zone: 3.0 m	

2. Notwithstanding the provisions of Table 9.5-A, where an entrance to a residential garage faces an exterior side yard, the minimum exterior side yard setback to the face of the garage shall be 6 metres.

9.5.3 Front Street Subzone (MU1)

1. In the MU1 subzone, all land uses are prohibited except for the following:
 - a. Artisan shop or studio;
 - b. Bank;
 - c. Clinic;
 - d. Community centre;
 - e. Convenience store;
 - f. Day care;
 - g. Hotel;
 - h. Institutional use;
 - i. Motel;
 - j. Municipal service centre;

- k. Museum;
 - l. Office;
 - m. Personal service establishment;
 - n. Place of amusement;
 - o. Place of assembly;
 - p. Place of worship;
 - q. Recreational commercial establishment;
 - r. Restaurant;
 - s. Retail store;
 - t. School; and
 - u. Tavern.
2. Notwithstanding provision (1), dwelling units may be permitted in a mixed-use building, provided that a permitted use in provision (1) occupies a minimum of 50% of the building frontage on the ground floor.
 3. Notwithstanding the provisions of Table 9.5-A, the maximum front yard setback shall be 3 metres.

9.5.4 Canning Lane Subzone (MU2)

1. In the MU2 subzone, all land uses are prohibited except for the following:
 - a. Light industrial use.

9.5.5 MU Zone Exceptions

1. (Reserved)

9.6 Highway Commercial Zone (HC)

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

9.6.1 Permitted Uses

1. Animal shelter;
2. Artisan shop or studio;
3. Automotive sales establishment;
4. Automotive service station;
5. Bank;
6. Car wash;
7. Clinic;
8. Commercial greenhouse, nursery or garden centre;
9. Community centre;
10. Convenience store;
11. Drive-through facility;
12. Emergency service facility;
13. Funeral home;
14. Gas bar;
15. Hotel;
16. Motel;
17. Office;
18. Personal service establishment;
19. Place of assembly;
20. Place of worship;
21. Restaurant;
22. Retail store;

23. Self-storage facility;
24. Shopping centre;
25. Tavern; and
26. Tourist commercial establishment.

9.6.2 Conditional Uses

1. A dwelling unit is permitted subject to the following:
 - a. A maximum of 1 dwelling unit is permitted; and
 - b. The dwelling unit is accessory to a permitted use for the purpose of accommodating lodgings for a caretaker, owner or manager.

9.6.3 HC Zone Regulations

1. The provisions in Table 9.6-A shall apply to the permitted uses in the HC zone:

Table 9.6-A: HC Zone Regulations

Mechanism	Requirement
Minimum Lot Area	No minimum
Minimum Lot Frontage	No minimum
Maximum Lot Coverage	50%
Minimum Front Yard	15 m
Minimum Side Yard	10 m
Minimum Exterior Side Yard	10 m
Minimum Rear Yard	10 m
Maximum Building Height	10.5 m

Mechanism	Requirement
Minimum Floor Area	60 m ²
Minimum Landscaping Coverage	20%
Landscaped Buffer Strip	Abutting a Residential, Institutional, or Open Space Zone: 3.0 m

2. Notwithstanding provision (1), the provisions in Table 9.6-A do not apply and the provisions in Table 9.6-B apply to automobile service stations and vehicle repair shop uses in the HC zone:

Table 9.6-B: Provisions for automobile service stations and vehicle repair shops in the HC zone

Mechanism	Requirement
Minimum Lot Area	1,400 m ²
Minimum Lot Frontage	25 m
Maximum Lot Coverage	35%
Minimum Front Yard	15 m
Minimum Side Yard	4.5 m
Minimum Exterior Side Yard	7.5 m
Minimum Rear Yard	7.5 m
Maximum Building Height	10.5 m
Minimum Floor Area	40 m ²

Mechanism	Requirement
Minimum Landscaping Coverage	10%
Landscaped Buffer Strip	Abutting a Residential, Institutional, or Open Space Zone: 3.0 m
Open Storage	-
Location	Prohibited in front yard or corner side yard
Setback	Where abutting a residential use or Residential zone: 15 m
Screening	Open storage must be screened from all property lines and streets by means of a building, fence or landscaping having a minimum height of 1.5 metres

9.6.4 HC Zone Exceptions

1. (Reserved)

9.7 Neighbourhood Commercial Zone (NC)

1. No person shall use any land or erect, alter or use any building or structure in the Neighbourhood Commercial (NC) Zone except in accordance with the following zone regulations:

9.7.1 Permitted Uses

1. Artisan shop or studio;
2. Clinic;
3. Convenience store;
4. Day care;
5. Institutional use;
6. Municipal service centre;
7. Museum;
8. Office;
9. Personal service establishment;
10. Restaurant; and
11. Retail store.

