

COMPREHENSIVE ZONING BY-LAW NO. 08-04-391

OF THE CORPORATION OF THE
TOWNSHIP OF LAURENTIAN VALLEY

Prepared for: The Corporation of the
Township of Laurentian Valley
460 Witt Road, R.R. # 4,
Pembroke, ON, K8A 6W5

Prepared By: Jp2g Consultants Inc.
12 International Drive
Pembroke, ON K8A 6W5

and;

Township of Laurentian Valley

THE CORPORATION OF THE TOWNSHIP OF LAURENTIAN VALLEY
BY-LAW NO. 08-04-391

Being a By-law to regulate the use of lands and the character, location and use of buildings and structures within the Township of Laurentian Valley pursuant to Section 34 of the Planning Act, R.S.O. 1990, c.P.13.

PREAMBLE

WHEREAS Section 34 of the Planning Act, R.S.O. 1990, c.P.13, provides that the Council of a local municipality may pass by-laws to regulate the use of lands and the character, location and use of buildings and structures;

AND WHEREAS the Council of the Corporation of the Township of Laurentian Valley has recommended that such a by-law be enacted in order to implement the policies and designations contained within the new Official Plan for the Township of Laurentian Valley adopted by Council on July 23rd 2002, and approved by the County of Renfrew with modifications on June 30th 2004, which ensures the proper and orderly development within the corporate limits of the Township of Laurentian Valley.

AND WHEREAS the Council of the Corporation of the Township of Laurentian Valley has deemed it to be in the public interest that such a by-law be enacted;

NOW THEREFORE the Council of the Corporation of the Township of Laurentian Valley enacts as follows:

FORM 1
PLANNING ACT, R.S.O. 1990, c.P.13
NOTICE OF THE PASSING
OF A COMPREHENSIVE ZONING BY-LAW BY
THE CORPORATION OF THE TOWNSHIP OF LAURENTIAN VALLEY

TAKE NOTICE that the Council of the Corporation of the Township of Laurentian Valley passed **By-law No. 08-04-391, hereinafter referred to as Comprehensive Zoning By-law No. 08-04-391 of the Township of Laurentian Valley, on the 9th day of April, 2008**, under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

The comprehensive zoning by-law applies to all lands within the Township and has the purpose and effect of regulating the use of land and the character, location and use of buildings and structures in the Township of Laurentian Valley. With the passing of this By-law, the existing Comprehensive Zoning By-laws: being By-law 92-19 of the (former) Township of Alice and Fraser; By-law No. 635-02-91 of the (former) Township of Pembroke and By-law No. 900-4-93 of the (former) Township of Stafford, as well as any other site-specific zoning by-laws in the Municipality, are repealed and the provisions of By-law No. 08-04-391 will govern. More detail regarding the new Zoning By-law is included in the attached Explanatory Note.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Municipal Board in respect of the By-law by filing **no later than 4:30 pm on Thursday May 1st, 2008**, a notice of appeal with the Clerk of the Corporation of the Township of Laurentian Valley, which must set out the reasons for the appeal and must be accompanied by the prescribed fee of \$125.00 payable to the Minister of Finance by certified cheque or money order. The appeal must also be accompanied by the completed OMB appeal form. If you wish to appeal to the Ontario Municipal Board, a copy of an appeal form is available from the OMB website at www.omb.gov.on.ca or by contacting the Township.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

A COPY of the complete By-law and any additional information, is available for inspection during regular office hours at the Township Office. Any questions related to the By-law should be directed to Lauree Armstrong, Township Planner.

DATED at the Township of Laurentian Valley this 11th day of April, 2008.

Darrel Ryan, CAO, Township of Laurentian Valley
R.R. #4, 460 Witt Road, Pembroke, ON K8A 6W5
Phone No.: 613-735-6291; Fax No.: 613-735-5820

THE CORPORATION OF THE TOWNSHIP OF LAURENTIAN VALLEY
ZONING BY-LAW NO. 08-04-391
EXPLANATORY NOTE

DESCRIPTION OF THE NEW COMPREHENSIVE ZONING BY-LAW NO. 08-04-391

The new Official Plan for the Township of Laurentian Valley approved by the County of Renfrew with modifications on June 30, 2004, established the planning policies and procedures that affect all areas of the Township of Laurentian Valley. The purpose of the proposed Comprehensive Zoning By-law is to implement the Official Plan and regulate the use of land and the erection, location and use of buildings and structures, within the Township. As a result of the past amalgamations, the Township is currently still governed by three different Zoning By-laws for lands in the three former municipalities. The new Comprehensive Zoning By-law will replace Comprehensive Zoning By-law No. 635-02-91 of the (former) Township of Pembroke, Comprehensive Zoning By-law 92-19 of the (former) Township of Alice and Fraser and Comprehensive Zoning By-law 900-4-93 of the (former) Township of Stafford and provide one harmonized document to address the land use planning policies in the Township of Laurentian Valley. The new Comprehensive Zoning By-law will also serve to update existing by-law provisions to reflect the current needs of the municipality and implement the policies of the new Official Plan and Provincial Policy Statement (PPS).

Some key changes with the new Comprehensive Zoning By-law relate to the following:

- New and consolidated zones are proposed as follows:

Residential Zones

Residential One (R1)	Residential Two (R2)	Residential Three (R3)
Residential Four (R4)	Rural Residential (RR)	Limited Service Residential (LSR)

Commercial Zones

Neighbourhood Commercial (NC)	General Commercial (GC)	Highway Commercial (HC)
Shopping Centre Commercial (SC)	Recreation Commercial (RC)	Tourist Commercial (TC)

Industrial Zones

Light Industrial (LM)	General Industrial (GM)	Extractive Industrial (EM)
Extractive Industrial Reserve (EMR)	Disposal Industrial One (DM1)	Disposal Industrial Two (DM2)

Other Miscellaneous Zones

Rural (RU)	Agriculture (A)	Community Facility (CF)
Urban Reserve (UR)	Suburban Reserve (SUR)	Environmental Protection (EP)
Open Space (OS)	Natural Heritage Feature (NHF)	Archaeological Resource Protection (ARP)

(It is important to note that in some cases, the name of your zone may have changed but the provisions that apply to you may not have changed, ie. some former zones were renamed to provide consistent zone categories throughout the Township. Any special exception zone provisions will also be carried over into the new Zoning By-law, however, the exception number may be changed)

- Updated provisions related to Provincially Significant Wetlands (PSWs) and Areas of Natural and Scientific Interest (ANSIs) and the creation of a separate Natural Heritage Feature (NHF) zone to reflect the limits of PSWs and ANSIs as identified in the Official Plan and adjacent lands affected by special zone provisions;
- Updated location of lands zoned Extractive Industrial (EM) and Extractive Industrial Reserve (EMR) to reflect new Provincial resource data and the location of existing licensed pits and quarries under the Aggregate Resources Act;
- The establishment of a minimum 30 metre setback from the high water mark of any waterbody; and
- Updated general provisions, including but not limited to: outdoor furnaces; home occupations and home industries; and parking requirements.

It is generally the intent of the Zoning by-law to place each property in a zone category which recognizes the existing legal uses of properties. In some limited situations the existing use will not be listed as a permitted use in the applicable zone category, however, in those situations where those uses legally existed prior to the new Comprehensive Zoning By-law being passed, those uses can continue, as they benefit from legal non-conforming status as long as they continue to exist. The Zoning By-law also does not have a retroactive effect that would require legally existing buildings, structures or lots to meet the requirements of the proposed zone category if they do not.

The new Comprehensive Zoning By-law applies to all lands in the Township of Laurentian Valley and therefore, a Key Map has not been provided.

THE CORPORATION OF THE TOWNSHIP OF LAURENTIAN VALLEY

BY-LAW NUMBER NO. 08-04-391

Being a By-law to regulate the use of lands and the character, location and use of buildings and structures within the Township of Laurentian Valley pursuant to Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

PREAMBLE

WHEREAS Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, provides that the Council of a local municipality may pass by-laws to regulate the use of lands and the character, location and use of buildings and structures;

AND WHEREAS the Council of The Corporation of the Township of Laurentian Valley has recommended that such a by-law be enacted in order to implement the policies and designations contained within the new Official Plan for the Township of Laurentian Valley adopted by Council on July 23rd 2002, and approved by the County of Renfrew with modifications on June 30th 2004, which ensures the proper and orderly development within the corporate limits of the Township of Laurentian Valley.

AND WHEREAS the Council of The Corporation of the Township of Laurentian Valley has deemed it to be in the public interest that such a by-law be enacted;

NOW THEREFORE the Council of The Corporation of the Township of Laurentian Valley enacts as follows:

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Schedules A-16 to A-19	Various Enlargement Areas
Schedule B	ARP Zone

SECTION 1 - AUTHORIZATION AND USAGE

1.1 TITLE

This By-law shall be known and may be cited as the “Zoning By-law” of the Corporation of the Township of Laurentian Valley.

1.2 SCOPE

(a) **Application of By-law**

The provisions of this By-law shall apply to all lands within the Corporation of the Township of Laurentian Valley.

(b) **Conformity with By-law**

No building or structure shall hereafter be erected or altered, nor shall the use of any building, structure or lot hereafter be changed, in whole or in part, except in conformity with the provisions of this By-law.

(c) **Changes Causing Contravention of By-law**

No person shall change the purpose of which any lot, building or structure is used, or erect any new building or structure or alter any existing building or structure, or sever any lands from any existing lot, if the effect of such action is to cause the original, adjoining, remaining or new building, structure or lot to be in contravention of this By-law.

(d) **Unlawful Uses**

Any use established in violation of a predecessor of this By-law shall be deemed to have been established unlawfully.

(e) **Other Restrictions**

This By-law shall not be used or have the effect to reduce or mitigate any other restrictions by an authority having lawful jurisdiction to make such restrictions.

(f) **Permits and Licences**

No Municipal permit, certificate or licence shall be issued for a proposed use of land, including any establishment, enlargement, alteration or change in use of any building or structure, that contravenes any provision of this By-law.

1.3 ADMINISTRATION

(a) **Administrator**

This By-law shall be administered by the Chief Building Official or by a Zoning Administrator appointed by Council, or by such other person as Council may designate from time to time for such purpose.

(b) **Inspection**

The Zoning Administrator, Chief Building Official or any officer or employee of the

Corporation assigned the responsibility for enforcing this By-law may at all reasonable times and upon producing proper identification, enter and inspect any property on or in respect of which he believes a contravention is occurring. However, such officer shall not enter any room or place actually used as a dwelling without requesting and obtaining the consent of the occupier, except under the authority of a search warrant as set out in Section 49 of the Planning Act R.S.O. 1990, c.P.13.

(c) Certificate of Occupancy

No change may be made in the type of use of any lot covered by this By-law or of any building or structure on any such lot or of any part of such lot, building or structure, until a Certificate of Occupancy has been issued by the Chief Building Official or Zoning Administrator to the effect that the proposed use complies with this By-law.

(d) Violations and Penalties

i) Every person who contravenes any provision of this By-law on conviction is liable:

1. on a first conviction to a fine of not more than \$25,000.00; and
2. on a subsequent conviction to a fine of not more than \$10,000.00 for each day or part thereof upon which the contravention has continued after the day on which he was first convicted,

ii) Every corporation which contravenes any provision of this By-law on conviction is liable:

1. on a first conviction to a fine of not more than \$50,000.00 and
2. on a subsequent conviction a fine of not more than \$25,000.00 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted.

iii) every such penalty described herein is subject to the provisions of Section 67 of the Planning Act, R.S.O. 1990, c.P.13, as amended, and may change from time to time in accordance with the said Act, without the need for amendment to this By-law.

(e) Remedies

Where a building or structure is or is proposed to be erected, altered or enlarged, or a building, structure or lot is or is proposed to be used in contravention of any provision of this By-law, such contravention may be restrained by action at the insistence of any ratepayer or of the Corporation.

(f) Plans to Accompany Applications

In addition to all of the requirements of the Building Code and this By-law or any other By-law of the Corporation, every application for a building permit shall be accompanied by a plan, in duplicate, drawn to scale and showing:

(i) the true dimensions of the lot to be built upon or otherwise used;

- (ii) the location of all existing buildings, structures or uses on the lot;
- (iii) the proposed location, height and dimensions of any building, structures or use proposed for such lot;
- (iv) the proposed locations and dimensions of yards, landscaped open spaces, parking areas and loading spaces required by this By-law.
- (v) a statement, signed by the owner, disclosing the specific existing or proposed use for each existing or proposed building or structure, and containing all information necessary to determine if such existing or proposed building, structure or use conforms to the requirements of this By-law.

1.4 **VALIDATION**

- (a) **Effective Date**
This By-law shall come into effect from the date of its passing by Council and shall come into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended.
- (b) **Repeal of Existing By-laws**
From the coming into force of this By-law all previous By-laws passed by the Township, under Section 34 of the Planning Act or a predecessor thereof, shall be repealed.
- (c) **Validity**
A decision of a competent court 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 part of provisions of this By-law.
- (d) **Schedules to By-law**
The zones set out in this By-law and the boundaries of such zones are set out in the maps that are attached hereto and marked as Schedules. The Schedules are hereby made a part of this By-law as fully and to all intents and purposes as though recited in full herein.

1.5 **INTERPRETATION**

- (a) For the purposes of this By-law, words used in the present tense include the future; words in the singular number include the plural and words in the plural include the singular number; the word “shall” is mandatory; the word “used” shall also mean “designed to be used”; and the word “occupied” shall also mean “designed to be occupied”.
- (b) **Boundaries of Zones**
Where uncertainty exists with respect to the boundaries of the various zones as shown on the Schedules (zoning maps) attached to this By-law the following rules shall apply,
 - (i) **Centreline Limits**

Where the boundary is shown as following a street, lane, railway right-of-way or other right-of-way, such zone boundary shall be the centreline of the street, lane, railway right-of-way or other right-of-way.

(ii) Lot Lines

Where the boundary is not shown to be a street, or other feature described in item (i), but is shown to substantially follow a lot line, such lot line shall be the zone boundary unless specifically indicated otherwise on the Schedule;

(iii) Closed Road, Right-of-Way

In the event that a dedicated road, lane or railway right-of-way shown on the Schedule is closed, the property formerly in such road, lane or railway shall be included within the zone of adjoining property on either side of such closed feature. Where such closed feature formed a zone boundary, the new zone boundary shall be the former centreline of the closed road, lane or railway.

(iv) Shoreline

Where the boundary is shown as following the shoreline of any waterbody, the high water mark shall be the zone boundary.

(v) Other Boundaries

Where none of the above interpretations can be applied, then the location of the boundary shall be determined by scaling from the original Schedule(s) located in the Municipal offices.

(c) Measurements

Where linear distances, other than those referring to vertical measurements are specified, such linear distances are measured on a horizontal plane.

SECTION 2.0 - DEFINITIONS

For the purpose of this By-law the definitions and interpretations of this section shall apply.

- 2.1 ABANDONED means the failure, in the opinion of the Zoning Administrator, to proceed expeditiously with construction work during any continuous 12 month period.
- 2.2 ABATTOIR means a building, structure or lot or part thereof used for the slaughter of livestock or other animals for the purpose of processing or rendering.
- 2.3 ACCESSORY when used to describe a use, building or structure, means a use, or a detached building or structure, that is customarily incidental, subordinate and exclusively devoted to supporting the principle use, building or structure and located on the same lot therewith. This does not include an accessory residence unless otherwise specified. An accessory use shall not include an adult entertainment establishment of body rub parlour.
- 2.4 ADULT ENTERTAINMENT ESTABLISHMENT shall mean any premise or part thereof in which, in pursuance of a business, trade, calling or occupation, services appealing to or designed to appeal to erotic or sexual appetites or inclinations, are provided. This definition includes a body-rub parlour but does not include the exhibition, rental, or sale of film or videos approved for distribution pursuant to the Theatres Act, or the sale of magazines or other printed material provided such sale does not contravene any law. For the purposes of this By-law, Services appealing to or designed to appeal to erotic or sexual appetites or inclinations, shall mean a performance, exhibition or activity of which a principal feature or characteristic is the nudity or partial nudity of any person.
- 2.5 AGGREGATE means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite and rock other than metallic ores.
- 2.6 AGRICULTURAL COMMERCIAL ESTABLISHMENT means the use of land, buildings or structures for the wholesale or retail sales of goods that are necessary to support agricultural uses. Without limiting the generality of the foregoing, these include such goods as farm machinery and equipment, products used for the housing and husbandry of livestock, poultry and fur bearing animals, and sub-surface drainage materials and equipment. This definition shall also include such goods and services as the selling, processing and storage of seed, feed and fertilizer and chemical products.
- 2.7 AGRICULTURAL USE means the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time farm labour when the size and nature of the operation requires additional employment.
- 2.8 AGRICULTURAL-RELATED USES means those farm-related commercial and farm-related industrial uses that are small scale and directly related to the farm operation and area required in close proximity to the farm operation. Examples of this use include animal husbandry services,

produce or grain storage facilities, and seed dealers.

- 2.9 AIRFIELD, PRIVATE means land used for the purpose of the landing, storing, taxiing or taking-off of private aircraft and uses, buildings and structures accessory thereto, but not an airport under the regulation of Transport Canada.
- 2.10 AIRPORT means the use of land licensed by Transport Canada for the landing and take-off of commercial and/or private aircraft and shall include any buildings or structures accessory thereto.
- 2.11 ALTER means any alteration in a bearing wall or partition or column, beam, girder or other supporting member of a building or structure or any increase in area or volume of a building or structure. When used in reference to a lot, the word alter means to decrease the width, depth or area of any required yard, setback, landscaped open space or parking area, or to change the location of any boundary of such lot with respect to a street or lane. The words “altered” and “alteration” shall have a corresponding meaning.
- 2.12 ANAEROBIC DIGESTER means an enclosed vessel in which micro-organisms break down organic materials (ie. Manure and other organic materials), in the absence of oxygen, resulting in the production of biogases, consisting primarily of methane and carbon dioxide. The Minimum Distance Separation Formulae is to be applied to on-farm anaerobic digesters which utilize manure as an input. An on-farm anaerobic digester may include a co-substrate input tank fitted with a tight cover, in which permitted off-farm non-agricultural source materials are temporarily stored before feeding into the anaerobic digester.
- 2.13 ANIMAL HOSPITAL means a building or structure where domestic animals, birds or other livestock are treated and where domestic animals or birds are kept for treatment only and shall include the clinic of a registered veterinarian.
- 2.14 ANTIQUE FURNITURE RESTORATION WORKSHOP, CABINET-MAKING SHOP AND SHOWROOM means an establishment engaged in the refinishing and restoration of antique furniture and includes a cabinet-making shop, and a showroom for the storage, display and sale of the finished product.
- 2.15 AREA OF NATURAL AND SCIENTIFIC INTEREST (ANSI) means areas of land and/or water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study, or education.
- 2.16 ARTISAN SHOP OR STUDIO means a building or structure or portion thereof, where an artist or skilled craftsperson creates unique articles and/or offers instruction in an art or skilled craft and where such unique articles may be offered for sale. This may include but is not limited to, a painter, a sculptor, a photographer, a gunsmith, a cabinetmaker, a wood carver, a potter, an ornamental welder or any similar artist or craftsperson whose workplace is not otherwise defined.
- 2.17 ASPHALT MANUFACTURING PLANT means an industrial facility used for the production of asphalt for immediate use in the paving of roads and driveways and the damp-proofing of buildings or structures.

- 2.18 ASSEMBLY HALL means a building or part of a building in which facilities are provided for such purposes as meetings of civic, education, political, religious or social purposes, and shall include a banquet hall.
- 2.19 ATTACHED shall mean a building otherwise complete in itself, which depends for structural support, or complete enclosure, upon a division wall or walls shared in common with adjacent building or buildings.
- 2.20 AUTOMOTIVE SERVICES
- 2.20.1 AUTOMOTIVE STORE shall mean an establishment primarily engaged in the retail sale of vehicle parts, accessories and tools. Accessory uses may include service bays for performing maintenance repair operations on motor vehicles.
- 2.20.2 BODY SHOP shall mean a building or structure used for the painting or repairing of automobile bodies or fenders, but shall not include a salvage yard.
- 2.20.3 CAR WASH shall mean a building or structure containing facilities for washing automobiles, either by production line methods and mechanical services or by a self-service operation.
- 2.20.4 COMMERCIAL GARAGE shall mean a building where all functions of an automobile service station may be carried out and where major repairs of motor vehicles may be performed, including body work and welding but shall not include dismantling of motor vehicles for scrap or the storage of motor vehicles awaiting scrapping.
- 2.20.5 GASOLINE BAR means one or more pump islands, each consisting of one or more gasoline pumps, and shelter having a floor area of not more than 10 square metres, excluding washrooms, which shall not be used for the sale of any product other than liquids and small accessories required for the operation of motor vehicles and shall not be used for repairs, oil changes or greasing.
- 2.20.6 SERVICE STATION shall mean a building or place where gasoline, grease, anti-freeze, tires, tubes, tire accessories, electric light bulbs, spark plugs and batteries for motor vehicles are stored or kept for sale, or where motor vehicles may be oiled, greased or washed, or have their ignition adjusted, tires inflated or batteries changed, or where only minor or running repairs essential to the actual operation of motor vehicles are executed or performed.
- 2.20.7 VEHICLE SALES OR RENTAL ESTABLISHMENT shall mean an establishment having as its main use the storage of vehicles for sale or the storage of vehicles for rent or lease. Accessory uses may include facilities for the repair or maintenance of such vehicles.
- 2.21 BASEMENT shall mean that portion of a building between two floor levels which is partly underground but which has at least one-half of its height from finished floor to finished ceiling above adjacent finished grade as approved.

ILLUSTRATION OF BASEMENT AND CELLAR DEFINITIONS

- 2.22 **BED AND BREAKFAST ESTABLISHMENT** means an owner-occupied single detached dwelling or portion thereof in which there are no more than three (3) guest rooms, used or maintained for hire or gain on a temporary or day-to-day basis, as accommodation with or without meals, for other persons, particularly tourists or vacationers. This definition shall not include a motel, hotel, apartment dwelling house, boarding house, rooming house, restaurant or any other establishment defined in this By-law.
- 2.23 **BERM** means a landscaped mound of earth.
- 2.24 **BOAT HOUSE** shall mean a detached one-storey, accessory building or structure which is designed or used for the sheltering of a boat or other form of water transportation and the storage of household equipment incidental to the residential use of the property and shall not be used for human habitation nor contain food preparation or sanitary facilities.
- 2.25 **BOARDING HOUSE** means a dwelling in which the proprietor supplies for gain or hire, rooms for more than 3 boarders or and may include the provision of meals. Rooming house shall have a corresponding meaning.
- 2.26 **BODY-RUB PARLOUR** shall mean any premise or part thereof where a body-rub is performed, offered or solicited in pursuance of a trade, calling, business or occupation, but does not include any premises or part thereof where the body-rubs performed are for the purpose of medical or therapeutic treatment and are performed or offered by persons otherwise duly qualified, licensed or registered to do so under the laws of the Province of Ontario. Body-rub shall mean the kneading, manipulating, rubbing, massaging, touching or stimulating, by any means, of a person's body or part thereof but does not include medical or therapeutic treatment given by a person otherwise duly qualified, licensed or registered under the laws of the Province of Ontario.
- 2.27 **BUFFER** means a method of control used to prevent or minimize the adverse effects of incompatible land uses and may be in the form of:
- i) a land area or intervening open space sufficient to provide the necessary distance separation; or
 - ii) a natural or man-made feature such as a berm, wall, barrier, planting, topography, trench, fence, or other structure or technical control (ie., solid brick walls, triple-glazed windows to lessen the effect of noise, an active or passive gas venting system); or
 - iii) a land use different from the conflicting ones but compatible with both; or
 - iv) any combination of the aforementioned sufficient to accomplish the intended purpose.
- 2.28 **BUFFER STRIP** means an area to be used only for the purpose of screening land, buildings or other structures by the planting and maintenance of trees or shrubs or the construction and maintenance of a berm.
- 2.29 **BUILDING** means any structure used or designed to be used for shelter, accommodation or

enclosure of persons, animals or chattels.

- 2.30 **BUILDING ENVELOPE** means the buildable area on a lot, defined by the minimum front yard depth, rear yard depth and side yard width requirements and maximum height requirements, within which a building can be erected.
- 2.31 **BUILDING SUPPLY STORE** means an establishment engaged in the selling of building supplies including lumber, mill work, siding, roofing, electrical, heating, air conditions and similar items.
- 2.32 **CAMP, RECREATION** means a recreational establishment operated by a private or public organization where children and/or adults are temporarily accommodated in tents, cabins, cottages and/or lodges and shall include a day camp or scout camp but does not include a tent and trailer campground or a mobile home park.
- 2.33 **CAMPING ESTABLISHMENT** means a tourist establishment consisting of at least five camping lots and comprising land used or maintained as grounds for the camping or parking of recreational vehicles and tents.
- 2.34 **CATASTROPHE** when referring to a livestock facility, means an unanticipated, disastrous loss of part, or all, of a livestock facility due to fire, collapse, flood, wind, or other such event.
- 2.35 **CELLAR** shall mean the portion of a building between two floor levels, which is partly underground and which has more than one-half of its height from finished floor to finished ceiling, below adjacent finished grade.
- 2.36 **CEMETERY** means a cemetery, columbarium or mausoleum within the meaning of the Cemetery Act of Ontario.
- 2.37 **CHURCH** means a building commonly used by any religious organization as defined in the Religious Organizations Land Act, R.S.O., 1980 as amended for public worship, and may include a rectory or manse, church hall, auditorium, day nursery or religious school associated with or accessory thereto.
- 2.38 **CLINIC** means a building or part thereof, used exclusively by physicians, dentists, homeopaths, massage therapists licensed or registered under the laws of the Province of Ontario to provide medical or therapeutic treatment, chiropractors, their staff, and their patients for the purpose of consultation, diagnosis and office treatment. Without limiting the generality of the foregoing, a clinic may include administrative offices, waiting rooms, treatment rooms, laboratories, pharmacies and dispensaries directly associated with the clinic, but shall not include accommodation for in-patient care or operating rooms and shall not include a body-rub parlour as defined in this By-law.
- 2.39 **COMMERCIAL USE** means the use of land, buildings or structures for the purpose of buying and/or selling commodities and supplying services, such as automobile service stations, car washes, convenience retail shops, hotels or motels, shopping centres and supermarkets.

- 2.40 COMMUNITY CENTRE means any tract of land or buildings or any part of any buildings used for community activities whether used for commercial purposes or not, and the control of which is vested in the municipality, a local board or agent thereof.
- 2.41 CONCRETE MANUFACTURING PLANT means an industrial facility used for the production of concrete for immediate use in the construction of buildings, structure, roads or driveways. This definition also means the manufacturing of finished concrete products and may include the retail sale of such products.
- 2.42 CONTRACTOR'S YARD OR SHOP shall mean an area of land or a building or structure, of a contractor of any building trade, where equipment and material are stored or where a contractor performs shop or assembly work but does not include any other yard or establishment otherwise defined or classified herein.
- 2.43 CONVENIENCE STORE means a one-storey retail store having a gross leasable floor area of not more than 186 square metres that is designed and stocked to sell a variety of necessity items and goods including, but not limited to food, beverages, patent medicines, periodicals, personal hygiene products and cleaning supplies, primarily to residents of the immediate neighbourhood or to the travelling public.
- 2.44 CORPORATION means the corporation of the Township of Laurentian Valley.
- 2.45 CO-SUBSTRATE INPUT TANK (CSIT) means storage for containing permitted non-agricultural wastes that will be blended with manure in an on-farm anaerobic digester in order to increase biogas production.
- 2.46 COTTAGE means a building to accommodate one or more guests for temporary occupancy,
- i) that contains at least two rooms;
 - ii) that is at least partially furnished; and
 - iii) in which the guest may be permitted to prepare and cook food.
- 2.47 COTTAGE ESTABLISHMENT means a tourist establishment comprising of two or more cottages owned or leased by the same person. Cabin establishment shall have a corresponding meaning.
- 2.48 CUSTOM WORK SHOP means a building or structure or part thereof where the manufacturing of small quantities or articles is performed by the tradesman requiring manual or mechanical skills, but does not include machining, stamping or forging of materials.
- 2.49 DAY NURSERY means a building or part thereof duly licensed by the Province of Ontario for use as a facility for the day-time care of children.
- 2.50 DAYCARE CENTRE, HOME shall mean a dwelling that receives not more than five (5) children,

for temporary care and guidance, for a continuous period which does not exceed 24 hours.

- 2.51 DEVELOPMENT shall mean the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alterations to a building or structure that has the effect of substantially increasing the size or usability thereof, or the laying out and establishment of a driveway or the placement or removal of fill, whether originating on the site or elsewhere
- 2.52 DIGESTATE means the end product from the anaerobic digestion of manure (and permitted co-substrate input tank materials) that has a significant reduction in pathogens and odour.
- 2.53 DRIVEWAY means a vehicle access provided between a street or lane and a parking area or a loading space, or between two parking areas, but does not include a parking aisle.
- 2.54 DWELLING means a building or part of a building, containing one or more dwelling units, and that is used or designed to be used for use as a domestic establishment in which one or more persons may sleep and prepare and serve meals.
- 2.54.1 ACCESSORY DWELLING UNIT means a dwelling unit accessory to a permitted non-residential use.
- 2.54.2 DWELLING, APARTMENT means the whole of a building not otherwise defined herein, which contains five (5) or more dwelling units served by a common entrance or by an independent entrance directly from the outside in which the occupants have the right to use in common any corridors, stairs or elevators contained therein, and the yards appurtenant thereto.
- 2.54.3 DWELLING, CONVERTED means a residential use building that has been altered to increase the number of principle dwelling units to three or more.
- 2.54.4 DWELLING, DUPLEX means a building that is divided horizontally into two separate dwelling units each of which has an independent entrance either directly from outside or through a common vestibule.
- 2.54.5 DWELLING, FOUR UNIT means a separate building containing four dwelling units.
- 2.54.6 DWELLING, LIMITED SERVICE means a single-detached dwelling which:
- i) does not front on a municipally maintained street;
 - ii) does not receive municipal street services, such as snow clearing and road maintenance; and
 - iii) the means of access to the lot is not part of the municipal street network
- 2.54.7 DWELLING, ROW HOUSE OR TOWNHOUSE shall means a building that is divided vertically into three or more dwelling units, each of which has a separate and independent entrance at finished grade and separated from the adjoining unit or units by a common unpierced wall with no interior access between each dwelling unit.

Illustrations of Dwelling Types

- 2.54.8 DWELLING, SEASONAL means a single detached dwelling used occasionally for recreation, rest or relaxation, but not occupied continuously nor used as a year round permanent dwelling.
- 2.54.9 DWELLING, SEMI-DETACHED means a building that is divided vertically into separate dwelling units each of which has an independent entrance either directly from the outside or from a common vestibule.
- 2.54.10 DWELLING, SENIOR CITIZEN’S see Senior Citizen’s Home
- 2.54.11 DWELLING, SINGLE DETACHED means a single dwelling unit which is freestanding, separate and detached from other main buildings or main structures and includes a prefabricated single dwelling unit but does not include a mobile home or a recreational vehicle trailer.
- 2.54.12 DWELLING, THREE UNIT means a separate building containing three dwelling units.
- 2.54.13 DWELLING, TRIPLEX means a building that is divided horizontally into three separate dwelling units each of which has an independent entrance either directly from outside or through a common vestibule.
- 2.54.14 DWELLING, TWO UNIT means a separate building containing two dwelling units.
- 2.54.15 DWELLING UNIT means a unit that:
- i) consists of a self-contained set of rooms located in a building or structure;
 - ii) is used or intended for use as residential premises in common by one or more persons as a single, independent and separate housekeeping establishment;
 - iii) contains food preparation and bathroom facilities provided for the exclusive use of the occupants thereof; and
 - iv) has a private entrance directly from outside the building or from a common hallway or stairway inside the building.
- 2.55 DWELLING UNIT AREA means the aggregate of the floor area of all habitable rooms, hallways and lobbies within a dwelling unit, excluding the thickness of any exterior walls.
- 2.56 EATING ESTABLISHMENT means a building or part of a building where food is offered for sale or sold to the public for immediate consumption therein and includes a restaurant, café, cafeteria, ice cream parlour, tea or lunch room, dairy bar, coffee shop, snack bar, refreshment room or stand or a mobile food vehicle, but does not include a boarding house or any other use defined in this By-law.

- 2.57 EATING ESTABLISHMENT, DRIVE-IN means a premises consisting of a building or structure, together with a parking lot, from which food, refreshments, dairy products or beverages are offered for sale or sold to the public for consumption either in automobiles parked on the parking lot or for consumption elsewhere on the premises, but not necessarily within such building or structure, and does not include any other use defined in this By-law.
- 2.58 EATING ESTABLISHMENT, FULL SERVICE means a building or part thereof where food is prepared and offered for retail sale to the public for immediate consumption either on or off the premises and shall not include any other use defined in this By-law.
- 2.59 EATING ESTABLISHMENT, TAKE-OUT means a building or structure used for the sale of food to the general public and from which food is made available to the customer from within the building and does not include any other use defined in this By-law. No provision is made for consumption of the food within the customer's car, within the building or elsewhere on the site.
- 2.60 EQUIPMENT RENTAL ESTABLISHMENT means the use of land, or a building or structure, for the rental, lease or sale of equipment and/or tools, machinery, furniture, fixtures or other goods, and may include the servicing and repair of such equipment.
- 2.61 ERECT means build, construct, reconstruct, alter, enlarge or relocate and without limiting the generality of the foregoing, shall include any preliminary physical operations such as cutting, grading, excavating, berming, piling, cribbing, filling or drainage, or any altering of any existing building by an addition, deletion, enlargement, extension or other structural change.
- 2.62 ESTABLISHED BUILDING LINE means the average distance from the street line to existing buildings on the same side of a street within 150 metres of a lot, where a minimum of 3 dwellings have been built within this area prior to the date of passing of this By-law.
- 2.63 EXISTING shall mean existing as of the date of final passage of this By-law.
- 2.64 EXTRACTIVE INDUSTRIAL FACILITY means a building, structure or facility used for processing aggregate and includes the screening, sorting, washing, crushing, storing and other similar operations allied to an extractive industrial operation.
- 2.65 FACTORY OUTLET means a building accessory to a permitted industrial use where the products manufactured by that industry are kept for wholesale or retail sale.
- 2.66 FARM means a farm residence, farm buildings and accessory uses and structures and land used for the tillage of soil, the growing of vegetables, fruits, grains, and other staple crops. This definition may also apply to land used for livestock raising, dairying, woodlots, horticultural crops, fish farming and beekeeping.
- 2.66.1 FARM BUSINESS means any gainful occupation, trade or service that is carried on accessory to an operating farm as a means of diversification but which is small in scale and clearly secondary to the principal farm use. A farm business may include the storage of vehicles, equipment or commodities within a building or fully enclosed structure, a

welding shop, a custom workshop, a general service shop, a blacksmith, a farm produce sales outlet, the processing of farm produce, an artisan shop or studio, a kennel, a riding stable, the repair of vehicles or farm equipment, a bed and breakfast establishment, or other similar use in character to the foregoing. Only farm buildings and structures surplus to the farm use may be used for the farm business and no new buildings and structures may be permitted solely for the purposes of accommodating a farm business.

- 2.67 FARM, INTENSIVE means a farm residence, farm buildings and accessory uses and structures on land where the predominant economic activity is consists of raising of livestock or the growing of mushrooms
- 2.68 FARM, LIMITED means the raising and harvesting of field, bush, vine, forest or tree crops grazing and trapping and does not include a farm dwelling and accessory buildings and uses.
- 2.69 FARM PRODUCE SALES OUTLET means a fruit, vegetable, flower or farm produce stand set up as an accessory use on a farm, used for the sale or produce from that same agricultural use.
- 2.70 FINANCIAL INSTITUTION OR BANK shall mean a building or part thereof used for a bank, mortgage or trust company, finance company or investment company.
- 2.71 FLEA MARKET shall mean the following:
- a) a building or part of a building where second hand goods, articles and/or antiques, are offered or kept for retail sale to the general public but shall not include any other retail establishment otherwise defined in this By-law; or
 - b) an occasional or periodic market or sales event held in an open area, which may include a street, or within a building or structure where independent sellers offer goods, new and used, for sale to the public, but not including private garage sales; or
 - c) a building or open area in which stalls or sales areas are set aside and rented or otherwise provided, and which are intended for use by various unrelated individuals to sell articles that are either home grown, homemade, handcrafted, old, obsolete, or antique, and may include the selling of goods at retail by businesses or individuals who are generally engaged in the retail trade.
- 2.72 FLOOD means a temporary rise in the water level resulting in the inundation of areas adjacent to a watercourse not ordinarily covered by water.
- 2.72.1 FLOOD FRINGE means the outer portion of the flood plain, where the two zone approach applies, between the floodway and the edge of the flood plain being the limits of the flooding hazard. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the floodway.
- 2.72.2 FLOOD PLAIN means the area of land within a watershed which is or may be subject to inundation during a flooding event. This area shall be calculated as being the area that would be flooded with an expected average frequency of once in one hundred years. Lands subject to flooding shall have a corresponding meaning.

- 2.72.3 FLOOD PLAIN DESIGN ELEVATION means the elevation established under this By-law, below which all buildings must be floodproofed. This elevation shall be calculated based on the flood plain determined for the watershed.
- 2.72.4 FLOODPROOFED refers to the measures taken as part of the basic design and/or construction of buildings, structures or properties, to ensure that a structure or building is safe from the effects of flooding and/or to reduce or flooding hazards. Floodproofing shall include the following: no building openings of any kind, including windows, doors, vents, etc., shall be permitted below the flood plain design elevation; incoming power service metering equipment, electrical appliances shall not be erected below the flood plain design elevation, notwithstanding this restriction does not apply to electrical wall units equipped with ground fault plugs; heating, ventilation, plumbing, sanitary sewer, sanitary and water systems shall be designed to consider flood vulnerability; sanitary sewer and storm water drainage systems having openings below the flood plain design elevation shall have automatic back-flow preventers; water supply systems shall be designed to prevent possible contamination from flood water; gas and/or oil fired furnaces shall be provided with float operated automatic control valves to shut off fuel in the event of flooding; sanitary sewer or septic systems shall be designed to prevent sewage discharge and resulting health hazards during flood conditions. Foundations shall be of cast-in-place concrete construction, designed by a professional engineer. The interior foundation wall shall be unfinished to the flood plain design elevation. Basements shall not be permitted to contain habitable space, nor shall they be permitted to be used for the storage of hazardous materials that are buoyant, flammable, explosive or toxic. A separate electrical circuit shall be required to be provided for a submersible sump pump, and the operating switch shall be located at the head of the stairs. Backfill should generally be graded away from the foundation at a slope not exceeding 1 in 30 (ratio of height to distance), for a distance of 4.572 metres (15 feet), after which it can be increased to a 1 in 4 slope down to original grade.
- 2.72.5 FLOODWAY means the portion of the flood plain where development and site alteration would cause a danger to public health and safety and property damage. Where the one zone approach is applied, the floodway is the entire contiguous flood plain. Where the two zone concept is applied the floodway is the contiguous inner portion of the flood plain, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to such that they pose a potential threat to life and/or property damage. Where the two zone approach applies, the outer portion of the flood plain is called the flood fringe.
- 2.73 FLOOR AREA GROSS means, for a dwelling, the total area of the storeys exclusive of basements, cellars, attic, garages, sunrooms, unenclosed verandas or porches; and for a building other than a dwelling, the total area of all the floors contained within the outside walls of the building. Only that floor area having a clear height to the ceiling of at least two and one-quarter metres (2.25 metres) may be used to calculate floor area.
- 2.74 FLOOR AREA, GROSS LEASABLE (GLA) means the total floor area of a building including basements, mezzanines and upper floors, minus common areas including public walkways, malls,

Illustration of Flood Plain - Two Zone Approach

public toilets, truck and service facilities, joint service facilities, elevator shafts and lobbies, boiler rooms, maintenance rooms, mechanical or electrical or utility rooms and any parking for autos within the building.

- 2.75 FLOOR AREA, NET shall mean only the habitable or useable floor space in a building exclusive of any foyer, hallways, stairwell, closet, washroom or toilet room and shall be measured from the inside walls.
- 2.76 FOOD CATERING ESTABLISHMENT means any premises where food is prepared for banquets, weddings etc. and where such food is prepared for consumption off the premises.
- 2.77 FORESTRY means the management, development and cultivation of timber resources to ensure the continuous production of wood or wood products, provision of proper environmental conditions for wildlife, protection against floods and erosion, protection and production of water supplies, and preservation of the recreation resources.
- 2.78 FUEL DEPOT means the use of land, structures or buildings for the purpose of distributing fuels from a fuel storage tank on the premises.
- 2.79 FUEL STORAGE TANK means a tank for the bulk storage of petroleum gasoline, fuel oil, gas or inflammable liquid or fluid but does not include a container for inflammable liquid or fluid legally and properly kept in a retail store or a tank for storage merely incidental to some other use of the premises where such tank is located.
- 2.80 FUNERAL HOME means any premises where preparation of a human body for interment or cremation is undertaken.
- 2.81 FURNITURE SHOWROOM means a retail establishment in which furniture, antique furniture, hand-crafted furniture and/or cabinets, are sold, stored, displayed, and in which less than 50 percent of the gross leasable floor area may be devoted to the manufacturing, finishing, refinishing and/or restoration of such furniture.
- 2.82 GARAGE OR CARPORT (PRIVATE) means an enclosed or partially enclosed structure in which no business, occupation or service is conducted for profit, and which structure is used primarily for the storage of one or more vehicles and storage of household equipment incidental to the residential occupancy.
- 2.83 GARAGE, PUBLIC shall mean a municipal or provincial facility used for the storage and servicing of road construction and maintenance equipment and materials.
- 2.84 GARAGE SALE shall mean any general sale to the public of personal property from any noncommercial premises in any zone, including but not limited to all sales entitled “garage”, “lawn”, “yard”, “attic”, “porch”, “driveway”, “room”, “backyard”, “patio”, or “rummage” sale and shall not include a flea market. Personal property shall mean property which is owned, used and maintained by an individual or members of his or her residence and acquired in the normal course of living in or maintaining a residence. It does not include merchandise that was purchased for

resale or obtained on consignment.

- 2.85 GARDEN CENTRE means an establishment primarily used for the retail sale of gardening equipment, products and planting materials, including greenhouses, for the cultivation of such materials.
- 2.86 GOLF COURSE shall mean a public or private area operated for the purpose of playing golf including a par three golf course, driving range, miniature golf course or combination thereof.
- 2.87 GRAVEL PIT means any open excavation made for the removal of any soil, earth, clay, marl, sand, gravel or unconsolidated rock or mineral in order to supply material for construction, manufacturing or industrial purposes. This corresponds to a PIT as defined by the Aggregate Resources Act, R.S.O. 1990, c.A.8, as amended.
- 2.88 GROUP HOME means a single housekeeping unit in a residential dwelling in which residents live together under responsible supervision consistent with the requirements of its residents. The home is licensed or approved under provincial statute and federal statute.
- 2.89 HEIGHT means when used with reference to a building the vertical distance between the average elevation of the finished surface of the ground at the front of the building and;
- i) in the case of a flat roof, the highest point of the roof surface or the parapet, whichever is the greater;
 - ii) in the case of a mansard roof, the deck roof line,;and
 - iii) in the case of a gable, hip or gambrel roof, the mean height between the eaves and the ridge.
- 2.90 HIGH WATER MARK means the present normal mark made by the action of water under natural conditions on the shore or bank 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.
- 2.91 HOME DISPLAY AND SALES OUTLET shall mean an establishment or premises where prefabricated dwellings including cottages and mobile homes are erected or located for display purposes only and from which orders can be placed for the purchase and delivery of such dwellings or parts and accessories associated therewith.
- 2.92 HOME FOR THE AGED means a “home for the aged” as defined under the Homes for the Aged and Rest Homes Act, as amended from time to time.
- 2.93 HOME INDUSTRY means a gainful occupation, service, or trade such as woodworking, welding, machine or auto repair shop or storage, in whole or in part in a building or structure accessory to a dwelling.
- 2.94 HOME OCCUPATION means any occupation for gain or support which is carried on as an accessory use either within a dwelling or dwelling unit and operated by the occupants residing

Illustration of Building Height Definitions

therein. Such home occupation uses may include a service or repair shop, a personal service shop, the office or consulting room of a doctor; dentist, chiropractor, drug-less practitioner, lawyer, or real estate agent, insurance agent, planner, architect, photographer, teacher, music or dance instructor or engineer, but shall not include a clinic, hospital, nursing home, tea room, kennel or a small internal combustion engine repair shop.

2.95 HOSPITAL,

2.95.1 PRIVATE HOSPITAL shall mean a hospital as defined in the Private Hospitals Act, as amended, and a sanitarium as defined by the Private Sanitarium Act as amended from time to time.

2.95.2 PUBLIC HOSPITAL shall mean a hospital as defined by the Public Hospital Act amended from time to time.

2.96 HOTEL means a tourist establishment that consists of one or more than one building containing four or more accommodation units grouped under one roof and accessible from the interior or partially from the exterior, and may or may not have facilities for serving meals.

2.97 HOUSING CAPACITY means the maximum livestock capacity for all facilities on a lot at any time, even if currently empty but able to house livestock.

2.98 HUNTING AND FISHING CAMP means a building or structure intended to provide basic shelter and accommodation on an occasional basis for a person or group of persons engaged in hunting or fishing activities or other outdoor recreational activities. Such structure may be described as being of light frame construction without any interior finish on its walls and ceiling.

2.99 INDUSTRIAL USE means the use of land, buildings or structures for the purpose of manufacturing, processing, fabricating or assembly of raw materials or goods, warehousing or bulk storage of goods, and related accessory uses.

2.100 INSTITUTIONAL USES means the use of land, building or structures for public or social purposes, including religious, governmental, educational, charitable, health, or other non-commercial uses and may include cemeteries, places of worship, municipal buildings, police and fire stations, schools, day care centres, hospitals and seniors complexes.

2.101 KENNEL means an establishment where any person, group of persons, partnership or corporation is engaged in the commercial business of breeding, buying, selling or boarding dogs, cats or domesticated animals.

2.102 LANDSCAPED OPEN SPACE means open space comprised of lawn and/or ornamental shrubs, flowers and trees and may include space occupied by paths, walks, courts and patios, but shall not include parking areas, traffic aisles, driveways, ramps or storage of equipment, vehicles or other materials.

2.103 LANE means a public thoroughfare which affords only a secondary means of access to abutting

lots and which is not intended for general traffic circulation.

- 2.104 LIVESTOCK means dairy, beef, swine, poultry, horses, goats, sheep, ratites, fur-bearing animals, deer, elk, game animals, birds, and other animals identified in Table 1 of the Minimum Distance Separation formulae.
- 2.105 LIVESTOCK FACILITY means one or more permanent barns or permanent structures with livestock occupied portions, intended for keeping or housing livestock. A livestock facility also includes all manure or manure storages and anaerobic digesters.
- 2.105.1 EMPTY LIVESTOCK FACILITY means a livestock facility that does not currently contain any manure, house any livestock, or contain organic material used for anaerobic digestion.
- 2.105.2 EXPANDED LIVESTOCK FACILITY means any building activity to construct or expand a livestock facility that requires a building permit and results in an increase, or decrease, in Nutrient Unit capacity on a lot, where there already was some existing Nutrient Unit capacity.
- 2.105.3 FIRST LIVESTOCK FACILITY means any building activity to construct a livestock facility that requires a building permit and results in an increase in Nutrient Unit capacity on a lot, where there already was no existing Nutrient Unit capacity.
- 2.105.4 LIVESTOCK OCCUPIED PORTION means those parts of livestock facilities where livestock spend the majority of their time, allowing substantial amounts of manure to accumulate, but does not include feed preparation rooms, milking centres, offices, washrooms, riding arenas, livestock loading chutes, or livestock assembly areas.
- 2.106 LOGGING HAULER means an area of land and/or building of a logging contractor where equipment and materials are stored and may include repairs to logging equipment belonging to the logging contractor, but shall not include the cutting or re-cutting of logs or the storage of logs, with the exception of logs on a trailer.
- 2.107 LOT means a parcel or tract of land:
- i) which is a whole lot as shown on a Registered Plan of Subdivision, but a Registered Plan of Subdivision for the purposes of this paragraph does not include a Registered Plan of Subdivision which has been deemed not to be a Registered Plan of Subdivision under a By-law passed pursuant to Section 50 of The Planning Act, R.S.O. 1990, c.P. 13 as amended.
 - ii) which is a separate parcel of land the owner of which does not retain the fee or equity of redemption in, or a power or right to grant, assign, or exercise a power of appointment with respect to any abutting land, or
 - iii) the description of which is the same as in a deed which has been given consent pursuant

to The Planning Act, R.S.O. 1990, c.P. 13 as amended.

For the purposes of applying the minimum distance separation formulae, lot means a parcel or tract of land, within a registered plan of subdivision or described in a deed or other legal document, that is capable of being legally conveyed.

- 2.108 LOT AREA means the total horizontal area within the lot lines of a lot. In the case of a corner lot having street lines rounding at the corner with a radius of six (6) metres, or less, the lot area of such land shall be calculated as if the lot lines were produced to their point of intersection.
- 2.109 LOT, CORNER means a lot situated at the intersection of two streets, of which two adjacent sides, that abut the intersecting streets, contain an angle of not more than 135 degrees; where such adjacent sides are curved, the angle of intersection of the adjacent sides shall be deemed to be the angle formed by the intersection of the tangents to the street lines, drawn through the extremities of the interior lot lines, provided that, in the latter case, the corner of the lot shall be deemed to be that point on the street lines nearest to the point of intersection of the said tangents.
- 2.110 LOT COVERAGE means the percentage of the lot area covered by buildings, including accessory buildings.
- 2.111 LOT FRONTAGE means the horizontal distance between the side lot lines measured along the front lot line. Where the front lot line is not a straight line, or where the side lot lines are not parallel, the lot frontage shall be measured along a line seven and one-half (7.5) metres back from and parallel to the street line. Notwithstanding Section 2.114 (i), in the case of a corner lot, where the shorter line does not meet the minimum lot frontage requirement of the applicable Zone, for the purpose only of addressing the minimum lot frontage requirement of the applicable zone, the lot frontage shall be measured along the longer lot line.
- 2.112 LOT, INTERIOR means a lot situated between adjacent lots and having access to one street.
- 2.113 LOT LINE means any boundary of a lot or a vertical projection thereof.
- 2.114 LOT LINE, FRONT means the street line with the following clarifications:
- i) in the case of a corner lot, the shorter street line shall be deemed the front lot line and the longer street line shall be deemed the side lot line;
 - ii) in the case of a corner lot with two street lines of equal lengths, the lot line that abuts the wider street or abuts a Provincial Highway shall be deemed to be the front lot line, and in the case of both streets being under the same jurisdiction, or of the same width, the lot line where the principal access to the lot is approved shall be deemed to be the front lot line;
 - iii) in the case of a corner lot abutting a 0.3 metre reserve the lot line so abutting the 0.3 metre reserve shall be deemed an exterior side lot line and the street line shall be deemed the front lot line;

- iv) in the case of a corner lot where the ownership of a site triangle has been retained by the applicable Road Authority, the lot line that forms the base of the triangle shall not be considered as a front lot line for the purposes of determining which is the front lot line;
 - v) in the case of a through lot, the longer street line shall be deemed to be the front lot line and the opposite shorter street line shall be deemed to be the rear lot line;
 - vi) in all other cases, the lot line where the principal access to the lot is approved shall be deemed to be the front lot line.
- 2.115 LOT LINE, REAR means the lot line opposite the front lot line.
- 2.116 LOT LINE, SIDE means a lot line other than a front or rear lot line.
- 2.117 LOT, THROUGH means a lot bounded on two opposite sides by a street line. If any lot qualifies as being both a “Lot, Corner” and a “Lot, Through” as defined elsewhere in this By-law, such lot shall be deemed a “Lot, Corner” for the purpose of this By-law.
- 2.118 LOT WIDTH means the shortest horizontal distance between the side lot lines measured through the mid-point of the line representing the rear of the required front yard.
- 2.119 MAIN BUILDING means a building in which the principal use is conducted on the lot on which the building is located. In the residential zone the dwelling is the main building.
- 2.120 MANUFACTURING PLANT means a building or structure in which a product is fabricated and from which such product is shipped to a wholesale or retail outlet.
- 2.121 MANUFACTURING PLANT, LIGHT means a building or structure in which component parts are manufactured, assembled or processed to produce finished products suitable for retail trade, but which does not include any industry involving stamping, presses, furnaces or other machinery that emits dirt, dust or noxious fumes into the air or that results in noise or vibration beyond property boundary, in excess of Ministry of the Environment guidelines.
- 2.122 MANURE OR MATERIAL STORAGE means permanent storages, which may or may not be associated with a livestock facility containing liquid manure (<18% dry matter), or digestate. Permanent storages may come in a variety of:
- locations (under, within, nearby, or remote from barn);
 - materials (concrete, earthen, steel, wood);
 - coverings (open top, roof, tarp, or other materials);
 - elevations (above, below or partially above grade).
- 2.123 MARINA means a building, structure or place, containing docking facilities and located on a waterbody, where boats and boat accessories are berthed, stored, serviced, repaired or kept for sale or rent and where facilities for the sale of marine fuels and lubricants may be provided.
- 2.124 MINI STORAGE ESTABLISHMENT means one or more than one building containing separate

spaces of varying sizes that are offered by lease or rent to persons for the storage of chattels.

- 2.125 MINE means any opening or excavation in, or working of the ground for the purpose of opening up or proving any mineral or mineral-bearing substance, and any ore body, mineral deposit, stratum, rock, earth, clay, sand or gravel, or place where mining is or may be carried on, and all ways, works, machinery, plant, buildings and premises below or above ground belonging to or used in connection with the mine, and also any quarry, excavation or opening of the ground made for the purpose of searching for or removal of mineral rock, stratum, earth, clay, sand or gravel and any roasting or smelting furnace, concentrator mill, work or place used for in connection with washing, crushing, sifting, reducing, leaching, roasting, smelting, refining, treatment or research on any of such substance.
- 2.126 MINING means any mode or method of working whereby the earth or any rock, stratum, stone or mineral-bearing substance may be disturbed, removed, washed, sifted, leached, roasted, smelted, refined, crushed or dealt with for the purpose of obtaining any mineral therefrom, whether it has been previously disturbed or not.
- 2.127 MOBILE HOME means any dwelling that is designed to be made mobile and constructed or manufactured to be used in like manner as a single detached dwelling for the permanent accommodation of one or more persons, notwithstanding that the running gear is or may be removed, or that such dwelling is or may be fixed on a finished and permanent foundation or has become in any other manner so adapted and affixed to the land upon which it is situated that it is, or has become, an immobile and permanent structure, and includes any mobile home as defined in Section 46(1)(a) of the Planning Act, R.S.O. 1990, c.P. 13 as amended from time to time, or any successors thereto.
- 2.128 MOBILE HOME PARK means a lot containing two or more mobile home sites and which is under single management and ownership, used for the siting of mobile homes together with commercial-recreational and service uses for Mobile Home Park residents, including any building, structure or enclosure forming a part of such a mobile home park.
- 2.129 MOBILE HOME SITE means a parcel of land within a mobile home park occupied by or intended for occupancy by one mobile home together with all yards and open space required by this By-law.
- 2.130 MOTEL means a tourist establishment that consists of:
- i) one or more than one building containing four or more attached accommodation units accessible from the exterior only;
 - ii) may or may not have facilities for serving meals; and
 - iii) is designed to accommodate the public for whom the automobile is the principal means of transportation.
- 2.131 MOTOR HOTEL means a tourist establishment that consists of one 1) one or more than one

- building containing four or more accommodation units grouped under one roof and accessible from the interior or partially from the exterior, 2) may or may not have facilities for serving meals, and 3) is designed to accommodate the public for whom the automobile is the principle means of transportation.
- 2.132 **MULTIPLE RESIDENTIAL** for the purposes of applying the Minimum Distance Separation Formulae, means three or more residential units in the same structure.
- 2.133 **MUTUAL DRIVEWAY** means an ingress or egress that is common to two or more owners of abutting lands as a right-of-way registered against the title of the lands.
- 2.134 **NATURAL HERITAGE FEATURE** means features and areas such as significant wetlands, fish habitat, significant portions of the habitat of endangered and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.
- 2.135 **NAVIGABLE WATERWAY** means a navigable body of water or stream as deemed under the Navigable Waters Protection Act.
- 2.136 **NON-CONFORMING** means that which does not conform, comply or agree with the regulations of this Bylaw as of the date of final passing thereof.
- 2.137 **NURSING HOME** shall mean a nursing home as defined under the Nursing Home Act, as amended from time to time.
- 2.138 **NUTRIENT UNIT (NU)** means an amount of nutrients that give a fertilizer replacement value of 43 kilograms of nitrogen, or 55 kilograms of phosphate as nutrient (as defined in Ontario Regulation 267/03 made under the Nutrient Management Act, 2002).
- 2.139 **OBNOXIOUS USE** shall mean an offensive trade within the meaning of the Health Protection and Promotion Act, as amended, and the Environmental Protection Act or any use which is offensive or dangerous by reason of the emission of odour, smoke, dust, noise, gas, fumes, vibration or refuse matter.
- 2.140 **OFFICE - BUSINESS** shall mean an office where one or more persons are employed in the management, direction or conducting of any agency, business, brokerage, labour or fraternal organization and shall include a radio and television broadcasting studio or theatre.
- 2.141 **OFFICE - PROFESSIONAL** shall mean any office where professionally qualified persons, technical assistants and clerical staff are employed and where clients or patients seek advice, consultation, or treatment. Notwithstanding the foregoing, said office shall not be a hospital or any other use defined herein.
- 2.142 **OPEN STORAGE** means the storage of goods, merchandise or equipment in the open air and in unenclosed portions of buildings which are open to air in the side.

- 2.143 **OUTDOOR FURNACE** means a solid fuel burning appliance located to the exterior of the building it serves and used for the space heating of buildings and/or domestic water heating and does not include the incineration of waste as defined in Section 25 of the Environmental Protection Act.
- 2.144 **PARK** means an area, consisting largely of open space, which may include a recreational area, playground, playfield or similar use, but shall not include a mobile home park or recreational vehicle park.
- 2.144.1 **PUBLIC PARK** means a park owned or controlled by the Corporation or by any Ministry, Board, Commission or Authority established under any statute of Ontario or Canada.
- 2.144.2 **PRIVATE PARK** means a park other than a public park.
- 2.145 **PARKING AREA** means an area provided for the parking of motor vehicles and encompassing at least the required number of parking spaces and all driveways, aisles, manoeuvring areas, entrances, exits and similar areas for access to parking spaces, but shall not include any part of a street or private road.
- 2.146 **PARKING SPACE** shall mean an area of not less than fifteen (15) square metres measuring (2.7) metres by (5.5) metres exclusive of driveways or aisles for the temporary parking or storage of motor vehicles.
- 2.147.1 **PARKING SPACE, BARRIER FREE** shall mean an area of not less than fifteen (15) square metres measuring (3.5) metres by (5.5) metres exclusive of driveways or aisles, provided for the temporary parking or storage of motor vehicles for exclusive use of persons with disabilities.
- 2.148 **PERMITTED** means permitted by this By-law.
- 2.149 **PERSON** includes an individual, an association, a chartered organization, a firm, a partnership or a corporation.
- 2.150 **PLACE OF ENTERTAINMENT** means an athletic, recreational or social club operated for gain or profit as well as a motion picture or other theatre, auditorium, billiard or pool room, bowling alley, ice or roller skating rink, curling rink, or dance hall, but does not include an adult entertainment establishment or body rub parlour or any place of entertainment or recreation otherwise defined or classified in this By-law.
- 2.151 **PLACE OF WORSHIP** mean a building or part of a building or open area of land, dedicated to religious worship and may include a church hall, a church auditorium, a Sunday school, a parish hall, and/or a day nursery.
- 2.152 **POST OFFICE** means a building or part of a building where postal services are provided by Canada Post or through an agreement with Canada Post.