9.7.2 NC Zone Regulations

1. The provisions in Table 9.7-A shall apply to the permitted uses in the NC zone:

Table 9.7-A: NC Zone Regulations

Mechanism	Requirement
Minimum Lot Area	700 m ²
Minimum Lot Frontage	15 m
Maximum Lot Coverage	40%
Minimum Front Yard	7.5 m

Mechanism	Requirement
Minimum Side Yard	Abutting a Residential Zone: 4.5 m All other cases: 3 m
Minimum Exterior Side Yard	4.5 m
Minimum Rear Yard	Abutting a Residential Zone: 12 m All other cases: 7.5 m
Maximum Building Height	10.5 m
Maximum Gross Floor Area	100 m ²
Minimum Landscaping Coverage	20%
Open Storage	Not permitted

9.7.3 NC Zone Exceptions

1. (Reserved)

9.8 Industrial Zone (M1)

1. No person shall use any land or erect, alter or use any building or structure in the Industrial (M1) Zone except in accordance with the following zone regulations:

9.8.1 Permitted Uses

1. Abattoir;
2. Auto body shop;
3. Cannabis production facility;
4. Contractor's yard;
5. Equipment sales, service, rental and repair establishment;
6. Light industrial use (Class I Industry);
7. Medium industrial use (Class II Industry);
8. Heavy industrial use (Class III Industry);
9. Open storage;
10. Salvage yard; and
11. Warehouse.

9.8.2 Conditional Uses

1. A dwelling unit is permitted subject to the following:
 - a. A maximum of 1 dwelling unit is permitted; and
 - b. The dwelling unit is accessory to a permitted use for the purpose of accommodating lodgings for a caretaker, owner or manager.

9.8.3 M1 Zone Regulations

The provisions in Table 9.8-A shall apply to the permitted uses in the M1 zone:

Table 9.8-A: M1 Zone Regulations

Mechanism	Requirement
Minimum Lot Area	4,000 m ²
Minimum Lot Frontage	30 m
Maximum Lot Coverage	50%
Minimum Front Yard	15 m
Minimum Side Yard	10 m
Minimum Exterior Side Yard	10 m
Minimum Rear Yard	10 m
Maximum Building Height	12 m
Minimum Floor Area	140 m ²
Minimum Landscaping Coverage	10%
Buffer Strip	<p>Abutting a Residential, Institutional or Open Space Zone: 3 m</p> <p>All other cases: No minimum</p>
Open Storage Location	May not be located in a front or exterior side yard
Open Storage Setback	<p>From a Residential Zone: 9 m</p> <p>From all other zones: No minimum</p>

Mechanism	Requirement
Open Storage Screening Requirements	Must be screened from adjacent streets by means of fencing or landscape features with a minimum height of 1.5 metres

2. Where an industrial use in the M1 Zone includes an accessory retail and/or office use, the retail or office use shall:
 - a. Not exceed a combined 40 percent of the total floor area, if located in the main building; and
 - b. Not exceed a combined maximum floor area of 278 square metres, if located in an accessory building.

9.8.4 M1 Zone Exceptions

1. (Reserved)

9.9 Institutional Zone (I)

1. No person shall use any land or erect, alter or use any building or structure in the Institutional (I) Zone except in accordance with the following zone regulations:

9.9.1 Permitted Uses

1. Arena;
2. Cemetery;
3. Community centre;
4. Community garden;
5. Day care;
6. Emergency service facility;
7. Farmer's market;
8. Funeral home;
9. Hospital;
10. Institutional use;
11. Municipal service centre;
12. Museum;
13. Park;
14. Place of assembly;
15. Place of worship;
16. Residential care facility;
17. School.

9.9.2 I Zone Regulations

1. The provisions of Table 9.9-A shall apply to the permitted uses in the I zone:

Table 9.9-A: I Zone Regulations

Mechanism	Requirement
Minimum Lot Area	No minimum
Minimum Lot Frontage	15 m
Maximum Lot Coverage	50%
Minimum Front Yard	7.5 m
Minimum Side Yard	5 m
Minimum Exterior Side Yard	7.5 m
Minimum Rear Yard	7.5 m
Maximum Building Height	12 m
Minimum Landscaping Coverage	10%
Buffer Strip	Abutting a Residential, Institutional or Open Space Zone: 3 m All other cases: No minimum

9.9.3 I Zone Exceptions

1. (Reserved)

9.10 Rural Zone (RU)

1. No person shall use any land or erect, alter or use any building or structure in the Rural (RU) Zone except in accordance with the following zone regulations:

9.10.1 Permitted Uses

1. Agricultural use;
2. Agriculture-related use;
3. Conservation use;
4. Cemetery;
5. Equestrian establishment;
6. Farmer's market;
7. Forestry use;
8. Fuel depot;
9. Hunt camp;
10. Kennel;
11. Mineral exploration;
12. Peat extraction and processing; and
13. Wildlife management.