- 2.153 PRIVATE ROAD a registered right-of-way not dedicated and accepted as, or otherwise deemed at law to be a public highway, that serves as a privately maintained motor vehicle access-route to one or more abutting, legally conveyable parcels of land.
- 2.154 PRIVATE CLUB means a building or part of a building used as a meeting place for members of a chartered organization, and shall include a lodge, a fraternity or sorority house, hostel, and a labour union hall but shall not include an adult entertainment establishment or body rub parlour.
- 2.155 PRIVATE ROAD means a registered right-of-way not dedicated and accepted as, or otherwise deemed at law to be a public highway, that serves as a privately maintained motor vehicle access route to one or more abutting, legally conveyable parcels of land.
- 2.156 PUBLIC AUTHORITY means the Council of the Township of Laurentian Valley and any School Board, Public Utility Commission, Transportation Commission, Public Library Board, Board of Parks Management, Board of Health, Planning Committee or other Board or Commission or Committee of the Township of Laurentian Valley, established or exercising any power or authority under any general or special statutes of the Province of Ontario with respect to any of the affairs or purposes of the Municipality or a portion thereof, and includes any committee or local authority established by By-law of the Municipality.
- 2.157 PUBLIC BUILDING means any building or structure owned or leased by a municipal corporation, the County of Renfrew, Province of Ontario or the Government of Canada and in which government activities are carried out.
- 2.158 PUBLIC UTILITY means any one of the following: a waterworks; a water supply system; sewage works; electrical power or energy generating transmission or distribution system; street lighting system; natural or artificial gas works or supply system, including TransCanada Pipelines; or a telephone system; and includes any lands, buildings or equipment required by a Public Authority for the administration or operation of any such system.
- 2.159 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 Corporation or an excavation incidental to the construction of any public works.
- 2.160 RECREATION, ACTIVE means the use of land, water and/or building for the purpose of organized active leisure activities and shall include an arena, a sports field, and motorized vehicle trails.
- 2.161 RECREATION, PASSIVE means the use of land and/or water for the purpose of passive leisure activity and shall include a park, a garden, a picnic area and the like, equestrian and hiking trails, as well as a playlot with activity equipment for children.
- 2.162 RECREATIONAL VEHICLE means a structure or vehicle designed, intended and used as accommodation exclusively for travel, recreation and vacation and which is either capable of

being drawn by a passenger vehicle or is self-propelled and shall include travel trailers, tent trailers, vans, motor homes, and similar transportable accommodation excepting a mobile home.

- 2.163 RECREATIONAL VEHICLE CAMPGROUND OR PARK means a parcel of land under single ownership which is designed, developed and maintained or intended to provide accommodation on a temporary or seasonal basis, for recreational vehicles and/or tents plus accompanying towing or carrying vehicles. It may also include accessory uses such as an administration office, clubhouse, snack bar, laundry, convenience and souvenir shop, swimming pool, washrooms, showers, managers dwelling and recreational facilities.
- 2.164 RELIGIOUS EDUCATION FACILITY shall mean an establishment used by religious groups for study, relaxation, meditation and similar activities, including dining and lodging facilities, accommodation for staff and compatible accessory uses.
- 2.165 REQUIRED means required by this By-law.
- 2.166 RESIDENTIAL UNIT means dwelling unit.
- 2.167 RESORT means a tourist establishment catering to the vacationing public, designed as a destination-oriented operation and/or being within an area recognized as a destination for vacations, and providing meals and sleeping accommodations that may consist of lodge houses, guest rooms or cottages, but shall not include any establishment otherwise defined herein.
- 2.168 RESTAURANT see EATING ESTABLISHMENT
- 2.169 RETAIL STORE means a building or part of a building in which goods, wares, merchandise, substance, articles or things are offered or kept for sale at retail, but does not include any establishment otherwise defined herein.
- 2.170 RIDING STABLES means an establishment where horses are kept and where, for a fee, horses are hired out to the general public for riding.
- 2.171 ROAD, PUBLIC see STREET
- 2.171.1 PRIVATE SERVICE ROAD means a road to service a lot or lots which would front on an open public road allowance but where direct access is not possible due to traffic safety concerns or physical obstructions and where such private and where such entrance is approved by the applicable Road Authority and the right-of way is legally obtained and secured.
- 2.172 ROAD ALLOWANCE (STREET ALLOWANCE) means land held under public ownership for the purpose of providing a street.
- 2.173 ROOM, HABITABLE means a room which:
- i) is located within a dwelling unit;

- ii) is designed for living, sleeping or eating or for sanitary purposes;
- iii) can be used at all times throughout the year; and
- iv) is not located within a cellar.

A habitable room does not include any room specifically defined herein as a non-habitable room.

- 2.174 ROOM, NON-HABITABLE means any room located within a dwelling unit that is not a habitable room, including, but no so as to limit the generality of the foregoing, a laundry room, a pantry, a lobby, a stairway, a closet, a verandah, a recreation room, a porch, a balcony, a private garage, an unfinished attic, a cellar, a boiler room and any space used for the service and maintenance of such dwelling or for vertical travel between storeys.
- 2.175 SALVAGE YARD includes a lot and/or premises for the storage and/or handling and/or sale of scrap or used materials, which without limiting the generality of the foregoing, shall include waste paper, rags, wood, bottles, bicycles, vehicles, tires, metal and/or other scrap material and salvage includes a junk yard, scrap metal yard and an automotive wrecking establishment (as defined in this By-law), including ancillary automotive sales and service establishment and premises.
- 2.176 SAWMILL means a building, structure or area where timber is cut or stored, either to finished lumber or as an intermediary step.
- 2.177 SCHOOL means a school under the jurisdiction of a Public, Separate or High School Board, a college or a university or any other school established and maintained either wholly or partially at public or private expense whether or not the same is also a boarding school, and includes any dormitory building accessory to a school.
- 2.178 SENIOR CITIZEN'S HOME OR RETIREMENT HOME means any home for senior citizens sponsored and administered by any public agency or any service club, church or other profit or non-profit organization, either of which obtains its financing from Federal, Provincial or Municipal Governments or agencies, or by public subscription donation or residents payments, or by any combination thereof, and such homes may include ancillary uses such as club, kitchen, dining and /or lounge facilities, health, personal or recreational services, usually associated with Senior Citizens development. Such home may contain rooming units or a combination of rooming units and dwelling units primarily for senior citizens.
- 2.179 SEPARATION DISTANCE means the horizontal distance between buildings or structures or physical features measured from the closest point on the exterior wall of such buildings or structures or such physical features.
- 2.180 SEPTAGE means untreated sanitary waste from a septic tank, and corresponds to Hauled Sewage as defined under the Environmental Protection Act.
- 2.181 SEPTAGE DISPOSAL SITE means a site approved by the Ministry of the Environment where untreated sanitary waste from a septic tank is stored or disposed.

- 2.182 SEWAGE SLUDGE means waste from a sewage treatment plant that is predominantly organic in composition and that has been treated by aerobic or an aerobic digestion or other means.
- 2.183 SEWAGE SLUDGE SITE means a site where the aqueous suspension of residual solids generated from the treatment of municipal or industrial wastewater is stored or disposed of.
- 2.184 SERVICE SHOP, GENERAL means a building or part of a building used for the servicing or repairing of articles, goods or materials, and in which no product is manufactured and includes radio, television and appliance repair shops, a laundromat, but does not include any automotive uses as defined by this By-law.
- 2.185 SERVICE SHOP, PERSONAL means a building or part thereof in which services are provided and administered to the individual and personal needs of persons, and without limiting the generality of the foregoing, includes barber shops, hairdressing establishments and workrooms for shoe repair and shoe shining shops, tailor shops, bakery shops and photographic studios but shall not include an adult entertainment establishment or body rub parlour.
- 2.186 SHOPPING CENTRE shall mean a group of commercial and service establishments related in size and type, primarily to the specific commodity needs of the community and designed, developed and managed as a unit whether by a single owner, a group of owners or tenants acting in collaboration and shall include as a primary establishment a department store. Generally, but not prerequisite, the public access to individual functions within a Shopping Centre will be from an enclosed common mall area.
- 2.187 SHOPPING PLAZA shall mean a group of commercial and service establishments or uses, related in size and type, primarily to the day to day needs of a residential area and designed, developed and managed as a unit, whether by a single owner, a group of owners or tenants in collaboration. Access to individual functions generally may be from an open mall area.
- 2.188 STREET means a public highway or public road under the jurisdiction of either the Corporation, the County of Renfrew or the Province of Ontario, and includes any highway as defined in the Municipal Act (R.S.O. 1980), Chapter 302, as amended but does not include a lane, a driveway, a private road.
- 2.189 STREET ALLOWANCE (Road Allowance) means land held under public ownership for the purpose of providing a street.
- 2.190 STREET, IMPROVED means a road allowance which has been improved and maintained in such a manner so as to permit its use by normal vehicular traffic on a year-round basis.
- 2.191 STREET LINE a lot line dividing a lot from the limit of the street allowance or private road.
- 2.192 STREET, MINIMUM MAINTENANCE means a public road that is under the jurisdiction of the Township and that is maintained to a standard acceptable for normal summer use only. STREET, SEASONAL shall have a corresponding meaning.

- 2.193 STRUCTURE means anything constructed or erected, the use of which requires location on or in the ground or attached to something having location on or in the ground.
- 2.194 TARPAULIN OR PLASTIC GARAGE means a supporting metal or wood framework with a fabric cover made of canvas, nylon, or similar material which can be dismantled and moved.
- 2.195 TAVERN OR PUBLIC HOUSE means a tavern or public house as defined in the Liquor Licence Act, but shall not include an adult entertainment establishment, a body rub parlour, a hotel or eating establishment.
- 2.196 TAXISTAND means the permanent location of the taxi business and the source of dispatch rather than the location of the taxi on its dispatch.
- 2.197 TOURIST ESTABLISHMENT means a commercial building, structure or area of land designed for the accommodation of the travelling or vacationing public.
- 2.198 TOWNSHIP means the Corporation of the Township of Laurentian Valley, or land included within the Township of Laurentian Valley as appropriate.
- 2.199 TRAILER means any vehicle so constructed as to be suitable for attachment to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle, except a mobile home or farm implement.
- 2.200 TRAILER, TENT OR TRAVEL means any trailer capable of being used for the temporary living, sleeping or eating accommodation of persons, notwithstanding that such vehicle is jacked up or that its running gear is removed.
- 2.201 TRAILER PARK see Recreational Vehicle campground.
- 2.202 TRANSFER STATION means a waste disposal site used for the purpose of transferring waste from one vehicle to another for transportation to another waste disposal site.
- 2.203 TRUCK TERMINAL means a building, structure or place where trucks or transports are rented, leased, kept for hire, or stand or park for remuneration, or from which trucks or transports, stored or parked on the property are dispatched for hire as common carriers or which is a bonded warehouse.
- 2.204 USE when used as a noun shall mean the purpose for which a lot, building or structure or any combination thereof is designed, arranged, occupied, intended, held or maintained. 'Use' when used as a verb shall mean to put to such purpose.
- 2.205 VEHICLE means a passenger automobile or other motor vehicle, a boat, a farm implement, a commercial motor vehicle, a recreational vehicle, a snowmobile, a trailer and any other device that is capable of being propelled or driven by any kind of power but not any other device powered solely by human effort except a boat.

- 2.206 WAREHOUSE shall mean a building or part of a building used primarily for the operation of general merchandise warehousing, cold storage and other storage facilities and also includes a centre for the distribution of wholesale goods and commodities for resale to retailers; to industrial, commercial, institutional, or professional users; to the wholesalers.
- 2.207 WASTE DISPOSAL SITE means any land, building or structure approved by the Ministry of the Environment or its agents, upon, into or in which waste may be deposited, processed or transferred. A waste disposal site may be further classified according to the type of waste and/or the treatment of the waste, for example see Waste Disposal Site - Landfill, and Waste Disposal Site - Transfer
- 2.208 WASTE DISPOSAL SITE - COMPOSTING means a Waste Disposal Site approved for the treatment of waste by aerobic decomposition of organic matter by bacterial action for the production of stabilized humus.
- 2.209 WASTE DISPOSAL SITE - LANDFILL means a Waste Disposal Site approved for the disposal of waste by deposit under controlled conditions, and includes the compaction of the waste into a cell and covering the waste with cover materials at regular intervals, but shall not include landfilling of hazardous waste.
- 2.210 WASTE DISPOSAL SITE - PROCESSING means a Waste Disposal Site approved for the purpose of handling, dismantling, refurbishing or temporarily storing scrap or used materials for the purpose of resale or further disposal. Scrap or used materials shall include waste paper, rags, wood, bottles, metal, bicycles, vehicles and tires.
- 2.211 WASTE DISPOSAL SITE - TRANSFER means a Waste Disposal Site approved for the purpose of temporarily storing waste, not including hazardous waste, scrap or used materials for the purpose of resale or further disposal. Scrap or used materials shall include waste paper, rags, wood, bottles, metal, bicycles, vehicles and tires.
- 2.212 WATERBODY means lakes, rivers, creeks and streams.
- 2.212.1 WATERBODY, COLDWATER means lakes, rivers, creeks and streams that have been identified as coldwater by the Ontario Ministry of Natural Resources and/or the Ontario Ministry of the Environment
- 2.213 WATER SETBACK means the straight line horizontal distance from the high water mark of a waterbody to the nearest part of any excavation, building, structure or open storage use on the lot.
- 2.214 WATER SYSTEM, COMMUNAL means a private water distribution supply system in which water is piped to more than one dwelling or business operation.
- 2.215 WAYSIDE PIT, QUARRY means a temporary gravel pit or quarry opened and used by a public road authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

- 2.216 WETLAND means land that is 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 off 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 wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.
- 2.216.1 PROVINCIALY SIGNIFICANT WETLAND means a wetland area that has been identified as provincially significant by the Ministry of Natural Resources using evaluation procedures established by the Province.
- 2.217 WIND TURBINE means a rotary engine atop a tower that is used to collect kinetic energy from wind to convert it to electricity. A wind generator may be operated in isolation or as part of a group of wind turbines connected to a common electricity grid.
- 2.218 WRECKING ESTABLISHMENT means a building and/or lot used for the wrecking or dismantling of vehicles as defined herein, and for the storage and sale of scrap material, salvage and parts obtained therefrom, but shall not include any other automotive use defined herein.
- 2.219 YARD, means an open space on the same lot with a building or structure or excavation, unoccupied and unobstructed except as for such accessory buildings, structures or uses specifically permitted in this By-law.
- 2.219.1 FRONT YARD means a yard extending across the full width of a lot between the front lot line and the nearest point of any main building or excavation on the lot;
- 2.219.2 FRONT YARD DEPTH means the least horizontal dimension between the front lot line of the lot or the chord of the front line of the lot and the nearest part of any building, structure or excavation on the lot.
- 2.219.3 REAR YARD means a yard extending across the full width of a lot between the rear lot line and the nearest wall of the main building or structure on the lot;
- 2.219.4 REAR YARD DEPTH means the least horizontal dimension between the rear lot line of the lot and the nearest part of any building, structure or excavation on the lot.
- 2.219.5 SIDE YARD means a yard between the side wall of the main building or structure on the lot and the side lot line and extending from the front yard (or front lot line if no front yard is required) to the rear yard (or rear lot line if no rear yard is required).
- 2.219.6 EXTERIOR SIDE YARD means a side yard immediately adjoining a street or abutting a reserve on the opposite side of which is located a street line.
- 2.219.7 INTERIOR SIDE YARD means a side yard other than an exterior side yard.

- 2.219.8 **REQUIRED YARD** means a yard with the minimum front yard depth, rear yard depth or side yard width required by the provisions of this By-law. A required side yard shall extend from the required front yard to the required rear yard.
- 2.220 **ZONE** means an area delineated on a Zoning Map Schedule and established by this By-law for a specific use or group of uses.
- 2.221 **ZONING ADMINISTRATOR** means the officer or employee of the Corporation charged with the duty of enforcing the provisions of this By-law.

ILLUSTRATION OF YARD DEFINITIONS

SECTION 3.0 - GENERAL PROVISIONS

3.1 APPLICATION

The requirements contained in the General Provisions shall apply to all zones, except as otherwise indicated.

3.2 ACCESS see Section 3.16 Lots to Front on a Street

3.3 ACCESSORY USES, BUILDINGS AND STRUCTURES

Accessory uses, buildings and structures shall be permitted in any zone provided that:

- (a) No accessory building or structure shall be used for human habitation except where a dwelling is a permitted accessory use.
- (b) The accessory building or structure shall not be located within any minimum front yard or within any exterior side yard except in accordance with specific exterior side yard requirements established by this By-law. Notwithstanding the aforesaid, on waterfront lots and lands zoned Rural (RU) or Agriculture (A), accessory buildings and structures may be located in the front yard, but shall not be located closer to the front lot line than the minimum front yard depth of the applicable zone.
- (c) No accessory building or structure or use shall be located closer than one (1.0) metre to any lot line except:
 - (i) that common semi-detached garages may be centred on the mutual side lot line;
 - (ii) that boat houses and boat docks may be built to the lot line where such line corresponds to the high water mark; and
 - (iii) that prescribed uses and structures may be permitted in accordance with the provisions of the By-law for Encroachments on minimum yards.
- (d) Accessory buildings and structures shall not exceed five (5.0) metres in height in any Residential or Commercial Zone or 7.5 metres in any Industrial Zone.
- (e) The coverage of the lot by accessory buildings and structures shall not exceed ten (10.0) percent of the total lot area, but a private garage, carport or swimming pool shall be excluded from this calculation.
- (f) No accessory building or structure be built within two (2.0) metres of the main building, unless the accessory building is constructed of incombustible materials.
- (g) Buildings and structures shall not be considered accessory if attached to the main building in any way.

- (h) Accessory buildings and structures shall not be constructed on lands subject to flooding, with the exception of docks, boat houses, and those buildings and structures otherwise specifically permitted on such lands by this By-law.
- (i) Notwithstanding the preceding paragraphs, where an accessory structure is a satellite dish or similar device designed to receive communication signals from a satellite dish the following provisions shall apply:
 - i) in any Residential Zone such structure shall be located on the roof of the main building on the lot or in the rear yard only.
 - ii) in any other Zone, no height restrictions shall apply to such structures.

3.4 **ATTACHED GARAGE SIDE YARD**

In any Residential Zone where a private garage is attached to a single detached dwelling, the following minimum yard requirements shall apply:

- (a) On the side where the garage is located, the minimum side yard shall be one (1.0) metre.
- (b) On the other side, the minimum side yard shall be the lesser distance required elsewhere in this By-law.

3.5 **AUTOMOBILE SERVICE STATIONS AND COMMERCIAL GARAGES**

Where automobile service stations and commercial garages are permitted in this By-law, the following provisions shall apply in addition to zone provisions:

- (a) No portion of any pump island on a service station lot shall be located closer than six (6) metres from the street line of any street.
- (b) The minimum distance from the intersection of two street lines or from straight line projections of such, to the nearest ingress or egress ramp shall be not less than ten (10.0) metres (ie. entrance or exit point).
- (c) The maximum width of a ramp at the street line shall be not more than ten (10.0) metres and the minimum width not less than seven and one-half (7.5) metres.
- (d) The minimum distance between ramps shall be not less than nine (9.0) metres.
- (e) The minimum interior angle of a ramp to a street line shall be forty-five (45.0) degrees and the maximum interior angle of a ramp to the street line shall be ninety (90.0) degrees.
- (f) The minimum distance between any side lot line of the property at the street line and the nearest ramp shall be three (3.0) metres.

- (g) The area included between ramps, or between ramps and a street line or a property line, as required by this by-law, shall be used for landscaped open space only, to a minimum width of one (1.0) metre.

3.6 **BUILDINGS TO BE MOVED**

No building or structure shall be moved within the limits of the Municipality or shall be moved from outside the Municipality into the Municipality unless the building or structure is a permitted use and satisfies all of the requirements of the zone in which it is to be located.

3.7 **CROWN LANDS AND COUNTY FORESTS**

Notwithstanding any other provision of this by-law to the contrary, including the Schedules, Crown Lands and County Forests are not subject to the provisions of this by-law.

3.8 **DWELLINGS PER LOT**

No more than one (1) building used as a dwelling, containing one or more dwelling units shall be erected on any lot, unless specifically stated otherwise in this By-law.

Where an accessory dwelling unit is a permitted use, no more than one accessory dwelling unit shall be permitted on any lot.

3.9 **ENCROACHMENTS ON REQUIRED MINIMUM YARDS**

Every part of any minimum required yard shall be open and unobstructed from the ground to the sky by any structure other than an accessory building permitted elsewhere in this By-law provided, however, that those structures and items listed in the following table shall be permitted to project into the minimum required yards indicated, for the distances specified:

<u>Structure</u>	<u>Yards in Which Encroachment is Permitted</u>	<u>Maximum Projection Permitted into Minimum Required Yard</u>
Sills, belt courses, eaves, gutters chimneys, bay windows, solar collectors, heat pumps, ventilators, shutters, cornices, parapets, pilasters or other ornamental structures.	All	0.50 metres
Fire escapes, exterior staircases	Side and Rear only	1.5 metres
Balconies, steps, open roofed porches, sundecks, attached solariums	Front and Rear only	2 metres
Uncovered paved patios	All	2.5 metres front yard; other yards unlimited

<u>Structure</u>	<u>Yards in Which Encroachment is Permitted</u>	<u>Maximum Projection Permitted into Minimum Required Yard</u>
Railway Spur	All	Unlimited
Gate House in any Industrial Zone	Front and Side only	Unlimited
Fences, Hedges, Shrubs, Trees, Freestanding Walls, Flagpoles, Light Standards, Garden Trellises, Clothes Poles and similar structures and appurtenances	All	Unlimited

3.10 **EXCEPTIONS TO HEIGHT LIMITATIONS**

The height limitations of this By-law shall not apply to chimneys, church spires, public buildings, water tanks, elevator enclosures, flag poles, television or radio antennae, electrical transmission facilities, ventilators, wind generators, solar panels and skylights.

3.11 **FLOOD PLAINS**

Ottawa River

(a) For the lands affected by the flood plain of the Ottawa River and located on Lower Allumette Lake, between the Pembroke Township/Westmeath Township boundary and Lot 6, Concession IV, in the geographic Township of Pembroke, (excluding lands fronting on Hazley Bay), the following provision shall apply:

(i) No building permits shall be issued for new development, including additions or enlargements, within the flood fringe of the Ottawa River unless floodproofed to the flood plain design elevation of 112.5 metres GSC datum. An elevation survey prepared by an Ontario Land Surveyor should accompany all applications for building permit.

(ii) No development, with the exception of boat docking or launching facilities or flood or erosion control structures, shall be located on lands below the floodway elevation of 111.5 metres GSC datum. The placing or removal of fill originating on the site or elsewhere, shall not be permitted in the floodway except where such fill is intended for flood or erosion control or works which are normally associated with watercourse protection works or bank stabilization projects as approved by the Ministry of Natural Resources.

(b) For the lands affected by the flood plain of the Ottawa River and located either between Lot 6, Concession IV, in the geographic Township of Pembroke and the Pembroke Township/Alice Township boundary, or fronting on Hazley Bay, the following provisions

shall apply:

- (i) No building permits shall be issued for new development, including additions or enlargements, within the flood fringe of the Ottawa River unless floodproofed to the flood plain design elevation of 113.9 metres GSC datum. An elevation survey prepared by an Ontario Land Surveyor should accompany all applications for building permit.
 - (ii) No development, with the exception of boat docking or launching facilities or flood or erosion control structures, shall be located on lands below the floodway elevation of 112.9 metres GSC datum. The placing or removal of fill originating on the site or elsewhere, shall not be permitted in the floodway except where such fill is intended for flood or erosion control or works which are normally associated with watercourse protection works or bank stabilization projects as approved by the Ministry of Natural Resources.
- (c) For the lands affected by the flood plain of the Ottawa River and located at the eastern end of Allumette Lake including the western shoreline of Cotnam Island and Morrison Island the following provisions shall apply:
- (i) No building permits shall be issued for new development, including additions or enlargements, within the flood fringe of the Ottawa River unless floodproofed to the flood plain design elevation of 114.2 metres GSC datum. An elevation survey prepared by an Ontario Land Surveyor should accompany all applications for building permit.
 - (ii) No development, with the exception of boat docking or launching facilities or flood or erosion control structures, shall be located on lands below the floodway elevation of 113.2 metres GSC datum. The placing or removal of fill originating on the site or elsewhere, shall not be permitted in the floodway except where such fill is intended for flood or erosion control or works which are normally associated with watercourse protection works or bank stabilization projects as approved by the Ministry of Natural Resources.
- (d) For the lands affected by the flood plain of the Ottawa River in the connecting channel between Allumette Lake and Lower Allumette Lake, specific elevations which are dependent on the location of a development, must be used for proposals.

3.12 **GRAVEL PITS, QUARRIES AND WAYSIDE PITS AND QUARRIES**

A gravel pit or quarry, with the exception of a wayside pit or quarry shall be prohibited in all zones, except in an Extractive Industrial (EM) Zone. A wayside pit shall be permitted in all zones except in any Residential Zone, an Environmental Protection Zone or the Natural Heritage Feature (NHF) zone.

3.13 **GROUP HOMES**

- (a) Group Homes are considered to be residential uses. A Provincially licensed and approved group home may be permitted in any permitted single detached dwelling provided that:
 - (i) There is no group home or similar facility within 8.0 kilometres of the proposed facility, whether in the Municipality or in an adjacent municipality; and
 - (ii) There is a minimum rear yard area of 18 square metres per resident.

3.14 **HOME INDUSTRY**

A home industry shall only be permitted in a Rural (RU) and Agriculture (A) Zone provided the following provisions are complied with:

- (a) Not more than ten percent (10%) or ten square metres of the dwelling unit area, whichever is the lesser, shall be used for the purpose of a home industry.
- (b) Accessory buildings may be erected, altered or used for the purpose of a home industry provided that not more than fifty (50) square metres of the gross floor area of all accessory buildings shall be used for the purpose of home industry.
- (c) A home industry must be clearly secondary to the main residential or agricultural use on the property and operated primarily by the inhabitants therein.

3.15 **HOME OCCUPATIONS**

A home occupation shall be permitted in any permitted residential dwelling unit provided such home occupation conforms to the following provisions:

- (a) The use shall be conducted entirely within the dwelling unit and carried on by occupants of the dwelling unit. One employee will be permitted to be employed in addition to occupant(s) of the dwelling.
- (b) There shall be no external display or advertising other than a non-illuminated sign not more than three-tenths (.3) of a square metre in area, to indicate to persons outside that any part of the dwelling unit or lot is being used for a purpose other than residential.
- (c) Not more than twenty-five percent (25%) of the dwelling unit area shall be used for the purpose of home occupation uses.
- (d) Such home occupation shall be clearly secondary to the main residential use and there shall be no change to the outside appearance of the dwelling unit or premises or any visible evidence of the conduct of a home occupation.
- (e) There shall be no storage of equipment, vehicles, or supplies associated with the home occupation outside the dwelling.

- (f) The use shall not require more than 2 off-street parking spaces for clients or customers of the home occupation in addition to the parking requirements for residential use on the property.
- (g) The home occupation shall not create or become a public nuisance, in particular, in regard to noise, traffic or parking.
- (h) There shall be no manufacturing, fabricating or assembly process taking place on the premises.
- (i) No equipment or process shall be used in a home occupation which creates excessive noise, vibration, glare, fumes, or odour detrimental to the health, safety, and general welfare of persons residing in the neighbourhood.

3.16 **LOTS TO FRONT ON STREETS**

- a) No person shall erect or use any building or structure on a lot in any zone unless the lot fronts on and has direct access to an improved street. No building permits will be issued on unassumed streets.

- b) **Limited Service Residential**

Notwithstanding the provisions of paragraph (a) of this subsection, a limited service dwelling may be erected or used on a lot in a Limited Service Residential (LSR) Zone provided such lot existed on the date of passing of this By-law and provided such lot fronts along a Private Road.

- (c) **Hunting and Fishing Camps**

Notwithstanding the provisions of paragraph (a) of this subsection a where a hunting and fishing camp is permitted, it may be erected or used on a lot abutting an unopened road allowance or a private road.

- (d) **Resource Land Uses**

Notwithstanding the provisions of paragraph (a) of this subsection, a building or structure accessory to a permitted forestry, farm, or mineral exploration use may be erected or used on a lot which fronts along a Private Road or a Seasonal Street.

3.17 **MOBILE HOMES**

Mobile homes on individual lots shall be prohibited within the Municipality. Notwithstanding, a mobile home which is occupied as a garden suite may be permitted on a lot which is zoned to permit the use.

3.16 **NON-CONFORMING USES**

(a) **Accessory Buildings**

Nothing in this By-law shall prevent the erection of a building or structure accessory to an existing legal non-conforming use provided that such accessory building or structure complies with all other relevant provisions of this By-law.

(b) **Continuation of Existing Uses**

Nothing in this By-law shall 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 passing of the By-law, so long as it continues to be used for that purpose.

(c) **Repair of Existing Buildings and Structures**

If a non-conforming building or structure should be damaged by fire, flood, wind or earthquake, nothing in this By-law shall prevent such a building from being restored and strengthened to a safe condition, provided the height, size and volume are not increased and provided that reconstruction or restoration is commenced within twelve months and completed within twenty-four months of the date on which the damage took place.

(d) **Enlargements to Existing Undersized Lots**

An undersized lot that was held in separate ownership from adjoining parcels on the date of passage of this By-law or that was created by expropriation subsequent to the passage of this By-law shall retain its legal non-conforming status if an addition or enlargement to the lot does not result in a lot that meets the minimum frontage and/or area required by this By-law. Nothing in this By-law shall prevent such a lot from being used for a purpose permitted in the zone in which the lot is located provided that:

- (i) where the development is on private services, the lot is of an adequate size for water supply and sewage disposal systems approved by the Ministry of the Environment and/or its agents; and
- (ii) all other applicable provisions of this by-law are complied with.

(e) **Existing Buildings with Inadequate Lot or Yard Size**

Where a building has been erected prior to the date of passing of this By-law on a lot having less than the minimum frontage and/or areas, or having less than the minimum setback and/or side yard and/or rear yard required in this By-law, said building may be enlarged, reconstructed, repaired or renovated provided that:

- i) the reconstruction, repair or renovation does not further reduce a front yard and/or side yard and/or rear yard having less than the minimum required by this By-law; and
- ii) the enlargement shall comply with the required minimum front yard and/or side yard and/or rear yard as required by this By-law; and

iii) all other applicable provisions of this By-law are complied with.

(f) Less than Required Floor Area

Nothing in this By-law shall prevent an extension or addition being made to a permitted dwelling which existed at the time of passing of this By-law but which has a floor area or dwelling unit area less than that required by this By-law, provided such extension or addition does not contravene any other provisions of this By-law.

(g) Undersized Vacant Lots

Where a vacant lot with less than the minimum frontage or lot area required by this By-law was held in separate ownership from adjoining parcels on the date of passage of this By-law, or where a vacant lot was created by expropriation subsequent to the date of passage, such undersized, vacant lot may be used for a purpose permitted in the zone in which the said lot is located provided that:

(i) all other applicable provisions of this by-law are complied with; and

(ii) written approvals for the water supply and sewage disposal systems are obtained from the applicable Approval Authority.

(h) Prior Building Permits

Nothing in this By-law shall prohibit the erection of a building or structure for which a building permit has been issued prior to the date of passing of the By-law provided that the building permit has not been revoked under the Building Code Act.