9.10.2 Conditional Uses

1. The following uses are permitted, subject to the provisions of Table 9.10-B:
 - a. Single-detached dwelling.
2. The following uses are permitted, subject to the provisions of Table 9.10-C:
 - a. Animal shelter;
 - b. Artisan shop or studio;
 - c. Clinic;
 - d. Contractor's yard;
 - e. Convenience store;
 - f. Day care;

- g. Emergency service facility;
 - h. Gas bar;
 - i. Light industrial use (Class I Industry);
 - j. Institutional use;
 - k. Municipal service centre;
 - l. Museum;
 - m. Office;
 - n. Personal service establishment;
 - o. Place of assembly;
 - p. Place of worship;
 - q. Restaurant;
 - r. Retail store;
 - s. School;
 - t. Tavern;
 - u. Tourist commercial establishment; and
 - v. Warehouse.
3. The following uses are permitted, subject to the provisions of Table 9.10-D
- a. Auto body shop; and
 - b. Automotive service station.

9.10.3 RU Zone Regulations

1. The provisions of Table 9.10-A shall apply to the permitted uses in the RU zone:

Table 9.10-A: RU Zone Regulations

Mechanism	Requirement
Minimum Lot Area	1.0 hectare
Minimum Lot Frontage	100 m
Maximum Lot Coverage	10%
Minimum Front Yard	15 m
Minimum Side Yard	7.5 m
Minimum Exterior Side Yard	15 m
Minimum Rear Yard	15 m
Maximum Building Height	10.5 m

2. Notwithstanding provision (1), the provisions in Table 9.10-A do not apply and the provisions in Table 9.10-B apply to conditional uses listed in Provision 9.10.2(1):

Table 9.10-B: Provisions for single-detached dwellings in the RU zone

Mechanism	Requirement
Minimum Lot Area	1.0 hectare
Minimum Lot Frontage	90 m
Maximum Lot Coverage	10%
Minimum Front Yard	15 m
Minimum Side Yard	7.5 m
Minimum Exterior Side Yard	15 m
Minimum Rear Yard	15 m
Maximum Building Height	10.5 m

3. Notwithstanding provision (1), the provisions in Table 9.10-A do not apply and the provisions in Table 9.10-C apply to conditional uses listed in Provision 9.10.2(2):

Table 9.10-C: Provisions for small-scale commercial and industrial uses in the RU zone

Mechanism	Requirement
Minimum Lot Area	1.2 hectares
Minimum Lot Frontage	90 m
Maximum Lot Coverage	15%
Minimum Front Yard	15 m
Minimum Side Yard	15 m
Minimum Exterior Side Yard	15 m
Minimum Rear Yard	15 m
Maximum Building Height	10.5 m
Maximum Gross Floor Area	100 m ²

4. Notwithstanding provision (1), the provisions in Table 9.10-A do not apply and the provisions in Table 9.10-D apply to conditional uses listed in Provision 9.10.2(3):

Table 9.10-D: Provisions for automobile service stations and vehicle repair shops

Mechanism	Requirement
Minimum Lot Area	1.0 hectare
Minimum Lot Frontage	36 m
Maximum Lot Coverage	35%

Mechanism	Requirement
Minimum Front Yard	15 m
Minimum Side Yard	4.5 m
Minimum Exterior Side Yard	7.5 m
Minimum Rear Yard	7.5 m
Maximum Building Height	10.5 m
Minimum Floor Area	40 m ²
Minimum Landscaping Coverage	10%
Landscaped Buffer Strip	Abutting a Residential, Institutional, or Open Space Zone: 3.0 m
Open Storage	Prohibited, except for merchandise offered for sale

9.10.4 RU Zone Exceptions

1. (Reserved)

9.11 Aggregate Industrial Zone (MX)

1. No person shall use any land or erect, alter or use any building or structure in the Aggregate Industrial (MX) Zone except in accordance with the following zone regulations:

9.11.1 Permitted Uses

1. Mineral aggregate operation; and
2. Open storage.

9.11.2 MX Zone Regulations

1. The provisions of Table 9.11-A shall apply to the permitted uses in the MX zone:

Table 9.11-A: MX Zone Regulations

Mechanism	Requirement
Minimum Lot Area	4.0 hectares
Minimum Lot Frontage	100 m
Minimum Excavation Setback	-
Front Lot Line	15 m
From Road Allowance	30 m
From Abutting Lands Used for Residential, Institutional, Commercial or Recreational Uses	300 m
Minimum Setback for Building, Equipment, Machinery or Stockpiling	-
From Lot Line	30 m
From Road Allowance	30 m