3.17 **NOXIOUS USES**

No use shall be permitted which, from its nature or the materials used therein, is declared to be a noxious trade, business or manufacture under the Health Protection and Promotion Act and Regulations thereunder, and The Environmental Protection Act and Regulations thereunder. Noxious uses do not include normal farm operations using commercial fertilizers and manure, the spraying of crops with herbicides, insecticides, and pesticides, or the use of heavy machinery for farm purposes.

3.18 **OCCUPANCY OF INCOMPLETE BUILDINGS**

No dwelling shall be occupied before the kitchen, heating and sanitary conveniences have been installed and rendered usable.

3.19 **OCCUPANCY OF VEHICLES**

No truck, bus, coach, vehicle, recreational vehicle, or trailer shall be used as a primary residence for permanent human habitation within the Municipality whether or not the same is mounted on wheels.

3.20 **OPEN STORAGE**

Except as otherwise specifically provided in this By-law, no open storage shall be permitted in

any zone except in accordance with the following provisions:

- (a) Open storage shall be accessory to a permitted or existing non-residential use, on the same lot.
- (b) No open storage shall be permitted in any required minimum front yard or required minimum exterior side yard, except in the case of an agricultural use, nor within any required minimum side or rear yard where the side or rear lot lines abut any Residential zone or Community Facility Zone.
- (c) Wherever it is necessary, visual screening such as plant materials, a planting and screening strip, landscaped berms, fencing or other opaque barrier to a minimum height of 1.5 metres shall be used. Exceptions to this provision are for open storage accessory to an agricultural use for outdoor display used in conjunction with a permitted commercial use.
- (d) A strip of landscaped open space with a minimum width of 3 metres shall be maintained around all open storage areas.
- (e) Any open storage area shall be maintained as landscaped open space, or surfaced and maintained with stable materials to prevent the raising of dust and particles, and properly drained. However, this provision shall not apply where the main use is an agricultural use.
- (f) No parking spaces or loading spaces required by this By-law shall be used for open storage purposes.

3.21 **OUTDOOR FURNACES**

An outdoor furnace shall only be permitted in a Rural (RU) Zone or an Agriculture (A) Zone and subject to the following requirements:

- (a) an outdoor furnace shall be located a minimum of 50 metres from any property line; and
- (b) an outdoor furnace shall be located a minimum of 100 metres from a dwelling on any other property.

3.22 **PARKING AND LOADING SPACE REQUIREMENTS**

3.22.1 **PARKING REQUIREMENTS**

(a) Number of Spaces

In any Zone the owner of every building hereafter erected, enlarged or changed in use after the passing of this By-law shall provide and maintain off-street parking space in accordance with the following:

<u>Type of Use</u>	<u>Minimum Parking Required</u>
(i) Single detached, semi detached, duplex two unit dwellings	One (1) parking space per dwelling unit
(ii) Triplex, rowhouse and apartment	1.5 parking spaces per dwelling unit
(iii) Mobile Home	Two (2) parking spaces
(iv) Group Home	One (1) parking space for every 3 persons licensed or approved capacity
(v) Boarding House	One (1) parking space plus one (1) parking space for every three (3) beds
(vi) Bank or Trust Company	3.5 spaces for every 100 square metres gross leasable area
(vii) Bed and Breakfast	One (1) parking space per dwelling unit and one (1) parking space for each rental room
(viii) Tavern, Public House	One (1) parking space per 4 persons design capacity
(ix) Church, Assembly Hall, Place of Worship	The greater of 1 parking space per 10 square metres of gross floor area or per every four fixed seats or per every 2.5 metres of bench space
(x) Place of Entertainment/ recreation facility including arena, auditorium, recreation centre, theatre, tennis club, stadium, racquet club, cinema fitness club, fairgrounds	One (1) parking space per 6 seat capacity or persons design capacity or 1 per 10 square metres of gross floor area of assembly area
(ix) Hospital, Nursing Home, Home for the Aged, Retirement Home	One (1) parking space per every two (2) beds
(xi) Hotel, Motor Hotel	1 space per bedroom plus 10 spaces per 100 square metres of public use area

(xii)	Industrial Establishment	One (1) parking space per each one hundred (100) square metres of gross floor area
(xiii)	Clinic	6 spaces per practitioner for the first 5 practitioners, 4 spaces per each practitioner after 5
(xiv)	Motel	1 space per bedroom
(xv)	Office (Business/Professional)	3.0 spaces per 100 square metres of gross leasable area
(xvi)	Eating Establishment, Drive-In/Fast Food	15.0 spaces per 100 square metres of gross leasable area
(xvii)	Eating Establishment, Full Service	15.0 spaces per 100 square metres of gross leasable area
(xviii)	Eating Establishment, Take Out	7.0 spaces per 100 sq. metres of gross leasable area
(xix)	Shopping Centre, Shopping Plaza, Retail, General including convenience store and personal service establishment, garden centre	1.0 space per 25 sq. metres of gross leasable area
(xx)	School	The greater of: 1.5 parking spaces per classroom, or 1 parking space per 3.0 sq. metres of floor area in the gymnasium, or 1 parking area per 3.0 sq. metres of floor area in the auditorium
(xxi)	Warehouse	1 parking space per 200 sq. metres of gross floor area
(xxii)	Other Non-Residential Uses	1 parking space per 30 sq. metres of gross floor area

(b) Calculation of Spaces

If the calculation of the required parking spaces results in a fraction, the required parking spaces shall be next higher whole number.

(c) Barrier Free Parking Requirements

Where parking facilities are required, barrier free parking spaces for the exclusive use of persons with disabilities shall be identified and be provided as a portion of the required parking spaces calculated as per Section 3.21.1 (b) above, and shall be in accordance with the following table:

<u>Required Parking Spaces (minimum)</u>	<u>Required Disabled Parking Spaces (minimum)</u>
(i) 25 to 99 parking spaces	1 barrier free parking spaces
(ii) 100 parking spaces or more	1 parking spaces for every 100 required parking spaces or portion thereof, shall be barrier free parking spaces.

(d) Location of Parking Areas

In a Residential Zone, the required parking shall be located on the same lot as the dwelling unit. In all other areas, the parking area shall be located within one hundred and fifty (150) metres of the location of the use it is intended to serve, and shall be situated in the same zone; and shall be secured and retained for parking purposes for the duration of the use.

The following provisions shall apply to the location of parking areas within yards or required yards.

- i) In the case of a Residential use containing three or more dwelling units, the parking area shall be located in the rear yard and/or required rear yard only.
- ii) In any Residential Zone the parking of motor vehicles shall be permitted within part of a front yard on a properly constructed driveway but only if the said driveway fronts onto a garage, carport or side yard.
- iii) In an Extractive Industrial Zone, with the exception of the driveway portion, the parking area shall not be permitted in any required yards.
- iv) In all other zones the parking area shall be permitted in all required yards provide that no part of any parking area, other than a driveway, is located closer than 1.0 metre to any streetline. Where the subject zone abuts a Residential Zone, the parking area shall be set back a minimum of 3.0 metres from the lot line.

(e) Surface and Drainage

- (i) The parking area and approaches shall be surfaced with concrete, asphalt, crushed stone, gravel or a combination thereof with a stable surface.
- (ii) Where more than four (4.0) parking spaces are required, the surface treatment shall

prevent the raising of dust or loose particles.

(iii) Provision for drainage facilities shall be made in compliance with the requirements of the Municipality.

(f) Access to Parking Spaces and Parking Areas

(i) Every parking space shall be provided with unobstructed access to a street by a driveway aisle or lane, except where such spaces are provided for the use of occupants of a single detached or semi-detached dwelling.

(ii) Access to parking areas for commercial or industrial uses shall not pass through a Residential Zone.

(g) Dimensions of Parking Spaces

Every required parking space shall have minimum rectangular dimensions of 2.7 metres by 5.5 metres.

Every required handicapped parking space shall have minimum rectangular dimensions of 3.5 metres by 5.5 metres.

3.22.2 LOADING REQUIREMENTS

(a) Uses Where Applicable

No person shall, in any Zone, erect or use any permitted building or structure for manufacturing, storage, warehouse, department store, retail store, wholesale store, market, freight or passenger terminal, hotel, hospital, mortuary, or other permitted uses similarly involving the frequent shipping, loading or unloading of persons, animals or goods, unless there is maintained in the same premises with every such structure or use, off-street space for standing, loading and unloading.

(b) Dimensions of Loading Spaces

Every required loading space shall have minimum rectangular dimensions of 3.5 metres by 9.0 metres with a minimum height clearance of 4.0 metres.

(c) Minimum Number of Loading Spaces

This requirement does not apply for buildings and structures having less total floor area than 300 square metres. For all other buildings, there shall be one loading space for each 1500 square metres of floor area or part thereof, above the 300 square metre threshold.

(d) Location

The loading space required shall be located in the interior side yard or rear yard unless set back a minimum distance of 16 metres from the street line.

(e) Surfacing

The loading space and approaches shall be surfaced with concrete, asphalt, crushed stone

or gravel.

3.23 **PROVINCIAL HIGHWAYS**

No person shall erect any building or structure on lands abutting a Provincial Highway, unless such building or structure meets the requirements of the Ontario Ministry of Transportation.

3.24 **PUBLIC USES OF LAND**

The provisions of this By-law shall not apply to the use of any land or to the erection or use of any building or structure for the purpose of public service by the Municipality or by any local board thereof defined by the Municipal Affairs Act (R.S.O. 1980), any telephone, gas, or telegraph company, any department or agent of the Government of Ontario or Canada, including Ontario Hydro and TransCanada Pipelines, provided that:

- (a) With the exception of a public utility, the lot coverage, parking and loading, setback and yard requirements prescribed for the zone in which such land, building or structure is located shall be complied with; and
- (b) No goods, material, or equipment shall be stored in the open in a Residential Zone; and
- (c) Any building erected in a Residential Zone under the authority of this paragraph shall be designed and maintained in general harmony with residential buildings of the type permitted in the zone.

3.25 **SEPARATION DISTANCES**

(a) **Dwellings**

- (i) All new dwellings, except a permitted residential dwelling located on the same lot as the farm, shall comply with the applicable Minimum Distance Separation Provisions, being MDS I, developed by the Ontario Ministry of Agriculture, Food and Rural Affairs, as amended from time to time.
- (ii) Notwithstanding any other provision of this By-law to the contrary, where a dwelling is destroyed in whole, or in part, by a catastrophe, MDS I shall not be applied when the dwelling is rebuilt, provided it is built no closer to livestock facilities than before the catastrophe.
- (iii) No dwelling other than a permitted accessory dwelling in the same zone, shall be erected within sixty (60) metres of any Industrial Zone or five-hundred (500) metres of Disposal Industrial One (DM1) Zone or Disposal Industrial Two (DM2) Zone.
- (iv) No dwelling, senior citizen home, nursing home, school or hospital, shall be erected within one hundred and fifty (150) metres of any gravel pit or any Extractive Industrial (EM) Zone or any Extractive Industrial Reserve (EMR) Zone, or within three hundred (300) metres of a quarry.

- (v) Notwithstanding the provisions of subsection 3.25 (a)(iii), for an existing vacant lot of record where a single detached dwelling is a permitted use and it is not possible to meet the requirements of subsection 3.25(a)(iii) above, the minimum required setback for a new dwelling from any lands zoned Extractive Industrial Reserve (EMR) may be reduced to 60 metres.
- (b) Gravel Pits, Quarries and Associated Extractive and Manufacturing Plants and Facilities
- (i) No gravel pit shall be made or established and no concrete or asphalt manufacturing plant or extractive industrial facility shall be located within one hundred and fifty (150) metres, or for a quarry within three hundred (300) metres, of a residential dwelling, senior citizen home, nursing home, school or hospital, or where the adjacent lot is vacant, within 150 metres of any lot line or portion thereof which abuts a Residential Zone or Urban Reserve (UR) Zone.
 - (ii) No gravel pit, quarry, concrete or asphalt manufacturing plant or extractive industrial facility shall be located within fifty (50) metres of the high water mark.
- (c) Kennel and Animal Hospital
No kennel or animal hospital shall locate within sixty (60) metres of any Residential Zone, dwelling or building containing a dwelling unit on another lot, if such kennel or animal hospital has more than four (4) outdoor runs or more than thirty (30) square metres of total area of outdoor facilities for animals.
- (d) Hauled Sewage Disposal Site
No disposal of hauled sewage on land shall be permitted unless the disposal site has been approved by the Ministry of the Environment and no disposal site shall be located within:
- (i) Two hundred (200) metres of any dwelling on another lot;
 - (ii) Seven hundred fifty (750) metres of any subdivision, cluster of residential development or land zoned for residential development;
 - (iii) One hundred fifty (150) metres of any encased well;
 - (iv) Seventy-five (75) metres of any well with a minimum casing depth of six (6.0) metres.
 - (v) One hundred and eighty (180) metres of any surface water;
 - (vi) Thirty (30) metres of the right-of-way of any low volume road;
 - (vii) Ninety (90) metres of the right-of-way of any road;
 - (viii) Sixty (60) metres of any land used for livestock pasturing;

- (e) Farm Uses
 - (i) All new farm, expanding farm and new non-farm development shall comply with the applicable Minimum Distance Separation Provisions, being MDS II, developed by the Ontario Ministry of Agriculture, Food and Rural Affairs, as amended from time to time.
 - (ii) Notwithstanding any other provision of this By-law to the contrary, where a livestock facility is destroyed in whole, or in part, by a catastrophe, MDS II shall not be applied when the livestock facility is rebuilt, provided it is built no closer to surrounding land uses and lot lines than before the catastrophe, and the values of Factor A, B and/or D of MDS II have not been increased for the livestock facility.

3.26 **SETBACKS**

No person shall erect any building or structure in any Zone unless such building or structure conforms to the following setback requirements.

- (a) Provincial Highway

The minimum setback requirement shall be the greater of either: 18 metres from the centreline of the road; the minimum front yard depth required for such use in the Zone where it is located; or the minimum setback required by the Ontario Ministry of Transportation.
- (b) County Road

The minimum setback requirement shall be the greater of either: 20.73 metres from the centreline of the road; the minimum front yard depth required for such use in the Zone where it is located; or the minimum setback required by the County of Renfrew.
- (c) Other Road

The minimum setback requirement shall be the greater of either 10 metres from the centreline of the road or the minimum front yard depth required for such use in the Zone where it is located.
- (d) Established Building Line in Built-Up Areas

Notwithstanding the yard and setback provisions of this By-law, where there is an established building line extending on both sides of the lot, a permitted building or structure may be erected closer to the street line and street centre line than required by the yard and setback provisions, provided that such permitted building or structure is not erected closer to the street line than the established building line on the date of passing of this By-law. Established building line means the average distance from the street line to existing buildings on the same side of a street within 150 metres of a lot, where a minimum of 3 dwellings have been built within this area prior to the date of passing of this By-law.

- (e) Water Setback
No development, including the erection of buildings or structures, including septic systems, nor the placing or removal of fill of any kind, whether it originates on site or elsewhere, shall be permitted within thirty (30) metres of the high water mark of a waterbody, except where such structures or fill are intended for flood or erosion control or are for accessory boat docks and/or boat launching facilities.
- (f) Established Waterfront Building Line in Waterfront Areas
Notwithstanding the minimum water setback provision of this By-law, where there is an infilling situation on an existing lot of record between two lots occupied by existing dwellings and there is an established waterfront building line extending on both sides of the lot, a permitted dwelling may be erected closer to the high water mark than required by Section 3.26 (e), provided that such permitted dwelling is not erected closer to the high water mark than the greater of either the established waterfront building line on the date of passing of this By-law or 15 metres from the high water mark. Established waterfront building line means the average distance from the high water mark to existing dwellings within 100 metres of a lot, where a minimum of three (3) dwellings have been built within this area prior to the date of passing of this By-law. This provision does not apply to septic systems, lands within the floodway of the Ottawa River, lands within the Natural Heritage Feature (NHF) zone or to properties on water bodies identified as coldwater by the Ministry of Natural Resources and the Ministry of the Environment or on properties where the waterfront has.
- (g) TransCanada Pipeline
Notwithstanding any other provision of this By-law to the contrary, no permanent buildings, structures or excavations may be located within seven (7) metres from the limits of the TransCanada Pipeline right-of-way. Accessory structures shall have a minimum setback of at least 3 metres from the limit of the right-of-way.
- (h) Provincially Significant Wetlands (PSW) and 120 metre buffer
Unless another section of this By-law provides a specific exception from the requirements of this section of the By-law, for the lands located within a PSW, the provisions of Section 28.0 and 30.0 of this By-law shall apply and for the lands within 120 metres from a Provincially Significant Wetland the provisions of Section 30.1 (c) of this By-law shall apply.

3.27 **STANDARDS - CUMULATIVE**

Unless permitted elsewhere in this By-law, where a lot contains more than one use, the lot area requirements shall be the sum of the requirements for the separate uses thereof but the lot frontage requirements shall be no less than the greater of the lot frontage requirements for each individual use in the zone where such lot is located.

When a building, structure or lot accommodates more than one use, loading space requirement and parking space requirement for each building, structure or lot shall be the sum of the

requirements for the separate uses thereof unless exempted elsewhere in this By-law.

3.28 **TARPAULIN OR PLASTIC GARAGES**

Tarpaulin and/or plastic garages shall be prohibited in the Municipality.

3.29 **TEMPORARY CONSTRUCTION USES PERMITTED**

Nothing in this By-law shall prevent uses incidental to a construction camp or other such temporary work camp, such as a tool shed, scaffold or other building or structure incidental to the construction, or a sign not more than four and one-half (4.5) square metres incidental to the construction provided that these uses are permitted only for so long as the same are necessary for work in progress which has neither been finished nor abandoned. This provision shall not be construed to allow a mobile home.

3.30 **THROUGH LOTS**

Where a lot which is not a corner lot has frontage on more than one street, the requirements for front yards contained in the By-law shall apply to each yard abutting the street.

3.31 **VISIBILITY AT INTERSECTIONS**

- (a) At the intersection of any two streets, no building, or structure including a satellite dish, shall be erected, no landscaping materials shall be allowed to grow, no land shall be graded and no vehicle shall be parked above the height of .75 metres above the centreline grade of such streets, so as to materially impede the vision of the operator of a vehicle on the street, within the triangular area bounded by the lot lines to a distance of 6.0 metres from the points of intersection of the corner lot lines, or of the projection of the corner lot lines.
- (b) At the intersection of a street and a railway right-of-way at grade, the vision of the operator of a motor vehicle shall be unimpeded, as described above, within 23.0 metres of the point of intersection of the lot lines.

3.32 **WIND TURBINES**

A wind turbine for the use of a single detached dwelling and/or farm or livestock buildings located on the same lot, is permitted in any A or RU zone subject to the following provisions:

- (a) The minimum lot area shall be 4.0 hectares; and
- (b) The minimum distance to any property line shall be 2 times the height of the tower.

SECTION 4.0 - ZONE CLASSIFICATIONS - EXCEPTION AND HOLDING ZONE PROVISIONS

4.1 Zone Classification

For the purpose of this By-law, the following zones are established as shown on the Schedule(s) (Zoning Maps).

<u>Zones</u>	<u>Zone Symbol</u>
<u>Residential Zones:</u>	
Residential One	R1
Residential Two	R2
Residential Three	R3
Rural Residential	RR
Limited Service Residential	LSR
<u>Commercial Zones:</u>	
Neighbourhood Commercial	NC
General Commercial	GC
Highway Commercial	HC
Shopping Centre Commercial-Area One	SC-A1
Adult Commercial	AC
Tourist Commercial	TC
Recreation Commercial	RC
<u>Industrial Zones:</u>	
Light Industrial	LM
General Industrial	GM
Extractive Industrial	EM
Extractive Industrial Reserve	EMR
Disposal Industrial One	DM1
Disposal Industrial Two	DM2
<u>Other Zones:</u>	
Rural	RU
Agriculture	A
Community Facility	CF
Urban Reserve	UR
Suburban Reserve	SUR
Environmental Protection	EP
Open Space	OS
Natural Heritage Feature	NHF
Archaeological Resource Protection	ARP

4.2 Exception Zones

Where a zone classification is followed by the numbered suffix “-Exception One”, this denotes the further classification as an Exception Zone. The corresponding zone symbol suffix is “-E1”. Additional Exception Zones within the same zone classification are numbered consecutively (ie: Highway-Commercial - Exception One (HC-E1), etc; or Residential One - Exception One (R1 - E1), Residential One - Exception Two (R1 -E2) etc.

Exception Zone provisions are listed separately under the applicable zone classification requirements sections in the text of this By-law. All provisions of this By-law will apply equally to the respective Exception Zone classification, except as otherwise specified by the Exception Zone provisions.

For the purpose of this By-law, Exception Zones are established as shown on the Schedule(s) (Zoning Maps).

4.3 Holding Provisions - Principle of Development Established

Any parcel of land zoned for Residential, Commercial, Industrial or other development, where the principle of development has been established (ie. R1, HC, R2) may be further classified as a holding zone with the addition of the suffix “-h”. Certain criteria for development (ie. phasing, financial considerations, geotechnical studies, servicing, stormwater, access etc.) must be met to the satisfaction of Council, prior to the removal of the holding symbol.

Under this holding zone, interim and passive uses such as open space and conservation will be permitted. Uses existing at the time of passing of the By-law will also be permitted. When the holding provision is removed these provisions would no longer apply and the specific provisions of the underlying zone would then apply, ie residential, commercial or industrial zone provisions (ie. R1, R2, HC, GM etc.) would apply as the case may be.

The removal of the holding provisions shall require an amendment to this By-law. No public participation with mechanism for appeal, other than that required by the Planning Act, shall be required for the removal of the holding symbol where the principle of development has been established, unless otherwise specified in this By-law.

SECTION 5.0 - REQUIREMENTS FOR RESIDENTIAL ONE (R1) ZONES

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Residential One (R1) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

5.1 Permitted Uses

- a) **Residential Uses**
 - a single detached dwelling
 - a group home
- b) **Non-Residential Uses**
 - a day nursery
 - home daycare centre
 - public park
 - a private park
- c) Uses, buildings and structures which are accessory to the permitted uses in Section 5.1 a) and 5.1 b) above.

5.2 Zone Provisions

- a) **Lot Area (minimum)**
 - (i) on well and septic systems 2025 square metres
 - (ii) on Municipal Sewer or Municipal Water 1400 square metres
 - (iii) on Municipal Sewer and Municipal Water 550 square metres
- b) **Lot Frontage (minimum)**
 - (i) on well and septic systems 30 metres
 - (ii) on Municipal Sewer or Municipal Water 23 metres
 - (iii) on Municipal Sewer and Municipal Water 18 metres
- c) **Front Yard Depth (minimum)** 6.0 metres
- d) **Side Yard Width (minimum)**
 - (i) interior 3.0 metres
 - (ii) other interior 1.0 metre
 - (iii) exterior 6.0 metres
- e) **Rear Yard Depth (minimum)** 7.5 metres
- f) **Dwelling Unit Area (minimum)** 65 sq. metres

- g) Lot Coverage (maximum) 33%
- h) Building Height (maximum) 10.5 metres
- i) Dwelling Unit per Lot (maximum) 1 only
- j) Parking Parking spaces shall be provided in accordance with Section 3 of this By-law.

5.3 Exception Zones

- a) Residential One-Exception One (R1-E1)
Notwithstanding any other provision of this By-law to the contrary, for the lands located in the Residential One-Exception One (R1-E1) Zone located in Part of Lots 1 to 8 (inclusive), Concession II, F.A.L., in the geographic Township of Pembroke, the following provisions shall apply:
 - i) Lot Area (minimum) 5000 square metres
 - ii) Lot Frontage (minimum) 70 metres

- b) Residential One-Exception Two (R1-E2)
Notwithstanding any other provision of this By-law to the contrary, for the lands located in the Residential One-Exception Two (R1-E2) Zone located in Part of Lot 4A, Concession II, F.A.L., and part of Lot 4, Concession III, F.A.L., in the geographic Township of Pembroke, the following provisions shall apply:
 - i) Lot Frontage (minimum)
 - 1. Lots 4, 5, 6, 9, 11, 12, 13, 14, 15, 27, 28, and 29, in Plan 565 35 metres
 - 2. Lot 22, Plan 565 100 metres
 - ii) Water Setback (minimum)
Lot 7, Plan 565 15 metres
 - iii) Notwithstanding the provisions of Section 3.26 h) and Section 30.0, for the lands zoned R1-E2 a single detached dwelling and accessory buildings shall be permitted.

- c) Residential One-Exception Three (R1-E3)
Notwithstanding any other provision of this By-law to the contrary, for the lands located in the Residential One-Exception Three (R1-E3) Zone located in Part Lot 3, Concession II, in the geographic Township of Pembroke, the following provisions shall apply:
 - i) Existing performance standards shall apply to the buildings and structures existing as of December 15, 1992. Any new structures shall comply with the applicable

provisions of this By-law. Applicable minimum lot area and minimum lot frontage shall be the minimum lot area and minimum lot frontage as existing for Part 1 and Part 2, on Plan 49R-11560.

- d) Residential One-Exception Four (R1-E4) Zone
Notwithstanding any other provision of this By-law to the contrary, for the lands located in the Residential One-Exception Four (R1-E4) Zone located in Part Lot 4, Concession III, in the geographic Township of Pembroke, the following provisions shall apply:
- i) Lot Area (minimum) 1500 m²; and
 - ii) Front Yard Depth (minimum) 5.5 metres.
- e) Residential One-Exception Five (R1-E5) Zone
Notwithstanding any other provision of this By-law to the contrary, for the lands located in the Residential One-Exception Five (R1-E5) Zone located in Part Lot 4, Concession III, in the geographic Township of Pembroke, the following provisions shall apply:
- i) Lot Area (minimum) 1500 m²;
 - ii) Front Yard Depth (minimum) 5.5 metres
 - iii) Water Setback (minimum) 15 metres
- f) Residential One-Exception Six (R1-E6) Zone
Notwithstanding any other provision of this By-law to the contrary, for the lands located in the Residential One-Exception Six (R1-E6) Zone located in Part Lots 11, 12 and 13, Concession II, F.A.L., in the geographic Township of Pembroke, the following provisions shall apply:
- i) Side Yard Width (minimum) 7.5 metres; and
 - ii) Exterior Side Yard Width (minimum) 7.5 metres.
- g) Residential One-Exception Seven (R1-E7) Zone
Notwithstanding any other provision of this By-law to the contrary, for the lands located in the Residential One-Exception Seven (R1-E7) Zone located in Part Lot 20, Concession I, in the geographic Township of Pembroke, the following provisions shall apply:
- i) Lot Area (minimum) 1700 m²; and
 - ii) Front Yard Depth (minimum) 3.0 metres.

- h) Residential One-Exception Eight (R1-E8) Zone
Notwithstanding any other provision of this By-law to the contrary, for the lands located in the Residential One-Exception Fifteen (R1-E15) Zone located in Part Lot 1, Concession III, in the geographic Township of Pembroke, the following provisions shall apply:
- i) Lot Area (minimum) 1500 m²; and
 - ii) Front Yard Depth (minimum) 5.5 metres.
- i) Residential One-Exception Nine (R1-E9) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Residential One-Exception Nine (R1-E9) and located in Part Lot 215, Registered Plan No. 366 (and known municipally as 628 Joe Street), in the geographic Township of Stafford, a converted dwelling shall be a permitted use.
- j) Residential One-Exception Ten (R1-E10) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Residential One-Exception Ten (R1-E10) and located in Part Lot 156, Registered Plan No. 366 (and known municipally as 668 Joe Street), in the geographic Township of Stafford, a converted dwelling shall be a permitted use.
- k) Residential One-Exception Eleven (R1-E11) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Residential One-Exception Eleven known municipally as 622 Jean Street and located Lot 157, Plan 366, in Part Lot 32, Concession I, in the geographic Township of Stafford, a two unit dwelling shall be a permitted use.
- l) Residential One-Exception Twelve (R1-E12) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Residential One-Exception Twelve (R1-E12) and located in Part Lot 55, Registered Plan No. 401, in the geographic Township of Stafford, a parking area for a mini storage establishment on adjacent lands in Lot 58, Registered Plan No. 401, shall be a permitted use.
- m) Residential One-Exception Thirteen (R1-E13) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Residential One-Exception Thirteen (R1-E13) and located in Part Lot 5, Concession VI, in the geographic Township of Pembroke, in the Township of Laurentian Valley, more particularly described as Lot 3, Plan 570, a private garage and/or a building or structure for the storage of one or more vehicles and/or household equipment incidental to the residential occupancy of either the adjacent Lot 2, Plan 570, geographic Township of Pembroke or the primary residence of the owners of Lot 3, Plan 570, geographic Township of Pembroke, shall also be permitted uses. All other applicable provisions of the Residential One (R1) zone and this By-law shall apply to lands zoned Residential One-

Exception Thirteen (R1-E13).

- n) Residential One-Exception Fourteen (R1-E14) Zone
Notwithstanding any other provision of this By-law to the contrary, for the lands located in the Residential One-Exception Fourteen (R1-E14) Zone located in Part Lot 21, Concession I, in the geographic Township of Pembroke, the following provisions shall apply:
- | | |
|------------------------|------------|
| Lot Frontage (minimum) | 40 metres. |
|------------------------|------------|
- o) Residential One-Exception Fifteen (R1-E15) Zone
Notwithstanding the provisions of Section 3.26 h) and Section 30.0, or any other provision of this By-law to the contrary, for the lands zoned Residential One-Exception Sixteen (R1-E16) and located in Lots 5, 6, 7, 8 and 9, Plan 49M-5, in the geographic Township of Pembroke a single detached dwelling and accessory buildings shall be permitted. All other applicable provisions of the Residential One (R1) zone and this By-law shall apply to lands zoned Residential One- Exception Sixteen (R1-E16).
- p) Residential One-Exception Sixteen (R1-E16) Zone
Notwithstanding the provisions of Section 3.26 h) and Section 30.0, or any other provision of this By-law to the contrary, for the lands zoned Residential One-Exception Sixteen (R1-E16) and located in Lots 10 and 11, Plan 49M-5, in the geographic Township of Pembroke a single detached dwelling and accessory buildings shall be permitted. In addition, notwithstanding the requirement of Section 3.26(e) of this By-law, the minimum water setback shall be 15 metres. All other applicable provisions of the Residential One (R1) zone and this By-law shall apply to lands zoned Residential One- Exception Sixteen (R1-E16).
- q) Residential One-Exception Seventeen (R1-E17) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Residential One-Exception Seventeen (R1-E17) and located in Lot 7, Plan 568, in the geographic Township of Pembroke, the minimum water setback shall be 15 metres. All other applicable provisions of the Residential One (R1) zone and this By-law shall apply to lands zoned Residential One- Exception Seventeen (R1-E17).
- r) Residential One-Exception Eighteen (R1-E18) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Residential One-Exception Eighteen (R1-E18) and located in Lot 6, Plan 445, in the geographic Township of Stafford, in the Township of Laurentian Valley, the minimum front yard depth shall be 0.3 metres. All other applicable provisions of the Residential One (R1) zone and this By-law shall apply to lands zoned Residential One- Exception Eighteen (R1-E18).

- s) Residential One- Exception Nineteen (R1-E19) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Residential One-Exception Nineteen (R1-E19) and located in part of Block 44, Plan 617, in Part of Lot 22, Concession 1, in the geographic Township of Pembroke, in the Township of Laurentian Valley, the minimum lot frontage shall be 28 metres. All other applicable provisions of the Residential One (R1) zone and this By-law shall apply to lands zoned Residential One- Exception Nineteen (R1-E19).
- t) Residential One-Exception Twenty (R1-E20) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Residential One-Exception Twenty (R1-E20) and located in Part Lot 5, Concession VI, in the geographic Township of Pembroke, in the Township of Laurentian Valley, more particularly described as Lot 1, Plan 570, a private garage and/or a building or structure for the storage of one or more vehicles and/or household equipment incidental to the residential occupancy of either Beckwith Island (Beckett Island) or the primary residence of the owners of Lot 3, Plan 570, geographic Township of Pembroke, shall also be permitted uses. All other applicable provisions of the Residential One (R1) zone and this By-law shall apply to lands zoned Residential One- Exception Twenty (R1-E20).

SECTION 6.0 - REQUIREMENTS FOR RESIDENTIAL TWO (R2) ZONES

No person shall hereafter use any land nor erect, alter, enlarge or use any building or structure in a Residential Two (R2) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

6.1 Permitted Uses

a) Residential Uses

- uses permitted in Section 5.1 a) of the Residential One (R1) Zone
- a duplex dwelling
- a semi-detached dwelling
- a two unit dwelling
- a group home

b) Non-Residential Uses

- a day nursery
- home daycare centre
- public park
- a private park

Uses, buildings and structures which are accessory to the foregoing.

6.2 Zone Provisions

a) The zone provisions Section 5.2 of the Residential One (R1) Zone shall apply to those uses permitted under Section 5.1. a) and listed under Section 6.1 a) above.

b) For Duplex, Semi-Detached, Two Unit Dwelling

(i) Lot Area (minimum) per individual dwelling unit

- | | |
|---|------------------|
| 1. on well and septic system | 2,023 sq. metres |
| 2. on Municipal Sewer or Municipal Water | 1,532 sq. metres |
| 3. on Municipal Sewer and Municipal Water | 650 sq. metres |

(ii) Lot Frontage (minimum) per individual dwelling unit

- | | |
|---|-------------|
| 1. on well and septic system | 25 metres |
| 2. on Municipal Sewer or Municipal Water | 15 metres |
| 3. on Municipal Sewer and Municipal Water | 10.5 metres |

- | | | |
|--------|---|---|
| (iii) | Front Yard Depth (minimum) | 6.0 metres |
| (iv) | Side Yard Depth (minimum) | |
| | 1. interior | 3.0 metres |
| | 2. exterior | 6.0 metres |
| (v) | Notwithstanding any other provision of this By-law to the contrary, the minimum required side yard depth for one unit of a semi-detached dwelling on a separately titled lot shall be nil where the separate dwelling units abut. | |
| (vi) | Rear Yard Depth (minimum) | 7.5 metres |
| (vii) | Dwelling Unit Area (minimum)
per dwelling unit | 65 sq. metres |
| (viii) | Lot Coverage (maximum) | 33% |
| (ix) | Building Height (maximum) | 10.5 metres |
| c) | Dwellings per Lot (maximum) | No more than one building consisting of one or two separate dwelling units shall be erected on any lot. |
| d) | Parking | Parking spaces shall be provided in accordance with Section 3 of this By-law. |

6.3 Exception Zones

- a) Residential Two - Exception One (R2-E1) Zone
 Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Residential Two - Exception One (R2-E1) and located in Lot 15, Plan 561, in the geographic Township of Pembroke, a two unit dwelling shall be a permitted use and the following provisions shall apply:
- | | | |
|-------|--|--------------------|
| (i) | Two Unit Dwelling shall mean a building which contains two dwelling units. | |
| (ii) | Dwelling Unit Area (maximum)
for Second Dwelling Unit | 60 square metres |
| (iii) | Lot Area (minimum)
on well and septic system | 1900 square metres |
| (iv) | Lot Frontage (minimum) | 30 metres |

- (v) Front Yard Depth (minimum) 6 metres
- (vi) Side Yard Depth (minimum)
 - 1. one side 3 metres
 - 2. other side 1 metre
- (vii) Rear Yard Depth (minimum) 7.5 metres
- (viii) Lot Coverage (maximum) 33 %
- (ix) Building Height (maximum) 10.5 metres.
- (x) Dwellings per Lot (maximum) No more than one building consisting of a two unit dwelling shall be erected on any lot.

b) Residential Two - Exception Two (R2-E2) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Residential Two - Exception Two (R2-E2) and located in Lot 25, Concession B, in the geographic Township of Alice, the minimum required lot frontage shall be 49 metres.

c) Residential Two-Exception Three (R2-E3) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Residential Two-Exception Three (R2-E3) and located in Part of Lots 4, 5 and 6, Plan No. 568, within Part Lot 40, Concession A, in the geographic Township of Alice, the minimum required water setback shall be fifteen (15) metres.

d) Residential Two-Exception Four (R2-E4) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Residential Two - Exception Four (R2-E4) and located in Lot 15, Plan 561, in the former Township of Pembroke, a two unit dwelling shall be a permitted use and the following provisions shall apply:

- (i) Two Unit Dwelling shall mean a building which contains two dwelling units.
- (ii) Dwelling Unit Area (maximum) for Second Dwelling Unit 60 square metres
- (iii) Lot Area (minimum) on well and septic system 1900 square metres
- (iv) Lot Frontage (minimum) 30 metres
- (v) Front Yard Depth (minimum) 6 metres

(vi)	Side Yard Depth (minimum)	
	1. one side	3 metres
	2. other side	1 metre
(vii)	Rear Yard Depth (minimum)	7.5 metres
(viii)	Lot Coverage (maximum)	33 %
(ix)	Building Height (maximum)	10.5 metres
(x)	Dwellings per Lot (maximum)	No more than one building consisting of a two unit dwelling shall be erected on any lot.

SECTION 7.0 - REQUIREMENTS FOR RESIDENTIAL THREE (R3) ZONES

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Residential Three (R3) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

7.1 Permitted Uses

a) Residential Uses

- uses permitted in Section 5.1 a) of the Residential One (R1) Zone
- uses permitted in Section 6.1 a) of the Residential Two (R2) Zone
- boarding house
- a triplex dwelling
- a three unit dwelling
- a converted dwelling
- a four unit dwelling (on municipal sewer and water services only)
- multiple-attached dwelling house (on municipal sewer and water services only)
- an apartment dwelling house (on municipal sewer and water services only)
- senior citizen home dwelling
- a group home

b) Non-Residential Uses

- a day nursery
- a home daycare centre
- a public park
- a private park

Uses, buildings and structures which are accessory to the foregoing permitted uses.

7.2 Zone Provisions

a) The zone provisions Section 5.2 of the Residential One (R1) Zone and 6.2 of the Residential Two (R2) Zone shall apply to those uses permitted under Section 5.1. a) and 6.1.a) respectively and listed under Section 7.1 a) above.

b) For Triplex or Three Unit Dwelling

- | | | |
|-----|---|------------------|
| (i) | Lot Area (minimum) per individual dwelling unit | |
| | 1. on well and septic system | 2,023 sq. metres |
| | 2. on Municipal Sewer or Municipal Water | 1,532 sq. metres |
| | 3. on Municipal Sewer and Municipal Water | 650 sq. metres |

(ii)	Lot Frontage (minimum) per individual dwelling unit	
	1. on well and septic system	25 metres
	2. on Municipal Sewer or Municipal Water	15 metres
	3. on Municipal Sewer and Municipal Water	10.5 metres
(iii)	Front Yard Depth (minimum)	6.0 metres
(iv)	Interior Side Yard Depth (minimum)	3.0 metres
(v)	Exterior Side Yard Depth (minimum)	6.0 metres or ½ the height of the building, whichever is greater
(vi)	Rear Yard Depth (minimum)	7.5 metres
(vii)	Dwelling Unit Area (minimum) per dwelling unit	65 sq. metres
(viii)	Lot Coverage (maximum)	40%
(ix)	Building Height (maximum)	10.5 metres
c)	For Four Unit Dwelling or Multiple-Attached Dwelling House	
(i)	Lot area (minimum)	700 square metres plus 140 sq. metres for each unit greater than three
(ii)	Lot frontage (minimum)	18 metres plus 6 metres for each unit greater than three
(iii)	Front Yard Depth (minimum)	7.5 metres
(iv)	Interior Side Yard Depth (minimum)	3.0 metres
(v)	Exterior Side Yard Depth (minimum)	6 metres or ½ the height of the building, whichever is greater
(vi)	Rear Yard Depth (minimum)	7.5 metres
(vii)	Dwelling Unit Area (minimum) per dwelling unit	65 square metres

- | | | |
|---|--|---|
| (viii) | Lot Coverage (maximum) | 40% |
| (ix) | Building Height (maximum) | 10.5 metres |
| d) For Apartment Dwelling House or Senior Citizen Home Dwelling | | |
| (i) | Lot Area (minimum) | 650 square metres plus 140 square metres for each unit above four |
| (ii) | Lot Frontage (minimum) | 30.0 metres |
| (iii) | Front Yard Depth (minimum) | 7.5 metres |
| (iv) | Interior Side Yard Depth (minimum) | 5.0 metres |
| (v) | Exterior Side Yard Depth (minimum) | 6 metres
or ½ the height of the building, whichever is greater |
| (vi) | Rear Yard Depth (minimum) | 10.5 metres |
| (vii) | Dwelling Unit Area (minimum) per dwelling unit | |
| | 1. bachelor dwelling unit | 45 square metres |
| | 2. one bedroom dwelling unit | 55 square metres |
| | 3. two bedroom dwelling unit | 55 square metres plus 9 square metres for each additional bedroom over one |
| (viii) | Lot Coverage (maximum) | 40% |
| (ix) | Building Height (maximum) | 13.5 metres |
| e) | Dwellings per Lot (maximum) | No more than one building consisting of two, three or more separate dwelling units shall be erected on any lot. |
| f) | Parking | Parking spaces shall be provided in accordance with Section 3 of this By-law. |

7.3 Exception Zones

- a) Residential Three-Exception One (R3-E1)
Notwithstanding any other provision of this By-law to the contrary, for the lands located

in the Residential Three-Exception One (R3-E1) Zone located in Lot 290, Plan 366, in the geographic Township of Stafford, a residential building containing no more than five (5) dwelling units shall be permitted. Existing performance standards shall apply to the buildings and structures only.

b) Residential Three-Exception One (R3-E1)

Notwithstanding any other provision of this By-law to the contrary, for the lands located in the Residential Three-Exception Two (R3-E2) Zone located in Part Lot 25, Concession A, in the geographic Township of Alice, more particularly described as Parts 1 and 2, Plan 49R-11955, no person shall use land nor erect or use any building or structure, except in conformity and compliance with the requirements of the Residential Three (R3) zone, save and except that the minimum lot frontage for all permitted uses shall be 53 metres.

SECTION 8.0 - REQUIREMENTS FOR RURAL RESIDENTIAL (RR) ZONES

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

8.1 Permitted Uses

a) Residential Uses

- a single detached dwelling
- a group home

b) Non-Residential Uses

- a day nursery
- home daycare centre
- public park
- a private park

Uses, buildings and structures which are accessory to the foregoing

8.2 Zone Provisions

- | | | |
|----|------------------------------|-------------------------------------|
| a) | Lot Area (minimum) | 4046 sq. metres |
| b) | Lot Frontage (minimum) | 46 metres |
| c) | Front Yard Depth (minimum) | 7.5 metres |
| d) | Side Yard Width (minimum) | |
| | i) interior | 3.0 metres |
| | ii) other interior | 1.0 metre |
| | iii) exterior | 6.0 metres |
| e) | Rear Yard Depth (minimum) | 7.5 metres |
| f) | Dwelling Unit Area (minimum) | 75 sq. metres |
| g) | Lot Coverage (maximum) | 33 % |
| h) | Building Height (maximum) | 10.5 metres |
| i) | Parking Spaces | Parking spaces shall be provided in |

accordance with Section 3 of this By-law.

- j) Dwelling Units per Lot (maximum) 1 only
- k) Water Setback (minimum) A water setback shall be provided in accordance with Section 3 of this By-law.

8.3 Exception Zones

- a) Rural Residential-Exception One (RR-E1)
Notwithstanding any other provision of this By-law to the contrary, for the lands zoned Rural Residential-Exception One (RR-E1) and located in Part Lot 15, Concession X, in the geographic Township of Alice, the following provisions shall apply:
 - i) Lot Area (minimum) 1 hectare; and
 - ii) Lot Frontage (minimum) 25 metres
- b) Rural Residential-Exception Two (RR-E2)
Notwithstanding any other provision of this By-law to the contrary, for the lands zoned Rural Residential-Exception Two (RR-E2) and located in Part Lot 16, Concession X, in the geographic Township of Alice, the minimum required lot area shall be 3,900 square metres.
- c) Rural Residential-Exception Three (RR-E3)
Notwithstanding any other provision of this By-law to the contrary, for the lands zoned Rural Residential-Exception Three (RR-E3) and located in Part Lot 20, Concession XII, in the geographic Township of Alice, the minimum required front yard depth shall be 7.25 metres.
- d) Rural Residential-Exception Four (RR-E4)
Notwithstanding any other provision of this By-law to the contrary, for the lands zoned Rural Residential-Exception Four (RR-E4) and located in Part Lot 25, Concession B, in the geographic Township of Alice, the maximum number of habitable rooms used for sleeping shall be three (3).
- e) Rural Residential-Exception Five (RR-E5)
Notwithstanding any other provision of this By-law to the contrary, for the lands zoned Rural Residential-Exception Five (RR-E5) and located in Part Lot 10, Concession V, in the geographic Township of Stafford, the minimum required front yard depth shall be 7.0 metres.
- f) Rural Residential-Exception Six (RR-E6)
Notwithstanding any other provision of this By-law to the contrary, for the lands zoned Rural Residential-Exception Six (RR-E6) and located in Part Lot 19, Concession I, in the

geographic Township of Stafford the following provisions shall also apply:

- i) The minimum required building setback from the edge of the road allowance of Highway 17 shall be 30 metres;
- ii) The minimum required building setback from the edge of the road allowance of County Road 24 shall be 7.5 metres; and
- iii) The minimum front yard depth shall be measured from the Township Road.
- iv) A home display and sales outlet shall be permitted subject to the following criteria:
 - 1. Only one (1) display home is permitted to be on a well and septic system;
 - 2. A maximum of two (2) accessory home display units are permitted but they shall not be on a well and septic system, nor shall they be built on foundations.

g) Rural Residential-Exception Seven (RR-E7)

Notwithstanding any other provision of this By-law to the contrary, for the lands zoned Rural Residential-Exception Seven (RR-E7) and located in Part Lot 37, Concession I, in the geographic Township of Stafford, the following provisions shall apply:

- i) A converted dwelling shall also be a permitted use;
- ii) Lot Area (minimum) 3166 square metres;
- iii) Exterior Side Yard Width (minimum) 4.4 metres; and
- iv) An accessory building shall be permitted within 0.82 metres of the interior side yard lot line.

SECTION 9.0 - REQUIREMENTS FOR LIMITED SERVICE RESIDENTIAL (LSR) ZONES

No person shall hereafter use any lands nor erect, alter or use any building or structure in a Limited Service Residential (LSR) Zone except in accordance with the provisions of this section and of any other relevant Section of this By-law.

9.1 Permitted Uses

a) Residential Uses

- a limited service dwelling existing on the date of passing of this By-law
- a limited service dwelling on an existing lot of record

b) Non-Residential Uses

- a home daycare centre
- a public park
- a private park

9.2 Zone Provisions

- | | | |
|----|------------------------------|--|
| a) | Lot Area (minimum) | 2,025 sq. metres |
| b) | Lot Frontage (minimum) | 30 metres |
| c) | Front Yard Depth (minimum) | 7.5 metres |
| d) | Side Yard Width (minimum) | 3.0 metres |
| e) | Rear Yard Depth (minimum) | 7.5 metres |
| f) | Dwelling Unit Area (minimum) | 65 sq. metres |
| g) | Lot Coverage (maximum) | 33 % |
| h) | Building Height (maximum) | 10.5 metres |
| i) | Parking Spaces | Parking spaces shall be provided in accordance with Section 3 of this By-law. |
| k) | Water Setback (minimum) | A minimum water setback shall be provided in accordance with the Section 3 of this By-law. |

- l) Dwelling Units per Lot (maximum) 1 only

9.3 Exception Zones

a) Limited Service Residential - Exception One (LSR-E1) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Limited Service Residential - Exception One (LSR-E1) and located in Part of Lot 12, Concession II, F.A.L. in the geographic Township of Pembroke, the minimum required lot frontage shall be 9.1 metres. All other provisions of the Limited Service Residential (LSR) zone shall apply to the lands zoned LSR-E1.

b) Limited Service Residential - Exception Two (LSR-E2) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Limited Service Residential - Exception Two (LSR-E2) and located in Part Lot 13, Concession II, FAL, in the geographic Township of Pembroke, the following provisions shall apply:

- i) Lot Frontage (minimum) 20 metres;
- ii) Water Setback (minimum) 30 metres;
- iii) All buildings and/or structures shall be setback a minimum of 30 metres from the railway right-of-way; and
- iv) All other applicable provisions of this By-law and the Limited Service Residential (LSR) zone shall apply to lands zoned LSR-E2.

SECTION 10.0 - REQUIREMENTS FOR NEIGHBOURHOOD COMMERCIAL (NC) ZONES

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

10.1 Permitted Uses

a) Residential Uses

- an accessory dwelling unit

b) Non-Residential Uses

- a convenience store

Uses, buildings and structures accessory to the foregoing.

10.2 Zone Provisions

a) Lot Area (minimum)

- | | |
|--|-----------------|
| (i) on well and septic system | 3250 sq. metres |
| (ii) on Municipal Sewer or Municipal Water | 2025 sq. metres |
| (iii) on Municipal Sewer and Municipal Water | 700 sq. metres |

b) Lot Frontage (minimum)

- | | |
|--|-----------|
| (i) on well and septic system | 53 metres |
| (ii) on Municipal Sewer or Municipal Water | 30 metres |
| (iii) on Municipal Sewer and Municipal Water | 23 metres |

c) Front Yard Depth (minimum)

6.0 metres

d) Rear Yard Width (minimum)

7.5 metres provided that where the side lot line abuts a Residential Zone the minimum rear yard depth shall be 10.5 metres

e) Side Yard Width (minimum)

3.0 metres provided that where the side lot line abuts a Residential Zone, the minimum side yard width shall be 6.0 metres

f) Lot Coverage (maximum)

33%

- | | | |
|----|--|---|
| g) | Building Height (maximum) | 10.5 metres |
| h) | Dwelling Unit Area (minimum)
accessory dwelling Unit: | |
| | i) Bachelor dwelling unit | 40 sq. metres |
| | ii) with one bedroom | 50 sq. metres |
| | iii) with more than one bedroom | 50 sq. metres plus 9 square metres for each additional bedroom |
| i) | Parking Spaces | Parking Spaces shall be provided in accordance with Section 3 of this By-law. |

10.3 Exception Zones

SECTION 11.0 - REQUIREMENTS FOR GENERAL COMMERCIAL (GC) ZONES

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

11.1 Permitted Uses

a) Residential Uses

- an accessory residential dwelling unit, EXCEPT in the case of an automobile service station or commercial garage, where the accessory residential dwelling unit shall be a single detached residential dwelling
- an accessory single detached dwelling

b) Non-Residential Uses

- artisan shop or studio
- automotive - gasoline bar
- automotive - store
- bed and breakfast
- business and professional offices
- clinic
- convenience store
- day nursery
- eating establishment - full service
- eating establishment - drive in
- eating establishment - take-out
- financial institution or bank
- funeral home
- furniture showroom and workshop
- garden centre
- hotel
- motel
- motor hotel
- place of entertainment
- post office
- public park, private park
- retail store
- service shop, general
- service shop, personal
- tavern
- taxi stand

Uses, buildings and structures which are accessory to the foregoing.

11.2 Zone Provisions

a)	Lot Area (minimum)	
	i) hotel, motor hotel, motel	
	1. on well and septic system	2750 sq. metres plus an additional 185 sq. metres for each guest room in excess of four guest rooms.
	ii) other uses	
	1. on well and septic system	2025 sq. metres
	2. on municipal water or sewer	900 sq. metres
	3. on municipal water and sewer	185 sq. metres
b)	Lot Frontage (minimum)	
	i) on well and septic system	35 metres
	ii) on municipal water or sewer	24 metres
	iii) on municipal water and sewer	18 metres
c)	Front Yard Depth (minimum)	
	i) Motel; motor hotel; hotel; automobile - service station; and automotive - commercial garage	10.5 metres
	ii) all other permitted uses	7.5 metres
d)	Side Yard Width (minimum)	3.0 metres provided that where the side lot line abuts a Residential Zone, the minimum side yard width shall be 6.0 metres
e)	Rear Yard Depth	7.5 metres provided that where the rear lot line abuts a Residential Zone, the minimum rear yard depth shall be 10.5 metres
f)	Landscaped Open Space (minimum)	30 %
g)	Building Height (maximum)	10.5 metres
h)	Dwelling Unit Area (minimum)	
	i) accessory single detached dwelling	65 sq. metres
	ii) accessory dwelling unit	40 sq. metres

- | | | |
|----|----------------------------------|---|
| | 1. bachelor dwelling unit | 40 sq. metres |
| | 2. with one bedroom | 50 sq. metres |
| | 3. with more than one bedroom | 50 sq. metres plus 9 sq. metres for each additional bedroom |
| i) | Parking and Loading Areas | Parking and loading spaces shall be provided in accordance with Section 3 of this By-law. |
| j) | Dwelling Units Per Lot (maximum) | 1 only |

11.3 Exception Zones

- a) General Commercial-Exception One (GC-E1)
 Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned General Commercial-Exception One (GC-E1) and located in Lot 23, Registered Plan No. 402, in the geographic Township of Stafford, an automotive-car wash shall be a permitted use and the following provisions shall apply:
- | | | |
|------|-------------------------------------|------------------|
| i) | Side Yard Width (minimum) | 1.2 metres |
| ii) | Accessory Buildings and Structures: | |
| | 1. Front Yard Depth (minimum) | 5.7 metres |
| | 2. Rear Yard Depth (minimum) | 3.3 metres |
| iii) | Parking Requirements | |
| | 1. Automotive-Car Wash (minimum) | 2 parking spaces |
- All other applicable provisions of this By-law and the General Commercial (GC) Zone shall also apply to lands zoned General Commercial-Exception One (GC-E1).
- b) General Commercial-Exception Two (GC-E2)
 Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned General Commercial-Exception Two (GC-E2) and located in Lot 279, Registered Plan No. 366, in Part Lot 33, Concession I, in the geographic Township of Stafford, an existing automobile repair shop, a canvass repair and sales establishment in an existing building and an accessory single detached dwelling shall be the only permitted uses. The existing performance standards shall apply to the existing buildings and structures only.
- c) General Commercial-Exception Three (GC-E3)
 Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned General Commercial-Exception Three (GC-E3) and located in Part Lots 31 and 32, Concession I, in the geographic Township of Stafford, a printing establishment shall be a permitted use.

- d) General Commercial-Exception Four (GC-E4)
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned General Commercial-Exception Four (GC-E4) and located at 605 Bank Street, in Lot 279, in Part Lot 31, Concession I, in the geographic Township of Stafford, an automobile repair shop dwelling shall be a permitted uses.

- e) General Commercial-Exception Five (GC-E5)
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned General Commercial-Exception Five (GC-E5) and located at 692 Bruham Avenue, in Lot 388, in Plan 366, in the geographic Township of Stafford, a trailer sales establishment shall be a permitted use.

- f) General Commercial-Exception Six (GC-E6)
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned General Commercial-Exception Six (GC-E6) and located at 618 Bruham Avenue, in lot 124 and Part of Lot 123, in Plan 366, in the geographic Township of Stafford, an automotive vehicle sales or rental establishment shall be a permitted use.

- g) General Commercial-Exception Seven (GC-E7) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned General Commercial-Exception Seven (SC-E7) and located in Lot 58, Registered Plan No. 401, in the geographic Township of Stafford, a mini storage establishment shall be a permitted use. The required parking for the mini storage establishment on the lands zoned GC-E7 may be accommodated on lands located in Lot 55, Registered Plan No. 401 and zoned Residential One-Exception Twelve (R1-E12).

SECTION 12.0 - REQUIREMENTS FOR HIGHWAY COMMERCIAL (HC) ZONES

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

12.1 Permitted Uses

a) Residential Uses

- an accessory dwelling unit, EXCEPT in the case of an automobile service station or commercial garage, where the accessory dwelling unit shall be a single detached dwelling
- an accessory single detached dwelling

b) Non-Residential Uses

- animal hospital
- antique furniture restoration workshop, cabinet making shop and showroom
- service station
- car wash
- automotive store
- tavern or public house
- gasoline bar
- boat sales, snowmobile, trailer and cycle sales and rentals
- building supply store
- convenience store
- eating establishment - full service
- eating establishment - drive in
- eating establishment - take-out
- motel
- motor hotel
- bed and breakfast
- hotel
- mini storage establishment
- public park, private park
- equipment rental establishment
- vehicular sales or rental establishment
- place of entertainment
- garden centre
- business and professional offices
- financial institution
- service shop general

- service shop personal
- home display and sales outlet
- retail store
- contractor shop
- accessory retail stores, including those whose products are manufactured on the premises, provided that the space devoted to such manufacturing does not exceed 50% of the total floor area.

Uses, buildings and structures which are accessory to the foregoing.

12.2 Zone Provisions

- | | | |
|----|---|--|
| a) | Lot Area (minimum) | |
| | i) on well and septic system | 4050 sq. metres |
| | ii) on municipal water or municipal sewer | 2025 sq. metres |
| | iii) on municipal water and sewer | 900 sq. metres |
| b) | Lot Frontage (minimum) | 35 metres |
| c) | Front Yard Depth (minimum) | |
| | i) Motel, motor hotel, hotel, automobile service station, commercial garage | 10.5 metres |
| | ii) all other permitted uses | 6.0 metres |
| d) | Side Yard Width (minimum) | 3 metres provided that where the side lot line abuts a Residential Zone, the minimum side yard width shall be 6 metres |
| e) | Exterior Side Yard Width (minimum) | |
| | i) Motel, motor hotel, hotel, automobile service station, commercial garage | 10.5 metres |
| | ii) all other permitted uses | 6.0 metres |
| f) | Rear Yard Depth | 7.5 metres provided that where the rear lot line abuts a Residential Zone, the minimum |

rear yard depth shall be 10.5 metres

- g) Lot Coverage (maximum) 33%
- h) Building Height (maximum) 10.5 metres
- i) Dwelling Unit Area (minimum)
 - i) accessory single detached dwelling 65 sq. metres
 - ii) accessory dwelling unit 40 sq. metres
 - 1. bachelor dwelling unit 40 sq. metres
 - 2. with one bedroom 50 sq. metres
 - 3. with more than one bedroom 50 sq. metres plus 9 sq. metres for each additional bedroom
- i) Parking and Loading Areas Parking and loading spaces shall be provided in accordance with Section 3 of this By-law.
- j) Dwelling Units Per Lot (maximum) 1 only

12.3 Exception Zones

- a) Highway Commercial-Exception One (HC-E1) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Highway Commercial-Exception One (HC-E1) Zone and located in Part of Lot 36, Concession A, in the geographic Township of Alice, the minimum lot frontage requirement shall be 43.0 metres.
- b) Highway Commercial-Exception Two (HC-E2) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Highway Commercial-Exception Two (HC-E2) Zone and located in Part of Lot 36, Concession A, in the geographic Township of Alice, no person shall use land nor erect or use any building or structure, except in accordance with the following provisions:

 - i) Permitted uses shall be limited to the following:
 - artisan shop or studio;
 - automotive vehicles sales or rental establishment;
 - home repair showroom and workshop; and
 - furniture showroom and workshop.
 - ii) For the purposes of the HC-E2 zone, a home repair showroom and workshop shall be defined as follows:

“HOME REPAIR SHOWROOM AND WORKSHOP means an establishment in which an air-conditioning contractor, electrical contractor or plumbing contractor provides sales and service of the equipment and fixtures associated with the trade.”

- iii) All other applicable provisions of the HC zone and this By-law shall apply to lands zoned HC-E2.

- c) Highway Commercial-Exception Three (HC-E3) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Highway Commercial-Exception Three (HC-E3) Zone and located in Part of Lot 37, Concession I, in the geographic Township of Stafford, a truck terminal shall also be a permitted use in addition to the uses permitted in the HC zone.

- d) Highway Commercial-Exception Four (HC-E4) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Highway Commercial-Exception Four (HC-E4) Zone and located in Part of Lot 36, Concession I, in the geographic Township of Stafford, a group home shall also be a permitted use in addition to the uses permitted in the HC zone.

- e) Highway Commercial-Exception Five (HC-E5) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Highway Commercial-Exception Five (HC-E5) Zone and located in Part of Lot 14, Concession II, F.A.L., in the geographic Township of Pembroke, a metal fabricating plant, contractor’s yard and a warehouse shall be permitted uses and the following provisions shall also apply:
 - i) Front Yard Depth (minimum) 22 metres;
 - ii) Side Yard Width (minimum) 22 metres;
 - iii) Rear Yard Depth (minimum) 22 metres; and
 - iv) Open Storage: Open storage of goods and materials is only permitted in a rear or side yard and must be setback a minimum of 22 metres from any lot line.

- f) Highway Commercial-Exception Six (HC-E6) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Highway Commercial-Exception Six (HC-E6) Zone and located in Part of Lot 23, Concession II, F.A.L., in the geographic Township of Pembroke, the existing building shall be permitted to be renovated and restored as a single detached dwelling.