Mechanism	Requirement
From Lands Used or Zoned for Residential Purposes	90 m
Buffer Strip	Where an aggregate use abuts a residential, institutional, commercial or open space use, a buffer strip together with screening measures shall be provided along the property line having a minimum width of 6.0 metres
Retail Use Area	80 square metres
Open Storage	230 square metres

9.11.3 MX Zone Exceptions

1. (Reserved)

9.12 Mineral Mining Zone (MM)

1. No person shall use any land or erect, alter or use any building or structure in the Mineral Mining (MM) Zone except in accordance with the following zone regulations:

9.12.1 Permitted Uses

1. Mineral mining operation; and
2. Open storage.

9.12.2 MM Zone Regulations

3. The provisions of Table 9.12-A shall apply to the permitted uses in the MM zone:

Table 9.12-A: MM Zone Regulations

Mechanism	Requirement
Minimum Lot Area	4.0 hectares
Minimum Lot Frontage	100 m
Minimum Excavation Setback	-
Front Lot Line	15 m
From Road Allowance	30 m
From Abutting Lands Used for Residential, Institutional, Commercial or Recreational Uses	300 m
Minimum Setback for Building, Equipment, Machinery or Stockpiling	-
From Lot Line	30 m
From Road Allowance	30 m

Mechanism	Requirement
From Lands Used or Zoned for Residential Purposes	90 m
Buffer Strip	Where a mining use abuts a residential, institutional, commercial or open space use, a buffer strip together with screening measures shall be provided along the property line having a minimum width of 6.0 metres
Retail Use Area	80 square metres
Open Storage	230 square metres

9.12.3 MM Zone Exceptions

1. (Reserved)

9.13 Waste Disposal Site Zone (WD)

1. No person shall use any land or erect, alter or use any building or structure in the Waste Disposal Site (WD) Zone except in accordance with the following zone regulations:

9.13.1 Permitted Uses

1. Waste management facility;
2. Waste processing and transfer facility; and
3. Sewage lagoon.

9.13.2 WD Zone Regulations

1. The provisions of Table 9.13-A shall apply to the permitted uses in the WD zone:

Table 9.13-A: WD Zone Regulations

Mechanism	Requirement
Minimum Lot Area	20 hectares
Minimum Lot Frontage	100 m
Minimum Front Yard	30 m
Minimum Side Yard	30 m
Minimum Rear Yard	30 m
Maximum Building Height	10.5 m
Minimum Landscaped Area	20%

9.13.3 WD Zone Exceptions

1. (Reserved)

9.14 Open Space Zone (OS)

1. No person shall use any land or erect, alter or use any building or structure in the Open Space (OS) Zone except in accordance with the following zone regulations:

9.14.1 Permitted Uses

1. Boat launch;
2. Campground;
3. Cemetery;
4. Community garden;
5. Conservation use;
6. Driving range;
7. Fairground;
8. Farmer's market;
9. Golf course;
10. Marina;
11. Park; and
12. Wildlife management.

9.14.2 OS Zone Regulations

1. The provisions of Table 9.14-A shall apply to the permitted uses in the OS zone:

Table 9.14-A: OS Zone Regulations

Mechanism	Provisions	
	Serviced Lots	Private or Partial Services
Minimum Lot Area	No minimum	0.4 hectares
Minimum Lot Frontage	No minimum	30 m
Minimum Front Yard	10 m	10 m
Minimum Rear Yard	10 m	10 m
Minimum Interior Side Yard	10 m	10 m

Mechanism	Provisions	
	Serviced Lots	Private or Partial Services
Minimum Exterior Side Yard	10 m	10 m
Maximum Height	10.5 m	10.5 m
Maximum Lot Coverage	15%	15%
Maximum Floor Area Per Building	50 m ²	50 m ²

9.14.3 OS Zone Exceptions

1. (Reserved)

9.15 Conservation and Environmental Protection Zone (CEP)

1. No person shall use any land or erect, alter or use any building or structure in the Conservation and Environmental Protection (CEP) Zone except in accordance with the following zone regulations:

9.15.1 Permitted Uses

1. Agricultural use;
2. Conservation use;
3. Forestry use;
4. Mineral exploration;
5. Park; and
6. Wildlife management.

9.15.2 CEP Zone Regulations

1. No fill shall be placed on or removed from land in the CEP zone, whether originating on such lands or elsewhere.

9.15.3 CEP Zone Exceptions

1. Notwithstanding the uses permitted in Section 9.15.1, on lands zoned CEP(1), only the following uses shall be permitted:
 - a. Conservation use.

Schedules

Zoning Map A: Township Zoning Map

Zoning Map B: Townsite Zoning Map