- g) Highway Commercial-Exception Seven (HC-E7) Zone
 Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Highway Commercial-Exception Seven (HC-E7) Zone and located in Part of Lot 19, Concession II, F.A.L., in the geographic Township of Pembroke, an automotive body shop, as defined elsewhere in this By-law, may also be a permitted use in addition to the uses permitted in the HC zone.
- h) Highway Commercial-Exception Eight (HC-E8) Zone
 Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Highway Commercial-Exception Eight (HC-E8) Zone and located in Part of Lots 17 and 18 Concession II, F.A.L., in the geographic Township of Pembroke, shall be used in compliance with the provisions of the HC zone, however, existing performance standards shall apply.
- i) Highway Commercial-Exception Nine (HC-E9) Zone
 Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Highway Commercial-Exception Nine (HC-E9) Zone and located in Part of Lot 18, Concession II, F.A.L., in the geographic Township of Pembroke, the following provisions shall apply:
- i) the following uses shall be prohibited:
- car wash;
 - tavern or public house;
 - eating establishment - full service;
 - eating establishment - drive-in;
 - laundromat; and
- ii) existing performance standards shall apply .
- j) Highway Commercial - Exception Ten (HC-E10) Zone
 Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Highway Commercial-Exception Ten (HC-E10) Zone and located in Part of Lot 17, Concession II, F.A.L., in the geographic Township of Pembroke, the following provisions shall also apply:
- i) Permitted uses on the subject property shall also include retail store, wholesale establishment and warehouse;
- ii) No goods, wares, merchandise, substance, articles or things offered or kept for sale, shall be displayed outside, except within a display area no larger than 28 square metres and located directly adjacent to the main structure used as the retail store;

- iii) Notwithstanding Section 12.3 j)iii) above and any other provision to the contrary, open storage of gardening/planting materials, such as but not limited to mulch and topsoil, shall be permitted within the front yard, but no closer than 14 metres to the street line, and within a side yard, but not within a minimum required side yard;
 - iv) The minimum rear yard setback shall be 4.5 metres;
 - v) Lands zoned Highway Commercial- Exception Ten (HC-E10) and located in Part of Lot 17, Concession 2, FAL, in the geographic Township of Pembroke, are to be considered one lot for the purpose of this By-law, notwithstanding any consolidation or division of the same. Internal lot lines shall not be construed to be lot lines for the purposes of any zoning regulations, provided all other applicable regulations of this by-law relative to all of the lands subject to this exception and their external lot lines are observed; and
 - vi) All other provisions of the Highway Commercial (HC) Zone and this By-law shall apply to the lands zoned Highway Commercial- Exception Ten (HC-E10).
- k) Highway Commercial - Exception Eleven (HC-E11) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Highway Commercial-Exception Eleven (HC-E11) Zone and located in Part of Lot 18, Concession II, F.A.L., in the geographic Township of Pembroke, a Senior Citizen's Home shall be permitted use.
- l) Highway Commercial - Exception Twelve (HC-E12) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Highway Commercial-Exception Twelve (HC-E12) and located in Part Lot 38, Concession B, in the geographic Township of Alice, the following provisions shall apply:
- i) A mini storage establishment and recreational vehicle and boat storage shall also be permitted uses;
 - ii) A minimum of one (1) parking space per five (5) mini storage units shall be required; and
 - iii) All other applicable provisions of the Highway Commercial (HC) zone and this By-law shall apply to lands zoned Highway Commercial-Exception Twelve (HC-E12).
- m) Highway Commercial-Exception Thirteen (HC-E13) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Highway Commercial-Exception Thirteen (HC-E13) Zone and located in Part

of Lot 22, Concession II, FAL, in the geographic Township of Pembroke, permitted uses shall also include a retail craft store and a craft school subject to the following provisions:

- i) for the purposes of this subsection, retail craft store shall mean a retail store selling goods and materials directly related to the production of arts and crafts; and
 - ii) for the purposes of this subsection, a craft school shall mean a commercial establishment which provides instruction in the making of ceramics and/or other crafts.
- n) Highway Commercial-Exception Fourteen (HC-E14) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Highway Commercial-Exception Fourteen (HC-E14) Zone and located in Part 1, Plan 49R-6571 within Part of Lot 2, Concession I, in the geographic Township of Pembroke, the following provisions shall apply:
- i) The permitted uses of the lands shall be limited to business and professional offices with a maximum gross leasable floor area of 237 square metres;
 - ii) The minimum lot frontage shall be 30 metres; and
 - iii) All other provisions of the Highway Commercial (HC) Zone and this By-law shall apply to the lands zoned HC-E14.
- o) Highway Commercial-Exception Fifteen (HC-E15) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Highway Commercial-Exception Fifteen (HC-E15) Zone and located in Part 1, Plan 49R-8769 within Part of Lots 22 and 23, Concession II, F.A.L., in the geographic Township of Pembroke, the following provisions shall apply:
- A retail store accessory to an existing single detached dwelling shall be included as a permitted use on lands zoned HC-E15;
- i) A retail store shall also be a permitted use on lands zoned HC-E15;
 - ii) The minimum required side yard width shall be 2.58 metres; and
 - iii) All other provisions of the Highway Commercial (HC) Zone and this By-law shall apply to the lands zoned HC-E15.
- p) Highway Commercial-Exception Sixteen (HC-E16) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands

zoned Highway Commercial-Exception Sixteen (HC-E16) and located in Part Lot 36, Concession A, in the geographic Township of Alice, an amusement arcade shall be a permitted use. Except as otherwise provided for by the provisions of the HC-E16 zone, all other provisions of the HC zone and this By-law shall apply to lands zoned HC-E16.

q) Highway Commercial-Exception Seventeen (HC-E17) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Highway Commercial-Exception Seventeen (HC-E17) and located in Part 1, Plan 49R-7527, in Part Lot 22, Concession II, F.A.L., in the geographic Township of Pembroke, a single detached dwelling shall also be a permitted use. All other provisions of the Highway Commercial (HC) Zone and this By-law shall apply to the lands zoned Highway Commercial-Exception Seventeen (HC-E17).

r) Highway Commercial-Exception Eighteen (HC-E18) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Highway Commercial-Exception Eighteen (HC-E18) and located in Part Lot 1A, Concession II, F.A.L., in the geographic Township of Pembroke, in the Township of Laurentian Valley, a row house dwelling with a maximum of five (5) dwelling units shall also be a permitted use. All other provisions of the Highway Commercial (HC) Zone and this By-law shall apply to the lands zoned Highway Commercial-Exception Eighteen (HC-E18).

s) Highway Commercial - Exception Nineteen (HC-E19) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Highway Commercial-Exception Nineteen (HC-E19) and located in Part Lot 20, Concession 2, FAL, in the geographic Township of Pembroke, in the Township of Laurentian Valley, the following provisions shall apply:

- i) A minimum of three (3) loading spaces shall be provided for a building supply store and garden centre;
- ii) Notwithstanding any consolidation or division of the same, the lands zoned Highway Commercial-Exception Nineteen (HC-E19) shall be treated as a single lot for zoning purposes. Internal lot lines shall not be construed to be lot lines for the purposes of any zoning regulations, provided all other applicable regulations of this by-law relative to all of the lands subject to this exception and their external lot lines are observed;
- iii) from April 15 to October 15 each year, 44 of the minimum required parking spaces for the building supply store and garden centre shall be permitted to be used for an outdoor seasonal sales area; and
- iv) All other applicable provisions of the Highway Commercial zone and this By-

law shall apply to lands zoned Highway Commercial-Exception Nineteen (HC-E19).

t) Highway Commercial - Exception Twenty (HC-E20) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Highway Commercial-Exception Twenty (HC-E20) and located Part of Lot 1, Concession III, in the geographic Township of Pembroke, a craft shop or studio shall also be a permitted use. A craft shop or studio shall mean a building or structure where an artist or skilled craftsperson creates unique articles and/or offers instruction in an art or skilled craft and/or a building or structure where such unique articles are offered for sale. This may include a wood carver, a painter, a potter, a sculptor, a photographer, or any similar artist or craftsperson whose workplace is not otherwise defined elsewhere in this By-law.

SECTION 13.0 - REQUIREMENTS FOR SHOPPING CENTRE COMMERCIAL AREA ONE (SC-A1) ZONES

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Shopping Centre Commercial-Area One (SC-A1) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

13.1 Permitted Uses

- a) Residential Uses
 - prohibited

- b) Non-Residential Uses
 - junior/discount department store (phase 1 only)
 - retail stores (phase 2 and 3 only)
 - automotive store (phase 2 and 3 only)
 - shopping centre

- c) Other Permitted Uses
 - eating establishment, full service
 - eating establishment, drive-in
 - business and professional offices
 - service shop, general
 - service shop, personal
 - financial office

13.2 Zone Provisions

- | | | |
|----|------------------------------------|--------------|
| a) | Lot Area (minimum) | 4.0 hectares |
| b) | Lot Frontage (minimum) | 60.0 metres |
| c) | Front Yard Depth (minimum) | 7.5 metres |
| d) | Interior Side Yard Width (minimum) | 7.5 metres |
| e) | Exterior Side Yard Width (minimum) | 7.5 metres |
| f) | Rear Yard Depth | 7.5 metres |
| g) | Building Height (maximum) | 12.0 metres |

h) Floor Area, Gross Leasable

(i) Phase 1

1. Department Store
 - maximum 10,033 m²
 - minimum 6,967 m²
2. Other Permitted Uses
 - minimum Nil

(ii) Phase 2A

1. Retail Store
 - maximum 4,645 m²
 - minimum 3,716 m²
2. Other Permitted Uses
 - minimum Nil

(iii) Phase 2B

1. The expansion of the phase 2A Retail store
 - maximum 3,591 m²
 - minimum 929 m²
2. Other Permitted Uses
 - minimum Nil

(iv) Phase 3A

1. Retail store
 - minimum 3,252 m²
 - maximum 929 m²
2. Other Permitted Uses
 - minimum Nil

3. No building permit for Phase 3 shall be issued if the maximum gross leasable floor area has been utilized for Phase 2A and 2B.

i) Open Storage Open storage shall only be permitted in accordance with Section 3 of this By-law

i) Parking and Loading Areas Parking and loading spaces shall be provided in accordance with Section 3 of this By-law.

13.3 Exception Zones

- (a) Shopping Centre Commercial-Area One-Exception One (SC-A1-E1) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Shopping Centre Commercial-Area One-Exception One (SC-A1-E1) Zone and located in Part of Lots 22 and 23, Concession II, F.A.L., in the geographic Township of Pembroke, the following provisions shall also apply:
- i) Retail store(s) (Phase 4) shall be a permitted use;
 - ii) Floor Area, Gross Leasable
 - a) retail stores (Phase 4)
 - maximum (total of all retail stores in Phase 4) 929 square metres;
 - iii) Minimum Retail Unit Size Restrictions - retail stores shall have a minimum unit size restriction of 929 m² gross leasable floor area with the exception that the following may be permitted:
 - a) a maximum of 2 units with a minimum of 233 m² of gross leasable floor area; and
 - b) a maximum of 3 units with a minimum of 112 m² of gross leasable floor area; and
 - c) a maximum of 1 unit with no minimum gross leasable floor area.
 - iv) Parking in accordance with the provisions for Parking Requirements in section 3 General Provisions of this By-law;
 - v) Loading Spaces (minimum) 1 per building; and
 - vi) Lands zoned Shopping Centre Commercial - Area One - Exception One (SC-A1-E1) and located in Part of Lots 22 and 23, Concession 2, FAL, in the geographic Township of Pembroke, are to be considered one lot for the purpose of this By-law, notwithstanding any consolidation or division of the same. Internal lot lines shall not be construed to be lot lines for the purposes of any zoning regulations, provided all other applicable regulations of this by-law relative to all of the lands subject to this exception and their external lot lines are observed.
 - vii) All other provisions of the Shopping Centre Commercial-Area One (SC-A1) Zone and this By-law shall apply to the lands zoned SC-A1-E1.
- (b) Shopping Centre Commercial-Area One-Exception Two (SC-A1-E2) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands

zoned Shopping Centre Commercial-Area One-Exception Two (SC-A1-E2) Zone and located in Part of Lot 23, Concession II, F.A.L., in the geographic Township of Pembroke, the following provisions shall also apply:

- i) Subject to the following conditions, the minimum required side yard on the eastern side of the property, abutting Part 1, Plan 49R-12405 and Part 1, Plan 49R-13334, may be reduced to 0 metres only where:
 1. There is a registered easement(s) granted in favour of the Owner to provide for access to the rear of the property for emergency purposes, deliveries, construction and maintenance vehicles, and any other matter identified in the site plan agreement process; and
 2. A site plan agreement is entered into with the Township which satisfies all of the conditions for removal of the holding symbol for lands designated Shopping Centre Commercial Area One in the Official Plan for the Township of Pembroke

- ii) Notwithstanding the provisions of Section 3.0 of this By-law, an accessory greenhouse/frosthouse structure used only for the purposes of an outdoor garden centre, accessory to the main retail use on the property, may be located as close as 0.1524 metres to the side lot line on the western side of the property, abutting Lot 24, Concession II, F.A.L., (the Township boundary with the City of Pembroke) only where:
 1. For the purposes of this Section of the By-law, an outdoor garden centre shall mean the use of land or structures for the retail sale of flowers, bushes, shrubs, trees, plants and other nursery stock and may also include the incidental sale of such items as fertilizers, pesticides, soil, pots, garden ornaments, gardening tools and lawn furniture; and
 2. A site plan agreement is entered into with the Township which satisfies all of the conditions for removal of the holding symbol for lands designated Shopping Centre Commercial-Area One in the Official Plan for the Township of Laurentian Valley.

- iii) All other provisions of the Shopping Centre Commercial-Area One (SC-A1) Zone and this By-law shall apply to the lands zoned SC-A1-E2.

SECTION 14.0 – REQUIREMENTS FOR ADULT COMMERCIAL (AC) ZONE

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

14.1 Permitted Uses

a) Residential Uses

- prohibited

b) Non-Residential Uses

- adult entertainment establishment
- body rub parlour
- tavern
- eating establishment - full service
- place of entertainment

Buildings and structures which are accessory to the foregoing.

14.2 Zone Provisions

i) Parking and Loading Areas

Parking and loading spaces shall be provided in accordance with Section 3 of this By-law.

14.3 Exception Zones

SECTION 15.0 - REQUIREMENTS FOR TOURIST COMMERCIAL (TC) ZONES

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

15.1 Permitted Uses

a) Residential Uses

An accessory dwelling unit.

b) Non-Residential Uses

- recreational vehicle campground/park
- bed and breakfast
- camping and cottage establishment
- marina

Uses, buildings and structures accessory to the foregoing.

15.2 Zone Provisions

a) Lot Area (minimum)

- | | |
|---|-----------------|
| i) on well and septic system | 4050 sq. metres |
| ii) on municipal water or municipal sewer | 2025 sq. metres |
| iii) on municipal water and municipal sewer | 900 sq. metres |

b) Lot Frontage (minimum) 35 metres

c) Front Yard Depth (minimum) 7.5 metres

d) Side Yard Width (minimum) 3 metres provided that where the side lot line abuts a Residential Zone, the minimum side yard width shall be 6 metres

e) Rear Yard Depth (minimum) 7.5 metres provided that where the rear lot line abuts a Residential Zone, the minimum rear yard depth shall be 10.5 metres

f)	Lot Coverage (maximum)	33%
g)	Building Height (maximum)	10.5 metres
h)	Dwelling Unit Area (minimum)	
	i) accessory single detached dwelling	65 sq. metres
	ii) accessory dwelling unit	
	1. bachelor dwelling unit	40 sq. metres
	2. with one bedroom	50 sq. metres
	3. with more than one bedroom	50 sq. metres plus 9 sq. metres for each additional bedroom
i)	Parking and Loading Areas	Parking and loading spaces shall be provided in accordance with Section 3 of this By-law.
j)	Dwelling Units Per Lot (maximum)	1 only

15.3 Exception Zones

SECTION 16.0 - REQUIREMENTS FOR RECREATION COMMERCIAL (RC) ZONE

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

16.1 Permitted Uses

a) Residential Uses

- an accessory dwelling unit

b) Non-Residential Uses

- a golf course
- resort
- ski hill
- riding stables
- place of entertainment
- active recreation uses
- passive recreation uses
- eating establishment - full service
- eating establishment - take-out

16.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- | | | |
|----|----------------------------|--------------|
| a) | Lot Area (minimum) | 4.0 hectares |
| b) | Lot Frontage (minimum) | 60 metres |
| c) | Front Yard Depth (minimum) | 7.5 metres |
| d) | Rear Yard Depth (minimum) | 7.5 metres |
| e) | Side Yard Depth (minimum) | 7.5 metres |
| f) | Building Height (maximum) | 10.5 metres |

- g) Dwelling Unit Area (minimum)
 - i) accessory single detached dwelling 65 sq. metres
 - ii) accessory dwelling unit
 - 1. bachelor dwelling unit 40 sq. metres
 - 2. with one bedroom 50 sq. metres
 - 3. with more than one bedroom 50 sq. metres plus
9 sq. metres for each
1 additional bedroom
- h) Parking and Loading Areas Parking and loading spaces shall be provided in accordance with Section 3 of this By-law.
- i) Dwelling Units Per Lot (maximum) 1 only

16.3 Exception Zones

- (a) Recreation Commercial - Exception One (RC-E1) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Recreation Commercial - Exception One (RC-E1) and located on TV Tower Road in Part Lots 32 and 33, Concession A, in the geographic Township of Alice, in the Township of Laurentian Valley, the following provisions shall apply:
 - (i) No person shall use land or erect, alter or use any building or structure except for:
 - a gymnasium; and
 - use(s) legally existing on the day of passing of the By-law.
 - (ii) **GYMNASIUM** means a facility designed and equipped for the conduct of sports, leisure time and fitness activities and other customary and usual recreational activities, wholly within an enclosed building and shall not include a premises licensed under the Liquor Licence Act, an amusement arcade or any other use as defined in this By-law.
 - (iii) The minimum front yard depth for a gymnasium shall be 60 metres.
 - (iv) The minimum side yard width for a gymnasium shall be 60 metres.
 - (v) A strip of landscaped open space with a minimum width of 3.0 metres shall be maintained abutting the street allowance. Notwithstanding, this

requirement, an access lane shall be permitted to travel through the landscaped open space.

- (vi) All other applicable provisions of the Recreation Commercial zone and this By-law shall apply to lands zoned Recreation Commercial - Exception One (RC-E1).

16.4 HOLDING ZONES

(a) Recreation Commercial - Exception One-holding (RC-E1-h) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Recreation Commercial - Exception One-holding (RC-E1-h) and located on TV Tower Road in Part Lots 32 and 33, Concession A, in the geographic Township of Alice, in the Township of Laurentian Valley, until such time that the holding symbol is removed from land zoned RC-E1-h, in accordance with the conditions set forth herein, no person shall use land or erect or use a building or structure except in accordance with the following:

(i) Permitted Uses:

- existing uses that legally existed on the date of passing of this By-law;
- open space

(ii) Conditions for Removal of a Holding Symbol (h):

The conditions that must be satisfied prior to the removal of the holding symbol are as follows:

1. The submission of a site plan showing the location of all buildings, structures, parking areas, drainage, landscaping and buffering and the entering into of a site plan agreement between the Township and the property owner, all of which documentation is to be to the satisfaction of the Township. Once the site plan agreement is executed it is to be registered on title. Prior to Council approving the site plan, Council shall hold a public meeting to seek input on the site plan. Subsequent to the holding of the public meeting, Council will determine what changes, if any, it requires to the site plan and advise the proponent accordingly. Upon submission of a site plan to the satisfaction of Council, final approval of the site plan would be given, whereupon a site plan agreement under Section 41 of the Planning Act will be executed between the Township and the property owner and be registered on title.
2. The proponent demonstrates to Council's satisfaction that the servicing systems (sewage and water systems) shown on the site plan meet the requirements of the applicable approval authority.

3. The proponent demonstrates to Council's satisfaction that a safe and adequate access point is available, or will be provided upon completion of required improvements appropriately secured by agreement to the satisfaction of the County of Renfrew.

SECTION 17.0 - REQUIREMENTS FOR LIGHT INDUSTRIAL (LM) ZONE

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

17.1 Permitted Uses

a) Residential Uses

- prohibited.

b) Non-Residential Uses

- custom workshop
- factory outlet
- light manufacturing plant
- publishing plant
- scientific research establishment
- accessory retail store, wholesale outlets, and/or business offices, accessory to a permitted use
- public garage

Uses, buildings and structures accessory to the foregoing.

17.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in any LM zone except in accordance with the following provisions:

- a) Lot Area (minimum) 4050 sq. metres
- b) Yards (minimum)
- | | <u>Abutting Any
Industrial Zone</u> | <u>Abutting
Other Zone</u> |
|-------------------------------|---|--------------------------------|
| i) Front Yard Depth | 7.5 metres | 15.0 metres |
| ii) Interior Side Yard Width | 6.0 metres | 10.5 metres |
| iii) Exterior Side Yard Width | 7.5 metres | 15.0 metres |
| iv) Rear Yard Depth | 7.5 metres | 15.0 metres |

Provided that no side or rear yard is required along any portion of a lot line which abuts a rail road right-of-way.

- c) Lot Frontage (minimum) 53 metres

- d) Lot Coverage (maximum) 50%
- e) Gross Floor Area (maximum) 2,500 sq. metres
- f) Building Height (maximum) 15 metres
- g) Buffer Strip:

No lands in any LM zone shall be used for any other purpose than:

- i) landscaped open space within any minimum required front yard or minimum required exterior side yard that abuts a commercial or industrial zone;
 - ii) a buffer strip within any required yard that abuts any zone other than a commercial or industrial zone.
- h) Open Storage Open Storage shall be in accordance with Section 3 of this By-law.
 - i) Loading Loading spaces shall be provided in accordance with Section 3 of this By-law.
 - j) Parking Parking spaces shall be provided in accordance with Section 3 of this By-law.
 - k) Separation Distances Separation distances shall be provided in accordance with Section 3 of this By-law.
 - l) Setbacks Setbacks shall be provided in accordance with Section 3 of this By-law.

17.3 Exception Zones

SECTION 18.0 - REQUIREMENTS FOR GENERAL INDUSTRIAL (GM) ZONE

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

18.1 Permitted Uses

a) Residential Uses

- an accessory dwelling if occupied by the owner, caretaker, watchman or other similar person employed full time on the lot on which such dwelling is located.

b) Non-Residential Uses

- commercial garage
- contractor's yard or shop
- manufacturing plant
- light manufacturing plant
- fuel storage tanks
- retail store, wholesale outlets, and/or business offices, accessory to a permitted use
- truck terminal
- public garage
- sawmill
- warehouses
- factory outlet
- logging hauler

Uses, buildings and structures accessory to the foregoing.

18.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- | | | | |
|------|--------------------|------------------------|-------------------|
| a) | Lot Area (minimum) | 4050 sq. metres | |
| b) | Yards (minimum) | | |
| | | <u>Abutting Any</u> | <u>Abutting</u> |
| | | <u>Industrial Zone</u> | <u>Other Zone</u> |
| i) | Front Yard Depth | 15 metres | 22 metres |
| ii) | Side Yard Width | 3 metres | 22 metres |
| iii) | Rear Yard Depth | 9 metres | 22 metres |
- Provided that no side or rear yard is required along any portion of a lot line which

abuts a rail road right-of-way.

- | | | |
|----|----------------------------------|---------------|
| c) | Lot Frontage (minimum) | 35 metres |
| d) | Lot Coverage (maximum) | 50% |
| e) | Dwelling Unit Area (minimum) | 65 sq. metres |
| f) | Dwelling Units Per Lot (maximum) | 1 only |

18.3 Exception Zones

- a) General Industrial-Exception One (GM-E1)
Notwithstanding any other provisions of this By-law to the contrary, for the lands in the General Industrial-Exception One (GM-E1) zone and located within Lot 32, Concession I, in the geographic Township of Stafford, the following provisions shall apply:
- i) the minimum setback from Joe Street for any buildings and structures shall be 7.0 metres;
 - ii) for the area within 18.3 metres of the rear lot line, a parking area which serves a permitted GM use on the property or a buffer shall be the only permitted use of lands in that area; and
 - iii) All other applicable provisions of the General Industrial (GM) zone and this By-law, shall apply to lands zoned General Industrial-Exception One (GM-E1).
- b) General Industrial-Exception Two (GM-E2)
Notwithstanding any other provisions of this By-law to the contrary, for the lands in the GM-E2 zone and located within Lots 19 and 20, Concession XVI, in the geographic Township of Alice, open storage and the storage of logs shall also be permitted.
- c) General Industrial-Exception Three (GM-E3)
Notwithstanding any other provisions of this By-law to the contrary, for the lands in the GM-E3 zone and located within Lot 33, Concession I, in the geographic Township of Stafford, a sawmill shall be the only permitted use.
- d) General Industrial-Exception Four (GM-E4)
Notwithstanding any other provisions of this By-law to the contrary, the lands in the GM-E4 zone and located within part of Lots 1, 2 and 3, Concession I, in the geographic Township of Pembroke, shall be developed in accordance with the provisions of the GM zone, excepting that the following provisions shall apply:

- i) Permitted uses shall be limited to manufacturing, processing, storage yards, assembly of goods and associated offices, that are related to the forest industry. Related uses which involve the processing, or assembly of products used by the primary use on the site or produced by the primary use may also be permitted, including the cutting of logs. The use of by-products and/or other forestry products or biomass for the generation of electricity shall also be permitted.
- ii) Parking Spaces Required (minimum) 75
- iii) Loading Spaces Required (minimum) 3
- iv) Front Yard Depth (minimum)
 - 1. abutting an Industrial Zone 15.0 metres
 - 2. abutting all other Zones 100.0 metres
- v) Rear Yard Depth (minimum)
 - 1. abutting an Industrial Zone 15.0 metres
 - 2. abutting all other Zones 100.0 metres
- vi) Side Yard Width (minimum)
 - 1. abutting an Industrial Zone 15.0 metres
 - 2. abutting all other Zones 100.0 metres
- e) General Industrial-Exception Five (GM-E5)
 Notwithstanding any other provisions of this By-law to the contrary, the lands in the GM-E5 zone and located within part of Lot 1, Concession III, in the geographic Township of Pembroke, shall be developed in accordance with the provisions of the GM zone, excepting that the following provisions shall apply:
 - i) A water pumping station and associated facilities and structures shall be the only permitted uses.
 - ii) Lot Area (minimum) 550 square metres
 - iii) Lot Frontage (minimum) 19.0 metres
 - iv) Front Yard Depth (minimum) 13.5 metres
 - v) Side Yard Width (minimum) 5.0 metres
 - vi) Rear Yard Depth (minimum) 7.5 metres
- f) General Industrial-Exception Six (GM-E6)
 Notwithstanding any other provisions of this By-law to the contrary, the lands in the

GM-E6 zone and located within part of Lot 20, Concession XVI, in the geographic Township of Alice, open storage shall be permitted in any yard.

SECTION 19.0 - REQUIREMENTS FOR EXTRACTIVE INDUSTRIAL (EM) ZONES

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

19.1 Permitted Uses

- a) Residential Uses
 - prohibited

- b) Non-Residential Uses
 - extractive industrial facility
 - forestry
 - gravel pit
 - quarry

Uses, buildings and structures accessory to the foregoing permitted uses

19.2 Zone Provisions

No person shall use any lot or erect, alter or use any building or structure in an Industrial (EM) Zone in except in accordance with the following provisions:

- a) Yards (minimum): As required by the General Provisions of this By-law for Separation Distances.

- b) Landscaped Open Space

No land in an Extractive Industrial (EM) Zone shall be used for any other purpose than landscaped open space within

 - (i) thirty (30) metres of any zone other than an industrial zone
 - (ii) twenty-two (22) metres of any street line

- c) Parking and Loading in accordance with the provisions for Parking and Loading Space Requirements in Section 3 - General Provisions of this By-law

- d) Accessory Uses, Buildings Structures
notwithstanding any other provision and of this by-law to the contrary, with the exception of the Landscaped Open Space provisions of paragraph b) of this subsection, uses, buildings and structures that are accessory and to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3.0 General Provisions of this By-law.
- e) Open Storage
in accordance with the provisions for Open Storage in Section 3 - General Provisions of this By-law.
- f) Separation Distances
in accordance with the provisions for Separation in Section 3 - General Provisions of this By-law.
- g) Setbacks
in accordance with the provisions for Setbacks in Section 3 General Provisions of this By-law.

19.3 Exception Zones

- a) Extractive Industrial-Exception One (EM-E1)
(Exception number not used)
- b) Extractive Industrial-Exception Two (EM-E2)
Notwithstanding any other provisions of this By-law to the contrary, for the lands in the EM-E2 zone located within Part of Lot 12, Concession 3, geographic Township of Stafford, the only permitted uses shall be forestry, gravel pit and quarry and extractive industrial facilities related to the on-site quarry operation. Without limiting the generality of the phrase “related to the on-site quarry operation”, an asphalt manufacturing plant and a concrete plant are not permitted uses.
- c) Extractive Industrial-Exception Three (EM-E3)
Notwithstanding any other provisions of this By-law to the contrary, for the lands in the EM-E3 zone located within Part of Lot 12, Concession 3, geographic Township of Stafford, the only permitted uses shall be forestry and uses that are accessory to a quarry on the same lot therewith. Notwithstanding the definition in Section 2.3 of this By-law, accessory uses shall be limited to weigh scale, fuel tank, office, monitoring wells and other similar uses as shown on the approved site plans under the

Planning Act and the Aggregate Resources Act.

- d) Extractive Industrial-Exception Four (EM-E4)
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned EM-E4 and located within Part of Lot 27, Concession 10, geographic Township of Alice, a transmitter tower shall also be a permitted use and shall be subject to the setback provisions of the setback provisions of Section 19.2 as if it were the principle use of the property.
- e) Extractive Industrial-Exception Five (EM-E5)
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned EM-E5 the following provisions shall apply:
1. Permitted Uses
No person shall use land or erect or use a building or structure in the EM-E5 zone except for:
 - (i) Residential Uses
- prohibited
 - (ii) Non- residential Uses
- farm, limited
- forestry
- access road for adjacent lands zoned EM
 2. Zone Provisions
 - (i) Notwithstanding any other provision of this By-law to the contrary, for the lands zoned EM-E5 and located south of County Road 58 for a distance of approximately 500 to 550 feet, between Part 1 on Plan 49R-4267 and Part 1 on Plan 49R-1298, the minimum required buffer strip shall consist of existing and reinstated tree coverage which shall be retained as a buffer, with the exception of an access road area measuring approximately 12 metres wide, in the location as shown on Schedule C to this By-law.
 - (ii) All of other applicable provisions of the EM zone shall apply to lands zoned EM-E5.

19.4 Holding Zones

SECTION 20.0 - REQUIREMENTS FOR EXTRACTIVE INDUSTRIAL RESERVE (EMR) ZONE

No person shall use any lands nor erect, alter, enlarge or use any building or structure in an Extractive Industrial Reserve (EMR) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

20.1 Permitted Uses

- a) Residential Uses
 - an existing dwelling at the time of passing of this by-law
- b) Non-Residential Uses
 - non-residential uses existing at the time of passing of this by-law
 - existing farms excluding an additional dwelling associated with a farm use
 - forestry
 - passive recreation areas

20.2 Zone Provisions

- (a) Front Yard Depth (minimum) 10.5 metres
- (b) Side Yard Width (minimum) 3.0 metres
- (c) Rear Yard Depth (minimum) 15.0 metres
- (d) Setbacks in accordance with the provisions for setbacks in Section - General Provisions of this By-law
- (e) Accessory Uses, Buildings and Structures Notwithstanding any zone provisions of this zone to the contrary, uses, buildings and structures which are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3.0 General Provision of this By-law.

20.3 Exception Zones

- a) Extractive Industrial Reserve-Exception One (EMR-E1)
Notwithstanding any other provisions of this By-law to the contrary, for the lands in the EMR-E1 zone located within Part of Lot 1, Concession VII, geographic Township

of Fraser, the following shall be the only permitted uses and the subsequent provisions shall apply:

- i) Permitted Residential Uses:
 - prohibited

 - ii) Permitted Non Residential Uses:
 - limited farm
 - forestry
 - hunting and fishing camp
 - mineral exploration
 - open space

 - iii) Lot Area (minimum) - 10 hectares (the calculation of the minimum lot area includes the other portion of the lot zoned RU-E15)

 - iv) Lot Frontage (minimum) - 240 metres (the calculation of the minimum lot frontage includes the other portion of the lot zoned RU-E15).
- b) Extractive Industrial Reserve-Exception Two (EMR-E2)
Notwithstanding any other provisions of this By-law to the contrary, for the lands in the EMR-E2 zone and located within Part of Lot 2, Concession X, geographic Township of Fraser, the following shall be the only permitted uses and the subsequent provisions shall apply:
- i) Lot Area Non-Residential Use (minimum) - 4 hectares.

SECTION 21.0 REQUIREMENTS FOR DISPOSAL INDUSTRIAL ONE (DM1) ZONE

No person shall use any lands nor erect, alter, enlarge or use any building or structure in a Disposal Industrial One (DM1) Zone except in accordance with the provisions of this Section and any other relevant sections of this By-law:

21.1 Permitted Uses

- (a) Residential Uses
 - prohibited
- (b) Non-Residential Uses
 - waste disposal site - landfill
 - waste disposal site - transfer
 - waste disposal site - composting
 - waste disposal site - processing
 - septage disposal site

21.2 Zone Provisions

- (a) Yards (minimum):

	<u>Abutting Industrial Zone</u>	<u>Abutting Other Zone</u>
i) Front Yard Depth	22 metres	30 metres
ii) Side Yard Depth	15 metres	30 metres
iii) Rear Yard Depth	15 metres	30 metres

- (b) Buffer Strip

No land in any DM1 Zone shall be used for any purpose other than a buffer strip within,

- i) thirty (30) metres of any Zone other than an industrial zone; and
- ii) twenty-two (22) metres of any street line.

- (c) Abandoned or Rehabilitated

No building shall be erected or constructed in or on a landfill site that has been abandoned or rehabilitated.

(d) Accessory Uses, Buildings and Structure

Notwithstanding any other zone provision to the contrary, with the exception of the Buffer Strip provisions, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3.0 General Provisions of this By-law.

21.3 Exception Zones

SECTION 22.0 - REQUIREMENTS FOR DISPOSAL INDUSTRIAL TWO (DM2) ZONES

No person shall use any lands nor erect, alter, enlarge or use any building or structure in a Disposal Industrial Two (DM2) Zone except in accordance with the provisions of this Section and any other relevant Sections of this By-law:

22.1 Permitted Uses

- (a) Residential Uses
 - prohibited
- (b) Non-Residential Uses
 - waste disposal site - transfer
 - waste disposal site - processing
 - wrecking establishment

22.2 Zone Provisions

- (a) Yards (minimum):

	<u>Abutting Industrial Zone</u>	<u>Abutting Other Zone</u>
i) Front Yard Depth	22 metres	30 metres
ii) Side Yard Depth	15 metres	30 metres
iii) Rear Yard Depth	15 metres	30 metres

- (b) Buffer Strip

No land in any DM2 Zone shall be used for any purpose other than a buffer strip within,

- i) thirty (30) metres of any zone other than an industrial zone; and
- ii) twenty-two (22) metres of any street line.

- (c) Abandoned or Rehabilitated No building shall be erected or constructed in or on a waste disposal site processing that has been abandoned or rehabilitated.
- (d) Accessory Uses, Buildings and Structures Notwithstanding any other zone provision to the contrary, with the exception of the Buffer Strip provisions, uses, buildings and structures that are

accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3.0 General Provisions of this By-law.

22.3 Exception Zones

SECTION 23.0 - REQUIREMENTS FOR RURAL (RU) ZONE

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

23.1 Permitted Uses

a) Residential Uses

- single detached dwelling

b) Non-Residential Uses

- boarding stable
- farm
- forestry
- farm produce sales outlet
- farm business
- agricultural commercial establishment
- cemeteries
- logging hauler
- hunting and fishing camp
- passive recreation uses
- private club
- existing private airfields
- recreation camp
- public garage
- day nursery
- home daycare centre
- public park
- private park
- transmitter tower
- wilderness centre
- mineral exploration

Uses, buildings and structures accessory to the foregoing.

23.2 Zone Provisions

- | | | |
|----|------------------------|-----------------|
| a) | Lot Area (minimum) | 4046 sq. metres |
| b) | Lot Frontage (minimum) | 46 metres |

- | | | | |
|----|--|---|--|
| c) | Front Yard Depth (minimum) | | |
| | Logging Hauler | | 12.0 metres |
| | All other permitted uses | | 7.5 metres |
| d) | Side Yard Width (minimum) | | |
| | i) Logging Hauler | | 15.0 metres |
| | ii) All other permitted uses | | |
| | 1. interior | | 3 metres |
| | 2. exterior | | 7.5 metres |
| e) | Rear Yard Depth (minimum) | | |
| | Logging Hauler | | 15.0 metres |
| | All other permitted uses | | 7.5 metres |
| f) | Dwelling Unit Area (minimum) | | 65 sq. metres |
| g) | Gross Floor Area (maximum) for Mineral Exploration | | 9.3 sq. metres |
| h) | Lot Coverage (maximum) | | 33% |
| i) | Parking and Loading Spaces | - | Parking spaces shall be provided in accordance with Section 3 of this By-law. |
| j) | Accessory Uses, Buildings and Structures | - | in accordance with the provisions for Accessory Uses, Buildings and Structures in Section 3 General Provisions of this By-law. |
| k) | Buffer Strip | | |
| | On a lot used for a logging hauler, no land on the lot shall be used for any purpose other than a buffer strip within: | | |
| | i) | | 9.0 metres of a lot in any zone other than an Industrial Zone; and |
| | ii) | | 12.0 metres of any street line. |
| l) | Separation Distances | - | in accordance with the provisions for Separation Distances in Section 3 General Provisions of this By-law. |
| m) | Setbacks | - | in accordance with the provisions for Setbacks in Section 3 - General Provisions of this By-law. |
| n) | Dwellings per Lot | - | 1 only |

23.3 Exception Zones

- a) Rural-Exception One (RU-E1) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Rural-Exception One (RU-E1) and located in Part of Lot 11, Concession I, in the geographic Township of Pembroke, a single-detached dwelling, including a bed

and breakfast as an accessory use shall also be a permitted use.

b) Rural-Exception Two (RU-E2) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Rural-Exception Two (RU-E2) and located in Part of Lot 21, Concession I, in the geographic Township of Pembroke, a contractor's yard shall also be a permitted use.

c) Rural-Exception Three (RU-E3) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Rural - Exception Three (RU-E3) and located in Part Lot 3, Concession I, in the geographic Township of Pembroke, the following provisions shall apply:

(i) Lot Area (minimum) 2.8 hectares.

d) Rural-Exception Four (RU-E4) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Rural - Exception Four (RU-E4) and located in Part Lot 3, Concession I, in the geographic Township of Pembroke, the following provisions shall apply:

(i) Lot Area (minimum) 3.0 hectares.

e) Rural-Exception Five (RU-E5) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Rural - Exception Five (RU-E5) and located in Part Lot 6, Concession 4, in the geographic Township of Pembroke, the following provisions shall also apply:

i) Water Setback (minimum)

1. from the high water mark of the Ottawa River 50 metres
2. from the un-named stream on the property that runs parallel to the Ottawa River 30 metres; and

ii) All other applicable provisions of this By-law and the Rural (RU) zone shall apply to lands zoned RU-E5.

f) Rural-Exception Six (RU-E6) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Rural - Exception Six (RU-E6) and located in Part Lot 10, Concession II, FAL, in the geographic Township of Pembroke, a bed and breakfast establishment and a tea room shall also be permitted uses.

g) Rural-Exception Seven (RU-E7) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Rural - Exception Seven (RU-E7) and located in Part Lot 25, Concession III,

in the geographic Township of Stafford, a meat processing business and smoke house shall also be a permitted use. For the purposes of implementing the provisions of the RU-E7 zone, a meat processing business and smoke house shall be defined as follows:

“MEAT PROCESSING BUSINESS AND SMOKE HOUSE means a building or structure used for the cutting, processing and/or sale of meat by the owner but shall not mean an abattoir or slaughterhouse.”

h) Rural-Exception Eight (RU-E8) Zone

Notwithstanding any provisions of the By-law to the contrary, for the lands located within the RU-E8 Zone in the North Half of Lot 20, Concession V, geographic Township of Alice, the only permitted group home shall be a group home - parent model children’s residence and the following provisions shall apply.

i) Group Home - Parent Model Children’s Residence means a group home that qualifies only as a children’s residence defined under the Child and Family Services Act, 1984, as amended and licensed under that Act as a parent model residence where children live and receive residential care.

ii) Gross Floor Area (maximum)
For Group Home 265 square metres

iii) Gross Floor Area (minimum)
For Group Home 43 square metres per resident under care and supervision

iv) Rear Yard Area (minimum) 18 square metres per resident

i) Rural-Exception Nine (RU-E9) Zone

Notwithstanding any provision of this By-law to the contrary, for the lands located in the RU-E9 Zone in Lot 37, Concession B, geographic Township of Alice and described as Part 1 and Part 2, Plane 49R-696, the uses that existed on May 13, 1985 comprising a logging hauler and the retail sale of firewood, and rough and dressed lumber, shingles and plywood shall be permitted uses.

j) Rural-Exception Ten (RU-E10) Zone

Notwithstanding any provision of this By-law to the contrary, for the lands located in the RU-E10 Zone in Lot 37, Concession VII, geographic Township of Alice, and described as Part 1, Plan 49R-4327, the open storage only of lumber and logs shall be the only use permitted to the existing logging hauler on the abutting lands.

k) Rural-Exception Eleven (RU-E11) Zone

Notwithstanding any provision of this By-law to the contrary, for the lands located in

the RU-E11 Zone in Lot 30, Concession VII, geographic Township of Alice, a machinery repair shop shall be permitted as an accessory use only to the main residential use, and the following provisions shall apply:

- i) machinery repair shop means a building and premises where the rebuilding, repair and reconditioning of automobiles and other vehicles and farm machinery and implements is carried on but does not include an automobile service station or a salvage yard.
- ii) Gross Floor Area (maximum) 165 square metres
For Machinery Repair Shop
- iii) Except as otherwise required by the provisions of the RU-E11 Zone, the general provisions of this By-law for Home Occupations shall apply.
- iv) Open Storage:
Open Storage shall be permitted only if incidental to the machinery repair shop use, and shall be located in that portion of the rear yard between the accessory building used for the machinery repair shop and the limit of minimum rear yard required for the Rural (RU) Zone.
- v) Location on Lot:
No part of the accessory building used for the machinery rear shop or any parking space associated with the said shop shall be located within the front yard or the side yards defined by this By-law for the main building on the lot, or within the minimum rear yard required for the Rural (RU) Zone.

l) Rural-Exception Twelve (RU-E12) Zone

Notwithstanding any provisions of this By-law to the contrary, for the lands in the RU-E12 Zone located in Lot 5, Concession A, geographic Township of Alice, a custom lumber shop shall be permitted but shall remain subordinate to the main residential use, and the following provisions shall apply:

- i) Custom lumber shop means a building, structure and premises where dressed lumber is cut to length and sold on a custom order basis, or cut and made into stakes and sold; and where dressed lumber is stored in quantities sufficient only to maintain inventory for the production of such materials.
- ii) Gross Floor Area (maximum) 75 square metres
For Custom Lumber Shop
- iii) Except as otherwise required by the provisions of the RU-E12 Zone, the general provisions of this By-law for Home Occupations shall apply.

iv) Location on Lot:

No part of any building used for the custom lumber shop, or of any parking space or use associated with the said shop, shall be located within the actual front yard or side yards established by, and appurtenant to the main building, or within any minimum yard otherwise required for the Rural Zone.

v) Open Storage:

Except as otherwise required by the provisions of the RU-E12 Zone, the general provisions of this By-law for Open Storage shall apply.

m) Rural-Exception Thirteen (RU-E13) Zone

Notwithstanding Section 3.25(a) iii) or any provisions of this By-law to the contrary, for the lands in the Rural-Exception Thirteen (RU-E13) Zone located in Lot 28, Concession I, geographic Township of Alice, a single detached dwelling shall be permitted within 15 metres of lands in an Industrial zone.

n) Rural-Exception Fourteen (RU-E14) Zone

Notwithstanding any provisions of this By-law to the contrary, for the lands in the RU-E14 Zone located in Lot 26, Concession XV, geographic Township of Alice, a kennel shall be a permitted commercial use but shall remain subordinate to the main residential use on the lot, and the following provisions shall apply for the kennel use:

- | | | |
|------|----------------------------|----------------|
| i) | Front Yard Depth (minimum) | 26 metres |
| ii) | Side Yard Depth (minimum) | 3 metres |
| iii) | Rear Yard Depth (minimum) | 7.5 metres |
| iv) | Gross Floor Area (maximum) | 165 sq. metres |
| v) | Parking Spaces | - (maximum) 6 |
| | | - (minimum) 4 |

vi) Permitted Accessory Uses:

Pet grooming, obedience training, sales of pet foods and pet related merchandise provided the retail component remains incidental and no more than 10 percent of the gross floor area is dedicated to such accessory retail use.

- vii) The general provision of this By-law for Home Occupations shall govern except as otherwise established by the provisions of the RU-E14 Zone.

o) Rural-Exception Fifteen (RU-E15) Zone

Notwithstanding any provisions of this By-law to the contrary, for the lands in the RU-E15 Zone located in Lot 1, Concession VII, geographic Township of Fraser, the following shall be the only permitted uses and the subsequent provisions shall apply:

- | | | |
|-----|---------------------------------|---------------------------------------|
| i) | Permitted Residential Uses: | - prohibited |
| ii) | Permitted Non Residential Uses: | - farm limited, forestry, hunting and |

fishing camp, mineral exploration, open space

- iii) Lot Area (minimum) - 10 hectares (the calculation of the minimum lot area includes the other portion of the lot zoned EMR-E1).
- iv) Lot Frontage (minimum) - 240 metres (the calculation of the minimum lot frontage includes the other portion of the lot zoned EMR-E1).

p) Rural-Exception Sixteen (RU-E16) Zone

Notwithstanding the permitted uses of this section and the provisions of subsections 23.2(a), 23.2(c) and 23.2(h) to the contrary, for the lands located in the RU-E16 Zone in Lot 25, Concession XVI, geographic Township of Alice, the following shall be the only permitted uses and subsequent exception provisions shall apply:

- i) Permitted Residential Uses - dwelling, single detached
- ii) Permitted Non-Residential Uses
 - bed and breakfast establishment
 - boarding stable
 - farm
 - farm, limited
 - forestry
 - riding stables
- iii) Lot Area (minimum) 7 hectares
- iv) Front Yard Depth (minimum) - 40 metres
- v) Lot Coverage (maximum) 2%.

q) Rural-Exception Seventeen (RU-E17) Zone

Notwithstanding the provisions of Section 16.2, or any other provision of this By-law to the contrary, for the lands located in the Rural-Exception Seventeen (RU-E17) Zone in Lot 21, Concession XVI, geographic Township of Alice, the minimum front yard depth for a dwelling shall be 60 metres and this provision shall be considered as establishing the separation distance required under Section 3.26(a)i) of this By-law.

r) Rural-Exception Eighteen (RU-E18) Zone

Notwithstanding the requirements for the Rural (RU) Zone, or any other provision of this By-law to the contrary, for the lands located in the RU-E18 Zone in Lot 18, Concession XI, geographic Township of Alice, the following additional uses are permitted in accordance with the provisions as set out as follows:

- i) Additional Permitted Uses: Automotive-Vehicle Restoration Shop
Automotive-Truck Sales Outlet
- ii) AUTOMOTIVE-VEHICLE RESTORATION SHOP means, for the purposes of the RU-E18 Zone, a building and premises where mechanical repairs and body work to vehicles, including transport trucks and trailers, may be performed. This definition does not include, and shall not be construed as encompassing, the dismantling of motor vehicles for scrap or the storage of motor vehicles awaiting scrapping.
- iii) AUTOMOTIVE-TRUCK SALES OUTLET means, for the purposes of the RU-E18 Zone, a building and premises from which the sale of transport trucks and trailers is carried out, and where truck and trailer units may be displayed for that purpose.
- iv) Lot Area (minimum)
- Where the additional permitted uses and/or a logging hauler are carried out as auxiliary uses to a residential use on the same lot, the lot area requirement for “other permitted uses” shall apply.
- v) Front Yard Depth (minimum)
- Automotive-Vehicle Restoration Shop;
Automotive-Truck Sales Outlet; and Logging Hauler 45 m
 - Parking Area for the foregoing uses 30 m
- vi) Side Yard Width (minimum)
- Automotive-Vehicle Restoration Shop;
Automotive-Truck Sales Outlet; and Logging Hauler 7.5 m
 - Parking Area for the foregoing 7.5 m
 - Notwithstanding the foregoing, the side yard established by an existing building used for these purposes shall be deemed to be the required side yard.
- vii) Rear Yard Depth (minimum)
- Automotive-Vehicle Restoration Shop;
Automotive-Truck Sales Outlet; and Logging Hauler 7.5 m
 - Parking Area for the foregoing 7.5 m
- viii) Floor Area, Gross (maximum)
- Total of structures devoted to Automotive-Vehicle Restoration Shop; Automotive-Truck Sales Outlet; and/or Logging Hauler Uses 1000 m²

- ix) Defined Proportion of Lot
 - Not more than 50% fo the area of the lot in the RU-E18 Zone, having a width not greater than 64 m from the eastern side lot line, shall be devoted to Automotive-Vehicle Restoration Shop, Automotive-Truck Sales Outlet, and Logging Hauler uses.
- x) Buffer Strip for Automotive-Vehicle Restoration Shop, Automotive-Truck Sales Outlet, and Logging Hauler Uses
 - No person shall use land within 7.5 metres of a side lot line and rear lot line, or 12 metres of any street line, within the defined portion of the lot as set our in paragraph ix), for any purpose except a buffer strip and a driveway.
- xi) Display Units (maximum) 2 trucks, which may be 2 trailers and 2 tractors

s) Rural-Exception Nineteen (RU-E19) Zone

Notwithstanding the requirements for the Rural (RU) Zone, or any other provision of this By-law to the contrary, for the lands located in the RU-E19 Zone in Lot 12, Concession XVI, geographic Township of Alice, the following additional use is permitted in compliance with the Zoning BY-law and the subsequent exception provisions:

- i) Additional Permitted Use: Animal Shelter, in conjunction with, and subordinate to a residential use on the same lot;
- ii) ANIMAL SHELTER means, for the purposes of the RU-E12 Zone, a building and premises used for the care of lost, abandoned or neglected animals.
- iii) Front Yard Depth (minimum)

- Animal Shelter	30 m
------------------	------
- iv) Side Yard Width (minimum)

- Animal Shelter	15 m
------------------	------
- v) Floor Area Gross (maximum)

- Animal Shelter	28 m ²
------------------	-------------------
- vi) Buffer Strip for Animal Shelter Use
 - No person shall use land within 7.5 metres of a side lot line or front lot line for any purposes except a buffer strip and a driveway, if land in the RU-E19 Zone is used for an animal shelter.

t) Rural-Exception Twenty (RU-E20) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands

zoned Rural-Exception Twenty (RU-E20) and located in Part of Lot 25, Concession VII, in the geographic Township of Alice, the following provisions shall apply:

- (i) The use of the existing barn shall be restricted to storage uses only and shall not be permitted to be used for livestock.

u) Rural-Exception Twenty-One (RU-E21) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Rural-Exception Twenty-One (RU-E21) and located in Part of Lots 8 and 9, Concession B, in the geographic Township of Alice, a welding and machinery repair shop shall be a permitted use but only as an accessory use to the main residential use of the property and the following provisions shall also apply:

- (i) A welding and machinery repair shop shall mean a building and premises where the rebuilding, repair and reconditioning of automobiles and other vehicles and farm machinery and implements is carried on but does not include an automobile service station or salvage yard;
- (ii) The maximum gross floor area of the welding and machinery repair shop shall be 223 square metres;
- (iii) Except as otherwise required by the provisions of the RU-E21 zone, Sections 3.15 (a), (b), (g), and (i) of the general provisions of this By-law for Home Occupations shall also apply to the welding and machinery repair shop.
- (iv) Open storage shall be permitted only if incidental to the welding and machinery repair shop use and shall be located in that portion of the rear yard between the accessory building used for the welding and machinery repair shop and the limit of the minimum rear yard required for the Rural (RU) zone.

v) Rural-Exception Twenty-Two (RU-E22) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Rural-Exception Twenty-Two (RU-E22) and located in Part 1, Plan 49R-7058, within Part Lot 15, Concession A, in the geographic Township of Alice, the following provisions shall apply:

- i) A garden suite shall be a permitted use subject to the provisions of Section 39 of the Planning Act, R.S.O. 1990, c.P.13.
- ii) A “garden suite” shall mean a one-unit detached residential structure, containing bathroom and kitchen facilities, that is ancillary to an existing residential structure and that is designed to be portable.
- iii) The permitted temporary use of the property for a garden suite shall lapse on the

20th day of July, 2010.

w) Rural-Exception Twenty-Three (RU-E23) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Rural-Exception Twenty Three (RU-E23) and located in Part of Lot 27, Concession VII, in the geographic Township of Alice, the following provisions shall also apply:

- i) Livestock unit (maximum) fifteen(15) livestock units; and
- ii) “LIVESTOCK UNIT” means the equivalent values for various types of animals and poultry based upon manure production and production cycles.

x) Rural-Exception Twenty-Four (RU-E24) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Rural - Exception Twenty-Four (RU-E24) and located in Part Lot 13, Concession IV, residential uses shall not be permitted.

y) Rural-Exception Twenty-Five (RU-E25) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Rural-Exception Twenty-Five (RU-E25) and located in Part 1, Plan 49R-784, within Part Lot 31, Concession A, in the geographic Township of Alice, no person shall use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- i) The total number of livestock units to be housed within all buildings or structures on any lot zoned RU-E25 shall not exceed five (5);
- ii) For the purposes of implementing the provisions of the RU-E25 zone, a Livestock Unit shall be defined as follows:

“LIVESTOCK UNIT” means the equivalent values for various types of animals and poultry based upon manure production and production cycles.”;

iii) Minimum Setback Requirements:

No livestock buildings or structures, including boarding stables; no manure storage area; and no limited farm, shall be located within:

- 1. Sixty (60) metres of the centerline of any street;
- 2. Thirty (30) metres from any rear lot line; and
- 3. Sixty (60) metres from any front or side lot line.

iv) Lot Area (minimum):

boarding stable, livestock building or structure 1.5 hectares.

v) All other applicable provisions of this By-law and the Rural (RU) zone shall apply to lands zoned RU-E25.

z) Rural-Exception Twenty-Six (RU-E26) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Rural-Exception Twenty-Six (RU-E26) and located in Part Lot 25, Concession XV, in the geographic Township of Alice, the following provisions shall also apply:

i) Permitted uses shall also include a paintball game field and facility;

ii) “ PAINTBALL GAME FIELD AND FACILITY” means an outdoor facility for the playing of paintball and may include an outdoor gaming area/field, a concession stand and an equipment storage building;

iii) Minimum Parking Requirements:

1 parking space for each 3 persons maximum capacity of use;

iv) No Buildings or structures, temporary or otherwise, erected as part of the gaming area or designated gaming area, shall be located within 30 metres of any property line or street line. This area may be reduced to 15 metres if netting, berms, fencing, tree planting or a combination thereof, are installed to prevent projectiles and participants from leaving the property; and

v) The boundaries of the gaming area shall be clearly defined by a fence, netting, trees, berms or a combination thereof.

aa) Rural-Exception Twenty-Seven (RU-E27) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Rural-Exception Twenty-Seven (RU-E27) and located in Part of Lot 21, Concession XVI, in the geographic Township of Alice, no residential uses shall be permitted.

bb) Rural-Exception Twenty-Eight (RU-E28) Zone:

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Rural-Exception Twenty-Eight (RU-E28) and located in Part Lot 19, Concession VII, in the geographic Township of Alice, the following provisions shall apply:

i) Two single detached dwellings shall be permitted on lands zoned on a temporary basis subject to the provisions of Section 19.3(t)(ii) and (iii) below.

- ii) The existing single detached dwelling shall be permitted as a temporary use subject to the provisions of Section 39 of the Planning Act, R.S.O. 1990, c.P.13., to be occupied in a manner similar to that of a “garden suite”, notwithstanding that the structure is not portable and is existing. The existing dwelling shall be ancillary to the new single detached dwelling to be constructed on the lands zoned Rural-Exception Twenty-Eight (RU-E28) and upon termination of the time-frames permitted under this temporary use by-law or its successors, the existing structure shall be removed or shall be converted to a permitted non-residential use of the Rural (RU) Zone.
 - iii) The permitted temporary use of the existing single detached dwelling to be occupied in a manner similar to that of a “garden suite”, shall lapse on the 1st day of June, 2010.
- cc) Rural - Exception Twenty-Nine (RU-E29) Zone
 Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Rural - Exception Twenty-Nine (RU-E29) and located in Part Lot 30, Concession IX, in the geographic Township of Alice, in the Township of Laurentian Valley, the following provisions shall apply:
- i) A contractor’s yard or shop accessory to a single detached residential dwelling shall also be a permitted use;
 - ii) Contractor’s Shop Gross Floor Area (maximum) 330 m²;
 - iii) A contractor’s shop may be erected in a front yard providing the minimum front yard depth requirement is met; and
 - iv) All other applicable provisions of the Rural (RU) Zone and this By-law shall apply to lands zoned Rural - Exception Twenty-Nine (RU-E29).
- dd) Rural - Exception Thirty (RU-E30) Zone
 Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Rural - Exception Thirty (RU-E30) and located in Part Lots 13 and 14, Concession II, FAL, in the geographic Township of Pembroke, the following provisions shall apply:
- i) Lot Frontage (minimum) 20 metres;
 - ii) Water Setback (minimum) 30 metres;
 - iii) All buildings and/or structures shall be setback a minimum of 30 metres from the railway right-of-way; and

- iv) All other applicable provisions of this By-law and the Rural (RU) zone shall apply to lands zoned Rural - Exception Thirty (RU-E30).
- ee) Rural - Exception Thirty-One (RU-E31) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Rural - Exception Thirty-One (RU-E31) and located in Part Lot 1, Concession IX, in the geographic Township of Alice, in the Township of Laurentian Valley, a kennel shall also be a permitted use. All other applicable provisions of the Rural zone and this By-law shall apply to lands zoned Rural - Exception Thirty-One (RU-E31).
- ff) Rural - Exception Thirty-Two (RU-E32) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Rural - Exception Thirty-Two (RU-E32) and located in Part Lot 9, Concession I, in the geographic Township of Pembroke, all buildings, structures and/or development, shall be set back a distance equal to the greater of either 30 metres from the higher water mark or 10 metres from the top of slope of the Muskrat River. All other applicable provisions of the Rural zone and this By-law shall apply to lands zoned Rural - Exception Thirty-Two (RU-E32).
- gg) Rural - Exception Thirty-Three (RU-E33) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Rural - Exception Thirty-Three (RU-E33) and located in Part Lot 23, Concession A, in the geographic Township of Alice, a contractor's shop shall be a permitted use but only as an accessory use to the main residential use of the property and the following provisions shall also apply:
- i) The maximum gross floor area of the contractor's shop shall be 100 square metres;
 - ii) A minimum of three (3) parking spaces shall be required for the contractor's shop;
 - iii) Except as otherwise required by the provisions of the RU-E33 zone, Sections 3.15 (a), (b), (g) and (i) of the General Provisions of this By-law for Home Occupations shall also apply to the contractor's shop;
 - iv) Open storage shall be permitted only if incidental to the contractor's shop use and shall be located in that portion of the rear yard between the accessory building used for the contractor's shop and the limit of the minimum rear yard required for the Rural (RU) zone; and
 - v) All other applicable provisions of the Rural zone and this By-law shall apply to lands zoned Rural - Exception Thirty-Three (RU-E33).

- hh) Rural - Exception Thirty-Four (RU-E34) Zone
(unused exception number)
- ii) Rural - Exception Thirty-Five (RU-E35) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Rural - Exception Thirty-Five (RU-E35) and located in Part Lots 23 and 24, Concession XV, and Part Lot 23, Concession XVI, in the geographic Township of Alice, the use of the existing barns shall be restricted to storage uses only. All other applicable provisions of the Rural zone and this By-law shall apply to lands zoned Rural - Exception Thirty-Five (RU-E35).
- jj) Rural - Exception Thirty-Six (RU-E36) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Rural-Exception Thirty-Six (RU-E36) and located at 525 Russham Road in Parts 1 and 2, Plan 49R-9952, in Part Lot 29, Concession XII, in the geographic Township of Alice, the following provisions shall also apply:
- i) A garden suite shall be a permitted temporary use subject to the provisions of Section 39.1 of the Planning Act, R.S.O. 1990, c.P.13, as amended.
 - ii) A “garden suite” shall mean a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable.
 - iii) The permitted temporary use of the property for a garden suite shall lapse on the 6th day of June, 2016.
- kk) Rural - Exception Thirty-Seven (RU-E37) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Rural-Exception Thirty-Seven (RU-E37) and located in Part Lot 24, Concession XVI, in the geographic Township of Alice, known municipally as 543A Achray Road, the minimum required lot frontage shall be 20 metres. All other applicable provisions of the Rural zone and this By-law shall apply to lands zoned Rural-Exception Thirty-Seven (RU-E37).
- ll) Rural - Exception Thirty-Eight (RU-E38) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Rural - Exception Thirty-Eight (RU-E38) and located in Part Lot 35, Concession 1, in the geographic Township of Stafford, the following provisions shall apply:
- i) A mini storage establishment shall also be a permitted use;
 - ii) A “mini storage establishment” shall mean a building containing at least three

(3) separate, individual self-storage units divided from the floor to ceiling or roof by a wall with an independent entrance to each unit, designed to be rented or leased to the general public or small businesses for private storage of personal goods, materials and equipment. A mini storage establishment shall not be used for the manufacture or sale of any commercial commodity or the provision of any service;

iii) A minimum of one (1) parking space per five (5) mini storage units shall be required; and

iv) All other applicable provisions of the Rural zone and this By-law shall apply to lands zoned Rural - Exception Thirty-Eight (RU-E38).

mm) Rural - Exception Thirty-Nine (RU-E39) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Rural - Exception-Thirty Nine (RU-E39) and located in Part Lot 10, Concession 9, in the geographic Township of Fraser, the following provisions shall also apply:

i) The requirements of Section 3.25 (a) iv) and v) shall not apply to a new dwelling;

ii) Notwithstanding that there may be a 0.3 metre reserve along County Road No. 58, lands zoned RU-E39 shall be deemed to meet the minimum required lot frontage as if it abutted an improved street and may gain access from a private service road; and

iii) All other applicable provisions of the Rural (RU) zone and this By-law shall apply to lands zoned Rural - Exception-Thirty Nine (RU-E39).

nn) Rural - Exception Forty (RU-E40) Zone

Notwithstanding the requirements of Section 3.25 (a) iv) and v) and any other provisions of this By-law to the contrary, for the lands zoned Rural - Exception Forty (RU-E40) and located in Part Lot 10, Concession X, in the geographic Township of Alice, the minimum required setback for a new dwelling from any lands zoned Extractive Industrial Reserve (EMR) shall be 7.5 metres. All other applicable provisions of the Rural zone and this By-law shall apply to lands zoned Rural - Exception Forty (RU-E40).

oo) Rural - Exception Forty-One (RU-E41) Zone

Notwithstanding the requirements of Section 3.25 (a) iv) and v) and any other provisions of this By-law to the contrary, for the lands zoned Rural - Exception Forty-One (RU-E41) and located in Part Lot 14, Concession XIV, in the geographic Township of Alice, the minimum required setback for a new dwelling from any lands

zoned Extractive Industrial Reserve (EMR) shall be 7.5 metres. All other applicable provisions of the Rural zone and this By-law shall apply to lands zoned Rural - Exception Forty-One (RU-E41).

SECTION 24.0 - REQUIREMENTS FOR AGRICULTURE (A) ZONE

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

24.1 Permitted Uses

a) Residential Uses

- single detached dwelling on an existing lot or a lot legally created by the Land Division Committee
- a dwelling unit accessory to a farm and such dwelling unit may be a mobile home
- a group home in an existing dwelling
- bed and breakfast in an existing dwelling if accessory to a farm or an intensive farm

b) Non-Residential Uses

- farm
- farm business
- farm use, limited
- intensive farm
- forestry
- farm produce sales outlet accessory to a farm or an intensive farm
- kennel accessory to a farm or an intensive farm
- a day nursery
- home daycare centre

Uses, buildings and structures accessory to the foregoing.

24.2 Zone Provisions

- | | | |
|----|------------------------------|-----------------|
| a) | Lot Area (minimum) | |
| | (i) single detached dwelling | 4046 sq. metres |
| | (ii) other permitted uses | 24 hectares |
| b) | Lot Frontage (minimum) | |
| | (i) single detached dwelling | 30 metres |
| | (ii) other permitted uses | 150 metres |
| c) | Front Yard Depth (minimum) | 7.5 metres |
| d) | Side Yard Width (minimum) | |
| | i) interior | 3 metres |
| | ii) exterior | 5 metres |

- e) Rear Yard Depth (minimum) 7.5 metres
- f) Dwelling Unit Area (minimum) 65 sq. metres
- g) Lot Coverage (maximum) 33%
- h) Parking and Loading Spaces Parking spaces shall be provided in accordance with Section 3 of this By-law.
- i) Accessory Uses, Buildings and Structures in accordance with the provisions for Accessory Uses, Buildings and Structures in Section 3 General Provisions of this By-law.
- j) Separation Distances in accordance with the provisions for Separation Distances in Section 3 General Provisions of this By-law.
- k) Setbacks in accordance with the provisions for Setbacks in Section 3 - General Provisions of this By-law.
- l) Dwelling Units per Lot 1 only

24.3 Exception Zones

- a) Agriculture-Exception One (A-E1) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Agriculture - Exception One (A-E1) and located in Lot 11, Concession I, in the geographic Township of Pembroke, a single detached dwelling shall be a permitted use in accordance with the following provisions:
 - i) Lot Area (minimum) 8.0 hectares; and
 - ii) Lot Frontage (minimum) 50 metres.
- b) Agriculture-Exception Two (A-E2) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Agriculture - Exception Two (A-E2) and located in Part of Lot 4, Concession I, in the geographic Township of Pembroke, a single detached dwelling shall be a permitted use in accordance with the following provisions:
 - i) Lot Area (minimum) 3.5 hectares; and
 - ii) Lot Frontage (minimum) 60 metres.

- c) Agriculture-Exception Three (A-E3) Zone
 Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Agriculture - Exception Three (A-E3) and located in Part of Lot 6, Concession I, in the geographic Township of Pembroke, a single detached dwelling shall be a permitted use in accordance with the following provisions:
- i) A dwelling shall be a prohibited use;
 - ii) The use of the existing barn shall be restricted to storage uses only; and
 - iii) Lot Area (minimum) 12.0 hectares.
- d) Agriculture-Exception Four (A-E4) Zone
 Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Agriculture-Exception Four (A-E4) and located in Part Lot 19, Concession III, in the geographic Township of Stafford, and more particularly described as Part 2 on Reference Plan 49R-9705, the following provisions shall apply:
- i) Residential Uses
 - single detached dwelling
 - two unit dwelling
 - ii) Non-Residential Uses
 - animal hospital
 - iii) Zone Provisions
 No person shall use any lot nor erect, alter or use any building or structure in the A-E4 zone, except in accordance with the following provisions:

1. Lot Area (minimum)	2,025 square metres
2. Lot Frontage (minimum)	40 metres
3. Front Yard Depth (minimum)	
i) existing building	existing front yard depth
ii) new building or structure	7.5 metres
 - iv) Where a two unit dwelling is in conjunction with an animal hospital, they shall be considered as one use and, therefore, the cumulative standards requirements of this By-law does not apply.
 - v) All other provisions of the Agriculture (A) Zone and this By-law, applicable to residential and other permitted uses shall apply to lands zoned A-E4.
- e) Agriculture - Exception Five (A-E5) Zone
 Notwithstanding any other provisions of this By-law to the contrary, for the lands

zoned Agriculture - Exception Five (A-E5) and located in Part Lot 13, Concession IV, in the geographic Township of Stafford, residential uses shall not be permitted.

f) Agriculture - Exception Six (A-E6) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Agriculture-Exception Six (A-E6) and located in Part Lot 14, Concession IV, in the geographic Township of Stafford, a two unit dwelling accessory to a farm shall be a permitted use and the following provisions shall apply:

- (i) Two Unit Dwelling shall mean a building which contains two dwelling units;
- (ii) Dwelling Unit Area (maximum gross floor area)
for Second Dwelling Unit 66 square metres; and
- (iii) Dwellings per Lot (maximum) No more than one building consisting of a two unit dwelling shall be erected on any lot.

g) Agriculture - Exception Seven (A-E7) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Agriculture - Exception Seven (A-E7) and located in Part Lot 6, Concession IV, in the geographic Township of Stafford, the following provision shall apply:

- i) A dwelling shall be a prohibited use; and
- ii) Lot Area (minimum) 17 hectares.

h) Agriculture - Exception Eight (A-E8) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Agriculture - Exception Eight (A-E8) and located in Lots 29 and 30, Concession II, in the geographic Township of Alice, only the following uses shall be permitted:

- farm, limited
- forestry
- uses, buildings and structures accessory to the foregoing, which may include barns and sheds but not a dwelling.

i) Agriculture - Exception Nine (A-E9) Zone
(unused exception number)

j) Agriculture - Exception Ten (A-E10) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Agriculture - Exception Ten (A-E10) and located in Part Lot 2, Concession III,

in the geographic Township of Stafford, the following provisions shall apply:

- i) A dwelling shall be a prohibited use;
 - ii) Lot Area (minimum) 37.3 hectares; and
 - iii) Lot Frontage (minimum) 183 metres.
- k) Agriculture - Exception Eleven (A-E11) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Agriculture - Exception Eleven (A-E11) and located in Part of the West ½ of the North ½ of Lot 1, Concession 2, in the geographic Township of Stafford, in the Township of Laurentian Valley, the following provisions shall apply:
- i) Lot Area (minimum) 19.0 hectares; and
 - ii) Lot Frontage (minimum) 116 metres.
- l) Agriculture - Exception Twelve (A-E12) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Agriculture - Exception Twelve (A-E12) and located in Part Lot 16, Concession III, in the geographic Township of Stafford, a commercial farm machinery repair operation shall be permitted as an accessory use to the existing farm subject to the following provisions:
- i) Gross Floor Area (maximum)
of commercial farm machinery repair operation 230 m²; and
 - ii) Total Full-time employees or equivalent,
in addition to occupants of dwelling (maximum) 4 employees
- m) Agriculture - Exception Thirteen (A-E13) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Agriculture - Exception Thirteen (A-E13) and located in Part Lot 4(A), Concession 2, in the geographic Township of Pembroke, in the Township of Laurentian Valley, the following provisions shall apply:
- i) Nursery Garden and Garden Centre shall also be permitted uses;
 - ii) **NURSERY GARDEN** means the growing and harvesting of horticultural crops and/or trees, and shall include the sale of the same;
 - iii) Lot Area (minimum) 2.5 hectares; and

- iv) Lot Frontage (minimum) 90 metres;
 - v) All other applicable provisions of the Agriculture zone and this By-law shall apply to lands zoned Agriculture - Exception Thirteen (A-E13).
- n) Agriculture- Exception Fourteen (A-E14) Zone
 Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Agriculture- Exception Fourteen (A-E14) and located in Part Lot 7, Concession 2, in the geographic Township of Stafford, the following provisions shall apply:
- i) An accessory bio-diesel facility shall also be permitted as a secondary use to the existing farm.
 - ii) **ACCESSORY BIO-DIESEL FACILITY** means a facility where an ester is made chemically from the reaction of methanol and either vegetable oil, animal fat and/or recycled food-based products including restaurant grease, and where no less than 50% of the supply material comes from crops grown either on the same farm where the facility is located and/or on farms that are leased or contracted by the operator of the facility, for growing supply crop(s). Such facility may also include an office and laboratory.
 - iii) The accessory bio-diesel facility shall have a maximum gross floor area of 600 square metres.
 - iv) All other applicable provisions of the Agriculture (A) zone and this By-law shall apply to lands zoned Agriculture-Exception Fourteen (A-E14).
- o) Agriculture- Exception Fifteen (A-E15) Zone
 Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Agriculture- Exception Fifteen (A-E15) and located in Part Lot 17, Concession 3, in the geographic Township of Stafford, no residential uses shall be permitted. All other applicable provisions of the Agriculture (A) zone and this By-law shall apply to lands zoned Agriculture-Exception Fifteen (A-E15).

SECTION 25.0 - REQUIREMENTS FOR COMMUNITY FACILITY (CF) ZONE

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

25.1 Permitted Uses

a) Residential Uses

- senior citizen's home
- nursing home
- home for the aged

b) Non-Residential Uses

- religious education facility
- assembly hall
- community centre
- hospital
- clinic
- cemetery
- church
- school
- passive recreation uses
- active recreation uses
- place of entertainment
- private club
- public building
- public utility

Uses, buildings and structures accessory to the foregoing.

25.2 Zone Provisions

- | | | |
|----|----------------------------|--|
| a) | Lot Area (minimum) | Nil |
| b) | Lot Frontage (minimum) | Nil |
| c) | Front Yard Depth (minimum) | 10.5 metres |
| d) | Side Yard Width (minimum) | |
| | i) interior | 5 metres or ½ the height of the building
whichever is greater |

- ii) exterior 10.5 metres or ½ the height of the building whichever is greater.
- e) Rear Yard Depth (minimum) 15 metres
- f) Accessory Uses, Buildings and - in accordance with the provisions for Structures Accessory Uses, Buildings and Structures in Section 3 General Provisions of this By-law.
- i) Parking and Loading Spaces - Parking spaces shall be provided in accordance with Section 3 of this By-law.
- j) Separation Distances - in accordance with the provisions for Separation Distances in Section 3 - General Provisions of this By-law.
- k) Setbacks - in accordance with the provisions for Setbacks in Section 3 - General Provisions of this By-law.

25.3 Exception Zones

- (a) Community Facility - Exception One (CF-E1) Zone
Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Community Facility - Exception One (CF-E1) and located in Part of Block 44, Plan 617 and Part of Lot 22, Concession I, in the geographic Township of Pembroke, the permitted uses of the lands shall include a maximum of two single detached dwellings where the second detached dwelling unit shall not exceed a maximum dwelling unit area of 85 m² and shall have a minimum dwelling unit area of 65 m². Any single detached dwelling established on lands zoned CF-E1 shall be utilized in accordance with the provisions of Section 5.2 of this By-law. All other provisions of the Community Facility (CF) zone shall apply to the lands zoned CF-E1.
- (b) Community Facility – Exception Two (CF-E2) Zone
Notwithstanding any provisions of this By-law to the contrary, for the lands zoned Community Facility - Exception Two (CF-E2) and located in the north half of Lot 21, Concession XI, in the geographic Township of Alice, a shooting area accessory to a private club shall also be a permitted use.
- (c) Community Facility – Exception Three (CF-E3) Zone
Notwithstanding any provisions of this By-law to the contrary, for the lands zoned Community Facility - Exception Two (CF-E2) and located in Part of Lot 25,

Concession B, in the geographic Township of Alice, the minimum required lot frontage shall be 49 metres.

(d) Community Facility – Exception Four (CF-E4) Zone

Notwithstanding any provisions of this By-law to the contrary, the property which is located in the “CF-E4” Zone, municipally known as existing Waste Water Treatment Plant (17 Rankin Street), 1015 Mountainview Drive, 1021 Mountainview Drive and part of the Rankin Street road allowance and more particularly described as Lots 7 and 8, Block “A”, Plan 26, Lots 5 and 6, Block B, Lots 2, 3 and 4, Block C, and Centre Street, Plan 26, in Part Lot 24, Concession 2, FAL, geographic Township of Pembroke, and also being Part 1, Plan, 49R-14784, and Parts 1-3, 7-9, 11, 12, 14, 15,17, & 60, Plan 49R-4903, may be developed in accordance with the following provisions:

- (i) Notwithstanding the provisions of Section 25.1 – permitted uses shall be limited to:
 - a. a waste water treatment plant, and
 - b. public access to the waterfront.
- (ii) Notwithstanding Section 3.10.(b) (ii), flood and erosion control measures and work required to stabilize the site against the hazard of liquefaction may be permitted.
- (iii) Notwithstanding the requirements of Section 3.22.1(a), 10 parking spaces shall be required for the waste water treatment plant.
- (iv) Notwithstanding Section 3.22.2.(c), 2 loading spaces shall be required for the waste water treatment plant.
- (v) Notwithstanding the requirements of Section 25.2, existing performance standards shall be permitted for existing buildings and structures. All new buildings and structures shall comply with the minimum performance standards required under Section 25.2 of this By-law.
- (vi) A landscaped strip with a minimum width of 35 metres shall be required to be maintained along the side lot line, being the lot line along the eastern edge of Parts 14 and 17 on Plan 49R-4903 abutting the western edge of Parts 18 and 19 on Plan 49R-4903. A landscaped strip shall be comprised of a combination of plantings such as shrubs, lawns, flowers or trees; existing trees and vegetation; berms; fencing; and a pathway or walkway providing public access to the waterfront including an associated parking area for 5 parking spaces.
- (vii) Notwithstanding the requirements of Section 3.26(d), a minimum water

setback of 13.0 metres shall be permitted for excavation and fill works required for vibro-replacement.

- (viii) All other applicable provisions of the Community Facility (CF) zone and this By-law shall also apply to lands zoned Community Facility-Exception Four (CF-E4).

SECTION 26.0 - REQUIREMENTS FOR SUBURBAN RESERVE (UR) ZONES

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

26.1 Permitted Uses

a) Residential Uses

- existing dwellings

b) Non-Residential Uses

- passive recreational uses
- existing farms, but not including an intensive farm, as described herein and excluding any additional dwellings associated with a farm use.
- accessory buildings and structures provided such accessory building and structures shall not exceed nine and three tenths (9.3 square metres).

26.2 Zone Provisions

a) Front Yard Depth (minimum)	10.5 metres
i) interior	3 metres
ii) exterior	6 metres
b) Side Yard Width (minimum)	5 metres
c) Rear Yard Depth (minimum)	15 metres
d) Building Height (maximum)	5 metres

26.3 Exception Zones

a) Urban Reserve-Exception One (UR-E1) Zone

Notwithstanding any other provision of this By-law to the contrary, for those lands within part of Lot 22, Concession 2, FAL, geographic Township of Pembroke, and zoned Urban Reserve-Exception One (UR-E1), a single detached dwelling shall also be a permitted use.

SECTION 27.0 - REQUIREMENTS FOR SUBURBAN RESERVE (SUR) ZONES

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

27.1 Permitted Uses

- a) Residential Uses
 - existing dwellings
- b) Non-Residential Uses
 - passive recreational uses
 - existing farms, but not including an intensive farm, as described herein and excluding any additional dwellings associated with a farm use.
 - accessory buildings and structures provided such accessory building and structures shall not exceed nine and three tenths (9.3 square metres).

27.2 Zone Provisions

- | | |
|-------------------------------|-------------|
| a) Front Yard Depth (minimum) | 10.5 metres |
| i) interior | 3 metres |
| ii) exterior | 6 metres |
| b) Side Yard Width (minimum) | 5 metres |
| c) Rear Yard Depth (minimum) | 15 metres |
| d) Building Height (maximum) | 5 metres |

27.3 Exception Zones

SECTION 28.0 - REQUIREMENTS FOR ENVIRONMENTAL PROTECTION (EP) ZONE

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

28.1 Permitted Uses

- a) Residential Uses
 - a single detached dwelling existing at the time of passing of this By-law

- b) Non-Residential Uses
 - existing farms excluding additional dwelling associated with a farm use
 - forestry
 - public park
 - private park
 - passive recreation areas
 - accessory uses, buildings and structures provided such accessory buildings and structures shall not exceed nine and three-tenths (9.3) square metres

28.2 Zone Provisions

- a) Front Yard Depth (minimum) 7.5 metres
- b) Side Yard Width (minimum)
 - i) interior 3 metres
 - ii) exterior 6 metres
- c) Rear Yard Depth (minimum) 15 metres
- d) Lot Coverage (maximum) 1%
- e) Building Height (maximum) 5 metres

28.3 Exception Zones

- a) Environmental Protection-Exception One (EP-E1) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Environmental Protection-Exception One (EP-E1) and located in Part Lot 24, Concession I, in the geographic Township of Pembroke, no buildings other than a dock facility shall be permitted.

- b) Environmental Protection-Exception Two (EP-E2) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Environmental Protection-Exception Two (EP-E2) and located in Part Lot 40, Concession A, in the geographic Township of Alice, no buildings other than a dock facility shall be permitted

- c) Environmental Protection-Exception Three (EP-E3) Zone
 Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Environmental Protection-Exception Three (EP-E3) and located in Lots 20 and 21, Concession VII, in the geographic Township of Alice, the only permitted uses shall be a limited farm, a natural area and passive recreation provided that no buildings or structures shall be erected.
- d) Environmental Protection-Exception Four (EP-E4) Zone
 Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Environmental Protection-Exception Four (EP-E4) and located in Part Lot 4, Plan No. 568, within Part Lot 40, Concession A, in the geographic Township of Alice, a 10 metre wide vegetated buffer shall be provided along the Ottawa River. A vegetated buffer shall mean an area to be used only for the purpose of planting and maintaining trees, shrubs, grasses and/or other vegetation to be maintained in its natural state and shall be measured from the top of bank inland.
- e) Environmental Protection-Exception Five (EP-E5) Zone
 Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Environmental Protection - Exception Five (EP-E5) and located in Part Lots 13 and 14, Concession II, FAL, in the geographic Township of Pembroke, the following provisions shall apply:
- i) A private road and laneways shall be permitted;
 - ii) All buildings and/or structures shall be setback a minimum of 30 metres from the railway right-of-way; and
 - iii) All other Environmental Protection (EP) zone shall apply to lands zoned EP-E5.
- f) Environmental Protection-Exception Six (EP-E6) Zone
 Notwithstanding the provisions of the Natural Heritage Feature (NHF) Zone or any other provisions of this By-law to the contrary, for the lands zoned , for the lands zoned Environmental Protection - Exception Six (EP-E6) and located in Lots 22 to 28, inclusive, on Plan 565 within Lot 4A, Concession II and Lots 5 to 11, inclusive, on Plan 49M-5, within Lot 4, Concession III, FAL, in the geographic Township of Pembroke, single detached residential dwellings and associated accessory buildings and/or structures shall be permitted. Any permitted development and site alteration shall not negatively impact the natural features or ecological functions for which the area is identified. To provide additional protection, Council shall encourage the retention of the natural vegetation and soil mantle within the minimum water setback.

SECTION 29.0 - REQUIREMENTS FOR OPEN SPACE (OS) ZONES

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

29.1 Permitted Uses

- a) Residential Uses
 - prohibited

- b) Non-Residential Uses
 - public park
 - passive recreational uses
 - private park

29.2 Zone Provisions

- | | |
|-------------------------------|------------|
| a) Lot Area (minimum) | NIL |
| b) Front Yard Depth (minimum) | NIL |
| c) Side Yard Width (minimum) | 5 metres |
| d) Rear Yard Depth (minimum) | 15 metres |
| e) Building Height (maximum) | 5.0 metres |

28.3 Exception Zones

SECTION 30.0 - REQUIREMENTS FOR NATURAL HERITAGE FEATURE (NHF) ZONE

No development shall be permitted and no person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Natural Heritage Feature (NHF) Zone, except in accordance with the provisions of this Section and of any other relevant Sections of this By-law. The Natural Heritage Feature (NHF) Zone is an overlay zone which identifies the location of Natural Heritage Features identified by the Ministry of Natural Resources and applies in addition to the requirements of the underlying zone.

30.1 Permitted Uses

a) Residential Uses

- a single detached dwelling existing at the time of passing of this By-law

b) Non-Residential Uses

- existing farms excluding additional dwelling associated with a farm use
- public park
- private park
- passive recreation areas
- accessory uses, buildings and structures provided such accessory buildings and structures shall not exceed nine and three-tenths (9.3) square metres

c) Natural Heritage Feature PSW Buffer Zone

Notwithstanding any other provision of this By-law to the contrary, for the lands within the Natural Heritage Feature PSW buffer zone, being lands within 120 metres from a Provincially Significant Wetland (the Hazley Bay/Lisk's Bay Wetland Complex or the Mud Lake/Mud Creek Wetland), as shown on the Schedules to this By-law, the permitted uses shall be existing buildings and structures, existing limited farm, passive recreation, forestry, open space, conservation, accessory uses and structures, dams or other water control structures and erosion control structures. Other development and site alteration in accordance with the permitted uses and provisions of the underlying zone as identified on the Schedules to this By-law, may be permitted if it has been demonstrated that there will be no negative impacts on the natural features or the ecological functions for which the area is identified. In order to demonstrate that there will be no negative impacts Council shall consult with the Ministry of Natural Resources and the County of Renfrew regarding development and its possible impacts and may require an Environmental Impact Study (EIS).

SECTION 31.0 – REQUIREMENTS FOR ARCHAEOLOGICAL RESOURCE PROTECTION(ARP) ZONE

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

31.1 Permitted Uses

- a) Permitted uses shall be limited to archaeological investigations, on-site preservation of a cultural heritage resource, an existing sewage outfall pipe, and maintenance of the existing sewage outfall pipe.
- b) No buildings or structures shall be permitted.

ENACTMENT

This by-law shall become effective on the date of passing by Council.

This by-law read a FIRST and SECOND time this 9th day of April, 2008.

This by-law read a THIRD time and finally passed this 9th day of April, 2008.

ORIGINAL SIGNED BY MAYOR JACK WILSON
MAYOR

ORIGINAL SIGNED BY DARREL RYAN
CAO/CLERK

METRIC CONVERSION

NOTES ON METRIC MEASURES

This By-law is written wholly using metric measures. In compliance with standards of the Metric Commission, all metric units are written in international abbreviations, SI (Systems International). The symbols to this By-law are as follows:

m	-	metre or metres
m ²	-	square metre or square metres
ha	-	hectare or hectares

A conversion table for the metric measures used in this By-law is provided below, showing their imperial equivalents.

LINEAR MEASURES:

General conversion factors:	feet	=	metres ÷ 0.3048
		or	
	feet	=	metres x 3.2808
	metres	=	feet x 0.3048

AREA MEASURES:

General conversion factors:	Square feet	=	square metres ÷ 0.0929
		or	
	Square feet	=	square metres x 10.7643
	acres	=	hectares ÷ 0.4047
		or	
	acres	=	hectares x 2.471
	hectares	=	acres x 0.4047

DENSITY MEASURES

General Conversion Factors:	Units/hectare	=	units per acre x 2.471
	Units/acre	=	units per hectare ÷ 2.471

EQUIVALENTS

1 hectare	=	10,000 square metres
1 acre	=	43,560 square feet

NOTES ON METRIC MEASURES (CONT'D)

SPECIFIC LINEAR CONVERSIONS

<u>METRIC</u>	<u>EXACT</u>	<u>APPROXIMATE</u>	<u>METRIC</u>	<u>EXACT</u>	<u>APPROXIMATE</u>
0.3 m	=	0.98 ft.	1 ft.	15.0 m	= 49.21 ft. 50 ft.
0.5 m	=	1.64 ft.	20 inches	18.0 m	= 59.06 ft. 60 ft.
0.6 m	=	1.97 ft.	2 ft.	22.0 m	= 72.18 ft. 72 ft.
0.7 m	=	2.30 ft.	28 inches	30.0 m	= 98.43 ft. 100 ft.
0.9 m	=	2.95 ft.	3 ft.	35.0 m	= 114.83 ft. 115 ft.
1.0 m	=	3.28 ft.	39 inches	38.0 m	= 124.67 ft. 125 ft.
1.5 m	=	4.92 ft.	5 ft.	40.0 m	= 131.23 ft. 133 ft.
2.0 m	=	6.56 ft.	6.5 ft.	46.0 m	= 150.92 ft. 150 ft.
2.5 m	=	8.20 ft.	8 ft.	50.0 m	= 164.04 ft. 165 ft.
2.7 m	=	8.86 ft.	9 ft.	53.0 m	= 173.88 ft. 175 ft.
3.0 m	=	9.84 ft.	10 ft.	60.0 m	= 196.85 ft. 200 ft.
4.0 m	=	13.12 ft.	13 ft.	75.0 m	= 246.06 ft. 250 ft.
5.5 m	=	18.04 ft.	18 ft.	90.0 m	= 295.28 ft. 300 ft.
6.0 m	=	19.69 ft.	20 ft.	100.0 m	= 328.08 ft. 330 ft.
7.5 m	=	24.61 ft.	25 ft.	120.0 m	= 393.70 ft. 400 ft.
9.0 m	=	29.53 ft.	30 ft.	150.0 m	= 492.13 ft. 500 ft.
10.0 m	=	32.81 ft.	33 ft.	180.0 m	= 590.55 ft. 600 ft.
10.5 m	=	34.45 ft.	35 ft.	200.0 m	= 656.17 ft. 660 ft.
12.0 m	=	39.37 ft.	40 ft.	750.0 m	= 2460.63 ft. 2500 ft.

SPECIFIC AREA CONVERSIONS

	EXACT	APPROXIMATE
1 m ²	= 10.76 sq. ft.	11 sq. ft.
9 m ²	= 96.88 sq. ft.	100 sq. ft.
51 m ²	= 548.98 sq. ft.	550 sq. ft.
65 m ²	= 699.68 sq. ft.	700 sq. ft.
75 m ²	= 807.32 sq. ft.	800 sq. ft.
93 m ²	= 1001.08 sq. ft.	1000 sq. ft.
185 m ²	= 1991.39 sq. ft.	2000 sq. ft.
300 m ²	= 3229.28 sq. ft.	
700 m ²	= 7534.98 sq. ft.	
900 m ²	= 9687.84 sq. ft.	
1400 m ²	= 15069.97 sq. ft.	
1450 m ²	= 15608.18 sq. ft.	
1500 m ²	= 16146.39 sq. ft.	
2000 m ²	= 21528.53 sq. ft.	
2025 m ²	= 21797.63 sq. ft.	0.5 ac.
2300 m ²	= 24757.80 sq. ft.	
2750 m ²	= 29601.72 sq. ft.	
2800 m ²	= 30139.94 sq. ft.	
3035 m ²	= 32669.54 sq. ft. (0.75 ac.)	N/A
3250 m ²	= 34983.85 sq. ft.	0.8 ac.
4000 m ²	= 43057.05 sq. ft.	
4047 m ²	= 43562.97 sq. ft. (1.0 ac.)	N/A
1 ha	= 2.47 ac.	2.5 ac.
1.5 ha	= 3.71 ac.	
2.0 ha	= 4.94 ac.	5.0 ac.
10.0 ha	= 24.71 ac.	25.0 ac.
20.0 ha	= 49.42 ac.	50.0 ac.
24 ha	= 59.30 ac.	60.0 ac.
40 ha	= 98.84 ac.	100.0 ac.
80 ha	= 197.68 ac.	200.0 ac.